



THE HODDESDON SOCIETY

Charity No 234800

RESPONSE FROM THE HODDESDON SOCIETY RE BLOCKS A&B, ASHBY COURT, WHITLEY ROAD EN11 0PT (REF 07/20/0925/P4D)

The application is for the addition of two additional storeys to the existing blocks, allowing for five extra flats (three 1 bed and two 2 bed). The Hoddesdon Society opposes the granting of prior approval for this proposal.

Whitley Road has an attractive historical character that has been preserved by planning decisions to date and which ought to be protected. It is predominantly made up of two storey period houses, with the only taller building being St Cuthbert's Church. The current building is at a height in keeping with the rest of the low-level houses surrounding it on Whitley Road. The proposed extension would take both blocks from two to four storeys. This height is simply not in keeping with the surrounding buildings and is not appropriate. We do not believe that any height increase would be acceptable in the context of the local area. The additional height would make the aesthetic appearance of the building out of balance, both in itself and in the context of the surrounding properties,

There is already inadequate car parking down Whitley Road, on which very few houses have off road parking. The road is busy and narrow and requires cars to give way to those coming from the opposite direction. This development (which requires six additional parking spaces in accordance with Policy TM5 in the Local Plan) says it is a "car less development" (because it cannot provide the necessary spaces) and will provide a bike shed, with three "spare" car parking spaces being allocated for visitor spaces. We understand that the proposals will actually reduce the four visitor spaces currently available to the existing residents (which are used). It is simply not realistic to imagine that a development with inadequate parking allocation will help encourage the use of sustainable transport; the new residents will still have cars and need places to park, and this will be displaced onto a road which is already at capacity (as the surrounding roads are) and on which there are already safety concerns.

It is clear from looking at the responses already submitted that the current residents, who will be significantly disadvantaged both during and after completion of the works (and who have chosen to buy/live in in a low level building), have not been consulted and do not support the plans.

The proposed extension is too high, is not in keeping with the immediate area and does not provide sufficient parking. We hope that the Council does not provide prior approval.

The Hoddesdon Society
21 November 2020