

Mr I Brakenbury
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Shillington Road
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SG5 3QJ

07 October 2026

Planning Control
North Hertfordshire District Council
Council Offices, Gernon Road
Letchworth Garden City
SG6 3JF

RE: Objection to Planning Application 25/02873/FP

Site Address: Land On The West Side Of Burge End Lane, Pirton, Hertfordshire, SG5 3QN

Case Officer: Thomas Howe

Dear Mr Howe,

I write to formally object to planning application 25/02873/FP regarding the proposed erection of a two-bedroom dwelling and associated works on the land on the west side of Burge End Lane. As a neighbouring resident, I wish to register my strongest objections based on several critical material planning considerations, which are detailed below.

1. Highway Safety, Impractical Access, and Loss of Parking

The proposed scheme introduces severe highway safety risks and fails to provide safe, adequate access as required by national and local transport policies.

- **Loss of Off-Street Parking:** The development will result in the direct loss of two existing off-road parking spaces currently belonging to the host property at No. 8 Shillington Road. In an area where street parking is already an acute issue for the cottages at Nos. 2-12 Shillington Road, losing these spaces will inevitably displace vehicles onto the public highway and exacerbate hazardous kerbside parking pressures.
- **Dangerous Driveway Gradient and Layout:** The proposed driveway access onto Burge End Lane is physically impractical and represents a significant danger to road users and pedestrians. The plans indicate a stark level difference between the proposed parking spaces (height 63.32) and the road level (62.50). The turning circle (shown in red) would force vehicles to traverse an impossible and highly dangerous 1-in-1 gradient on the side facing the public highway.
- **Unviable Turning Circle & Encroachment:** The green turning circle is entirely constrained, overlapping the front of the residential building and the 1-metre-high retaining wall of an existing right of way. Reversing and manoeuvring on this tight, steep incline will be highly precarious, particularly during hours of darkness. Furthermore, the tracked turning arcs illustrated on the drawings are fundamentally unachievable within the boundary limits; they show vehicles reversing over the bank and through the hedges of 'The Dial' opposite, as well as driving over the bank belonging to No. 6 Shillington Road when exiting.

2. Overdevelopment, Overbearing Impact, Loss of Privacy, and Boundary Conflict

The proposed scheme represents a severe overdevelopment of a highly constrained plot. The building is squeezed hard up against the site boundaries, completely out of keeping with the open spatial patterns of the area. Crucially, the plans fail to clearly show the communal footpath running along the western boundary. This footpath effectively reduces the usable plot depth by approximately 1 metre, meaning the developable site is significantly smaller in reality than represented on the submission plans.

Given these true constraints, the overall height, bulk, and positioning of the proposed structure will cause an unacceptably overbearing impact on the immediate neighbours, severely restrict natural light, and result in a direct loss of privacy through unacceptable overlooking into adjoining residential gardens.

3. Harm to the Character of the Pirton Conservation Area

The site falls within the designated Pirton Conservation Area, where the Local Planning Authority has a statutory duty to preserve or enhance local character. The scale, massing, overall design, and proposed materials are highly unsympathetic to the existing street scene. Introducing this incongruous form of development will fail to respect the historic aesthetic of the neighbouring Shillington Road properties, causing demonstrable harm to the visual amenity of the heritage asset.

4. Severe Drawing and Scaling Inaccuracies

The formal drawings submitted alongside this application appear to contain profound scaling errors. If interpreted strictly by the scale bar provided, the entire proposed property calculates to an impossible footprint of just two car lengths long and 1.5 car lengths wide. The application cannot be accurately or lawfully assessed by the committee or the public when the primary spatial documentation is so fundamentally flawed.

5. Precedent and Request for Restrictive Conditions

Should the Council be minded to approve this application despite these severe conflicts with planning policy, it would set a highly damaging precedent for cumulative overdevelopment along this sensitive road corridor.

To protect the amenity of surrounding properties from further erosion, we strongly request that the Council remove Permitted Development rights for the site under an Article 4 direction or via strict planning conditions. Specifically, conditions must be imposed to restrict any future first-floor extensions and explicitly prohibit the use of the flat roof as a roof terrace or balcony, which would otherwise result in an intolerable loss of privacy and overlooking to neighbouring homes.

For the reasons outlined above, the application represents an unsustainable and hazardous form of development. I respectfully urge the Local Planning Authority to refuse planning permission.

Thank you for considering these representations.

Yours sincerely,

Mr I Brakenbury