

Mr and Mrs A Farmer
33 Robinson Avenue
Goffs Oak
Herts
EN7 5NY
8th April 2019

Dear Sir,

MY Ref: 07/19/0200/F

Further to the above planning application we would like to raise the following points of opposition.

Firstly, we have resided at the above address for more than forty years and have in this time been aware that there have been at least two to three planning applications. These were all rejected to our knowledge due to preservation orders on many of the trees on this site and that the land is registered as **Green Belt**. These previous planning applications were also declined due to the lack of necessary infrastructure needed, particularly entry and exit site onto an already severely congested road – Cuffley Hill.

Secondly, on further inspection of the plans (we visited Broxbourne planning offices) and after obtaining our own properties Land Registry General map, we can see some technical errors with regard to the plans. These are:

- Measurements from their boundary to the rear of our garden out building being significantly incorrect – the planning application only allows **500mm = ½ metre** from our out building to their boundary. The Land Registry measurements are – **1250mm + 1.25m (Title No. HD 76527)**
- There are established trees at the rear of our out building which provided green space and privacy to our dwelling which are within our boundary. These appear to be missing from the planning application and as they are within our boundary they cannot be removed
- Upon further inspection of the planning application there is a planned dwelling directly behind our out building – 1metre from our boundary line – Which is in fact within **our** boundary. Furthermore, why is this planned property so close?
- This area of land is classified as **Green Belt land** – how has such an application been allowed? We have not been made aware that this land has been declassified – when did this happen? And if it has why were we not informed?
- We are concerned of the Impact this proposed application will have on Goffs Oak Village, as the infrastructure cannot currently cope with the current levels of traffic. We are also very aware of further applications onto Goffs Lane in two separate areas – these will create approx. 500 new dwellings already – Why are we allowing all of our **Green Space** to be built upon?
- If this planning is authorised (which we sincerely hope it isn't) the proposed four bed house behind our property is showing as being built side-on. Therefore, any windows or doors which would face towards our property would need to be obscured to protect our privacy
- Again, If this planning is authorised (which we sincerely hope it isn't) the proposed four bed house behind our property is showing as being built side-on – What would mark the boundary – a fence and/or walls. This would also need to be sufficient to protect our privacy once again

We await your response and hope that you are able to make the right decision for Goffs Oak Village.

Regards

Mr and Mrs A Farmer