

Sara Burke
The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dr J Bickerton and Ms E A Price
8 Coach Drive
Hitchin
SG4 9AP

August 2025

Dear Ms Burke

Appeal Reference APP/X1925/W/25/3369632

North Herts Reference 25/00423/FP

Full Planning Permission: Erection of 3no detached dwellings with garages following demolition of existing house and outbuildings

Trees, Gosmore Road, Hitchin, Hertfordshire SG4 9AN

We are writing to ask that you uphold the decision by North Hertfordshire Council Planning Department to refuse the planning permission for the above development.

Our property, No 8 Coach Drive, is next to Trees and as such we are one of those most affected by the proposed development.

We understand that our objections made to North Hertfordshire Council Planning Department will have been forwarded to you so we will not repeat those detailed comments here, although we would like it noted that those comments are still applicable.

We would, however like to make some comments on the Grounds of Appeal document.

Comments on the Grounds of Appeal

Section 1.2 says "The dwelling stands within a spacious site with tree lined boundaries on its three sides"

We note that many trees have been removed from the north east boundary.

Section 1.3 says "This area of Hitchin is defined by detached dwellings". Whilst this is true, these dwellings are one and two storey dwellings rather than three storeys.

Section 6.12 says "The house on Plot 2 has been reorientated to align parallel with the house on Plot 1, but not to an extent that it would be harmful to the amenity of No 8, continuing to be obscured by trees and vegetation."

We dispute that statement. Although in summer Plot 2 will be partially obscured by deciduous trees, in winter there will be very little screening. At all times the development will dominate our plot and overlook our effective rear garden and our living space.

Section 6.13 says “However, we continue to believe that the measures that have been taken in the formal planning application have mitigated the alleged harm to the amenity of No 8 Coach Drive (identified in the pre-app response) to an acceptable level.

We do not agree that this is the case.

Conclusion

The appeal does not address any of the issues raised in North Hertfordshire Council Planning Department’s decision to refuse permission and as the proposed development will have a serious adverse effect on our property, we ask you to uphold that decision.

Yours Sincerely,

James Bickerton and Elisabeth Price