

Jonathan & Magda Park
27 The Rowans, Baldock, SG7 6HL

3rd August 2026

Vicki Wood
Planning Department
North Hertfordshire Council
PO Box 7075
Manchester
M28 8JX

planning.control@north-herts.gov.uk

OBJECTION TO PLANNING APPLICATION: 26/01632/FPH

Proposed Development: Two storey side extension to form ancillary annexe and single storey front and rear extensions following demolition of existing garages and carport. Installation of solar panels to side roofslope. External cladding and rear hard landscaping works.

Location: 23 The Rowans, Baldock, Hertfordshire, SG7 6HL

Dear Vicki,

I am writing to formally object to the revised planning application at 23 The Rowans, Baldock.

As an immediate neighbour, I have reviewed the revised drawings and the Planning Statement prepared by Alan Breckon (June 2026). While the applicant has made minor adjustments to reduce the bulk slightly, the revised scheme introduces a significant new issue that severely impacts our living conditions: the unacceptable loss of privacy from direct overlooking.

Our specific grounds for objection are set out below:

1. Severe Loss of Privacy and Unacceptable Overlooking (Policy D3)

In an effort to address previous concerns regarding the side elevation being "featureless", the revised plans now include **four new windows** on the side elevation directly facing toward our boundary and private rear garden space, please see appendix A.

- **Direct Overlooking:** The positioning of these upper and middle floor windows creates direct, unobstructed views into our primary private garden area.

- **Loss of Amenity:** A private rear garden should offer a reasonable expectation of privacy. The introduction of four active window openings on a boundary wall of this proximity will result in continuous perceived and actual surveillance, severely undermining the quiet enjoyment of our home and outdoor space.
- **Non-compliance with Policy D3:** Local Plan Policy D3 explicitly protects neighboring properties from development that causes significant loss of privacy or overbearing intrusion. Trading a "blank wall" for four invasive windows is an unacceptable solution that harms neighbour amenity.

2. Failure to Retain the Open Character and "Break in Built Form"

As noted in the Delegated Officer's Report for the previously refused application (Ref: 26/00228/FPH), No. 23 and No. 27 currently feature low-rise garages that provide:

"a valuable break in built form allowing for unrestricted views of the protected trees and open space to the south."

The revised two-storey side extension continues to occupy this crucial spatial gap. Adding windows and slightly shortening the depth does not restore or preserve this break in built form. It permanently closes down the open view toward the protected tree line and harms the open, spacious character of the cul-de-sac.

3. Continued Unsympathetic Massing and Scale

Even with the proposed 1.55m reduction in first-floor depth, a two-storey structure measuring 5.52m wide and over 8m deep remains an overly dominant and bulky addition to the host building. It fails to appear genuinely subordinate to the original dwelling and creates an overbearing sense of enclosure along the shared boundary.

4. Inadequate Off-Street Parking and On-Street Congestion (Policy T2)

While the previous delegated report assumed sufficient off-street parking capacity for an expanded 6-bedroom property, the practical reality at the end of this cul-de-sac tells a very different story:

- **Existing Congestion:** It is now commonplace for 7 cars (and frequently more) to be parked along the street outside these properties at evenings and weekends. The head of The Rowans cul-de-sac is regularly bottlenecked.
- **Insufficient Off-Street Provision:** Expanding the property to a large 6-bedroom dwelling with a self-contained 2-bedroom annexe will inevitably generate additional vehicles. The proposed driveway space is inadequate to accommodate the true parking demand for a property of this magnitude without spilling over onto the street.
- **Safety and Access Issues:** Over-spill parking in this narrow cul-de-sac restricts turning space, blocks access for delivery vehicles, and poses a hazard for emergency service access. The proposal fails to meet the objectives of **Policy T2 (Parking)** and **Policy T1 (Assessment of Transport Matters)** by compounding existing acute parking pressures.

Policy Summary & Conclusion

The revised scheme fails to resolve the fundamental issues of scale and loss of openness identified in application 26/00228/FPH, while introducing a severe privacy issue for neighbouring residents.

The proposal directly breaches:

Policy D3 (Protecting Living Conditions) due to direct overlooking and loss of privacy.
Policies D1 & D2 (Sustainable Design / Extensions) and **Section 12 of the NPPF (2024)** due to unsympathetic bulk, overdevelopment, and loss of the open street scene character.

This proposal represents an overdevelopment of the plot. It introduces severe privacy intrusion, worsens existing on-street parking congestion, and destroys the open character of the cul-de-sac.

I respectfully urge North Hertfordshire District Council to protect residential amenity and **refuse planning permission**.

Thank you for considering our representation. Please confirm receipt of this letter and keep me informed of any updates regarding this application.

Yours sincerely,

A solid black rectangular box used to redact the signature of Jonathan & Magda Park.

Jonathan & Magda Park

Appendix A : current and potential view from rear garden mid-point at 27 The Rowans





Conifer felled?