

Mr Adam Rossington
23 Harkness Way
Hitchin
Hertfordshire
SG4 0QJ

29.10.2024

OBJECTION TO PROPOSED DEVELOPMENT AT 25 HARKNESS WAY, HITCHIN, SG4 0QJ.
PLANNING REFERENCE: 24/02298/FPH
PROPOSAL: SINGLE-STOREY FRONT, SIDE, AND REAR EXTENSIONS FOLLOWING
DEMOLITION OF EXISTING GARAGE/STORE

As adjoining owners to the proposed development, we object to the above application and request that the council gives due consideration to the following:

Objection 1: Non-Adherence to North Hertfordshire Local Plan 2011-2031

We object to the proposed development on the grounds that it does not adhere to the principles set out in the North Hertfordshire Local Plan. Our specific concerns include:

- a) **Visual Appearance.** The extension is unsympathetic to the adjoining properties in respect of form, massing, and overall height causing it to adversely dominate.
 - 1. The Existing building footprint, including store is approx. 61m²
 - 2. The Proposed building footprint is approx. 117m²
 - 3. This is an increase of approx. 92%
- b) **Enclose of Adjoining Land.** The natural slope of the road means that the difference in height is notable and would create a sense of enclosure.
- c) **Access to Daylight and Sunlight.** The extension would adversely affect access to daylight and sunlight due to the bulk and height of the structure (16m x 2.9m).

The local plan emphasises that consideration must be given to both the living conditions of neighbouring residents and the visual appearance of the locality. We do not believe that the proposal adequately addresses the factors and request that the council explore mitigation measures to reduce the impact to an acceptable level.

Objection 2: Operation of Commercial Premises

The current structure, identified as a "store" in the application, is used as a commercial premises for a dog grooming salon and training academy known as 'K9 Boutique Limited' (<https://www.k9boutique.co.uk/>). We consider that the re-location of the business from the existing location to the front of the property would have an adverse effect on the local area, particularly in terms of:

- a) **Traffic and Parking:** The operation of this business generates increased traffic, road access issues, and parking demand, which affect the residential character and safety of the area.
- b) **Noise:** The business activity has contributed to increased noise levels, which disrupt the quiet residential setting and impact neighbours' quality of life.

Given these concerns, if the council is inclined to grant permission, we request that it is conditional, restricting the use of the proposed extension to residential purposes only.

Thank you for considering these points in your review of planning application 24/02298/FPH.

Yours sincerely,
Mr Adam Rossington

