

From: Christopher Clark [REDACTED]
Sent: Wednesday, October 2, 2024 12:25 PM
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: Application ref S62A/2024/0054 - 38 Briar Road St Albans AL4 9TL

Dear Sirs,

It should be noted that [REDACTED] but were not included on the consultation list of neighbours and therefore only became aware of the proposals by chance. We would ask the council to ensure that we are notified of any further development proposals or alterations to what is currently proposed.

The proposed development, and particularly the proposed new building plot, will have an adverse cumulative impact on the character and amenity of the area.

Building three houses on this plot is overdevelopment which will lead to further parking and traffic problems in Ardens Way. Additional parking will further restrict the view of the junction and detract from the safety of an already narrow difficult junction.

The street scene plan is disingenuous - if a development is proposed for the rear garden plot there would be a house(s) between 44 Arden Way and 38A Briar Road and this is not shown on the street scene. Any new development on the garden plot would require a further pedestrian crossover which is also not shown on the plans.

Whilst the application does not show any proposals for the new garden building plot it is clear that any house or houses built on this garden plot will severely impact the adjacent houses in Ardens Way and both 40 and 42 Briar Road which will be overlooked by any windows in the new garden plot building(s). The new plot building would also impact the modified 38 Briar Road and the proposed 38A Briar Road.

The design of 38A does not accord with the general Marshalswick style and SADC design guidelines for the town (city).

It is on the above grounds that we object to the development and would ask that permission is declined.

Yours,
C and M Clark

[REDACTED]