

# Comments for Planning Application 24/00110/FULH

## Application Summary

Application Number: 24/00110/FULH

Address: 37 Holywell Road Watford WD18 0HT

Proposal: Erection of ground floor single storey rear extension, first floor side extension and garage conversion into habitable space

Case Officer: Sergei Zotin

## Customer Details

Name: Ms Reshma Hirani

Address: 31 Holywell Road, Watford WD18 0HT

## Comment Details

Commenter Type: Interested Party

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am the owner of 31 Holywell Road, Watford, WD18 0HT being the person adjacent to the applicants proposed building works.

The proposed single story extension is grossly over-sized and going far too deep into the rear garden. The left flank wall is entirely on our joint boundary and it is indicated to be 3m in height for the rear extension. The 45 degree line of vision from the down stairs patio door and upstairs bedroom window clearly shows that the extension is too far deep into the applicant's rear garden and will affect enjoyment of my property and will have negative material financial impact on the value of the property. The depth of the proposed single storey extension will have a daunting and entirely undesirable effect on the garden affecting my enjoyment of it. The garden will be a part prison wall 3m (10feet) high. Bird's eye view examination (using BING UK MAPS) of the applicant's entire side of the street shows no precedent approval of such a large rear garden extension infringement of planning rule of visibility. For all the reasons just stated, the planning application should be refused. Any planning application granted for the rear extension should have a condition to only allow non-opening flush sky-lights to the roof in order to restrict visibility intrusion. Naturally, conditions related to working hours should be stipulated to minimize impact on the residents at No 31.

By way of a footnote: Any works or excavations on the joint boundary for the purpose of foundation or otherwise will need a Party Wall Agreement and foundation will have to be entirely in the applicants land.