

Planning Reference: 26/01588/FPH

Address of Proposal: 14 Matthew Gate Hitchin Hertfordshire SG4 9EQ

Proposal: Two storey with Juliet balcony and single storey rear extension following demolition of existing rear conservatory. Installation of first floor side window.

Commenting Names & Address: Mr Andrew Wood, Mrs Louise Wood, 16 Matthew Gate Hitchin Hertfordshire SG4 9EQ

Date: Tue 04 Aug 2026

For the Attention of the Case Officer,

We are writing to formally register our objection to the currently proposed two-storey rear extension at the above address. While we fully understand our neighbours' desire to develop their property, we have concerns regarding the current roof design. Specifically, that the proposed standard gable end will block significant daylight from reaching our side windows due to its height near the boundary. We would welcome an amendment to the design to incorporate a barn-hipped roof to match our own extension, which would lay the roof line back and mitigate this impact.

Our objection is based on the following material planning considerations:

1. Significant Loss of Daylight and Sunlight to Habitable Space

The proposed standard gable end creates a high roof line close to the boundary. This structure will restrict daylight and sunlight to our first-floor study which has no other sources of light, and which is in full daily use as we are both contractual home workers. This will not change because we both work in global/regional roles (no office base alternative). Therefore, as this room functions as our primary daytime working environment and as is too small to be used as a bedroom, the reduction in natural light will have a direct impact on our continued use of this space, daily living and working conditions.

2. Planning History and Consistency Between Properties

There is an established planning history regarding the relationship between these two properties:

- When the previous owners of our house constructed the existing first floor extension, the previous owners of the application site raised specific concerns regarding their privacy.
- In response, a planning condition was imposed requiring our side windows (serving the study and en-suite) to be small and frosted to protect the neighbouring property from being overlooked. (The study window is disproportionately small for the function of the room, but the previous owners worked abroad).
- Our existing extension also features a barn-hipped roof style.

Given that our property was subject to historical restrictions to protect the privacy and amenity of the application site, we believe it is fair and reasonable for the new proposal to show a similar consideration for our daylight. Requesting a barn-hip design on the new extension would establish architectural consistency and maintain a mutual respect for residential amenity between the two plots.

3. Impact on Daylight to Side Windows

The proposed gable roof will also reduce daylight to our first-floor en-suite bathroom window. While we acknowledge this is a non-habitable room, the combined reduction of light to both the study and the bathroom will have an adverse effect on the overall natural light across this side elevation.

4. Privacy Considerations (Juliet Balconies)

We also have some concerns regarding the two proposed Juliet balconies at the rear. The height and position of these balconies may create an elevated angle of view into our private garden area, reducing our privacy.

Conclusion and Suggested Remedy

We believe the impact on our daily working environment and side windows could be easily resolved if the applicant amends the roof line to a barn-hip design, mirroring the existing extension on our property. Laying the top of the gable back in this manner would open up the pitch, allowing crucial daylight to reach our side windows.

This minor modification would balance the applicant's desire for extra space while preserving our established daylight and residential amenity. We politely ask the council to review this solution as a potential way forward and for the applicant to submit a suitably amended plan.

Yours sincerely,



Mr Andrew Wood



Mrs Louise Wood