From: Lehna
Sent: 30 June 2019 20:09
To: planningcomments <planningcomments@stalbans.gov.uk>
Subject: 5/2019/1412

Planning Application 5/2019/1412: 42 Nelson Avenue, St Albans AL1 5RZ

We live at and own 44 Nelson Avenue, St Albans AL1 5RZ. We wish to make some comments on the above planning application, specifically objections to its size, height, scale and design.

Loss of sunlight

- The centre point of the glazed kitchen door and adjacent window to our house is 4 metres from the side elevation wall of the proposed extension. It therefore falls within the 45 degree shadowing zone specified by the BRE Guidance (BR 209) and Policy 72 of the St Albans Local Plan. This is aggravated by the height of the proposed extension and it being to the west of our house, blocking the afternoon sun. It is clear from the submitted plans that the architects have avoided showing the position of our kitchen window and glazed door because they fall within the 45 degree shadowing zone.
- The loss of sunlight could be mitigated by 1) reducing the height of the proposed extension - specifically the roofline of the extension should be significantly lower than the existing roofline; 2) reducing the depth of the two storey extension and making the south east (garden) end single storey as done at number 38 Nelson Avenue.

Overshadowing/loss of outlook affecting the residential amenity

- At the moment the rear of our house, including from the garden, living room and back bedroom (which we use as the master bedroom) has a spacious, light and green outlook. Because of its extreme height and depth, the proposed extension will dominate the outlook from our living room, kitchen, back bedroom and garden (primarily from the patio which is the most frequently used part of the garden). This will adversely affect the residential amenity of our property and will lead to a sense of being 'hemmed in' from one side, which does not occur at the moment.
- Overshadowing and loss of outlook/residential amenity could be mitigated by reducing the height and depth of the extension, as done at number 38 Nelson Avenue.

Overlooking and loss of privacy

- The proposed large gable end windows on the first floor will overlook our garden and remove the sense of privacy which we currently enjoy.

- The loss of privacy could be mitigated by not including a floor to ceiling gable end window as currently proposed.

Layout and density of building design, visual appearance and finishing materials

- The size of the proposed extension is out of keeping with the scale of the existing dwelling and the neighbouring properties on either side. This is aggravated by the imposing nature of the design, specifically its footprint extending 5 metres into the garden, its height almost up to the current roofline, the rendered side elevation, and the massive first floor gable end window. Although the external visual appearance of the ground floor part of the proposed extension appears acceptable (the cedar cladding and bi-fold glazing), the external design of the first floor is out of keeping with the surroundings.
- The visual appearance and impact of the extension would be improved by reducing its height at the garden end, as done at number 38 and number 43 Nelson Avenue.

The application is described as a 'part single, part two storey rear extension'. In reality, only 7% of the proposed footprint is single storey (2.29 m squared out of a total of 32.1 m squared). Such is the scale of the proposed extension, it represents an 80% increase in the ground floor footprint of the existing dwelling and therefore will have a significant impact on the residential amenity of our dwelling (contrary to Policy 72 of the St Albans Local Plan). The impact of the proposed extension, as measured against the above four criteria, would be greatly reduced if a larger proportion of the extension was single storey, rather than the current 7%. This is a common means of mitigating impact, as done at number 38 Nelson Avenue.

Please acknowledge receipt of this email.

Many thanks.

Lehna & Matthew Gardiner
44 Nelson Avenue AL1 5RZ