

From: Mirta Frith <[REDACTED]>

Sent: 04 August 2026 11:28

To: Vicki Wood <[REDACTED]>

Subject: Re: FW: 26/01468/FPH - 20 Hodwell, Ashwell, Baldock, Hertfordshire, SG7 5QQ

Dear Vicki,

I am writing with regards to the application stated above.

We have reviewed Miss Burdett's comments and would like to address her concern that the proposed extension would result in a loss of natural light to her property.

The applicants have previously discussed this matter directly with Miss Burdett and sought to reassure her that the proposed extension would not have a detrimental impact on daylight to her property. The proposed east-facing extension is of modest scale and would only cast a limited shadow in a northerly direction (approximately 330° to 360°) during a short period in the morning, away from Miss Burdett's property. At no point during the day would the proposed extension cast a shadow over her property.

It also might be relevant to note that there is a mature evergreen Osmanthus tree within the applicants' garden which currently restricts light for several hours during the evening. Whilst the applicants value the tree, they have previously indicated a willingness to consider Miss Burdett's request for its removal, subject to the necessary Conservation Area consent. Should this be approved, it would open up a significant westerly aspect and provide an immediate and guaranteed improvement in the amount of natural light reaching Miss Burdett's property.

The applicants sympathise with Miss Burdett's concerns. However, it is also relevant to note that the kitchen to the rear of her property forms part of an extension constructed at 24 Hodwell in 2018. That extension was built to within approximately one metre of the shared boundary and, as acknowledged by Miss Burdett, sits at a lower ground level (approximately one metre below the applicants' property). Consequently, two of its windows face directly towards a retaining wall and timber fence panels. Given these existing site constraints, the 2018 extension is not ideally positioned to maximise natural daylight. Whilst this is regrettable, it is not considered that the proposed extension would materially worsen this existing situation or result in any additional loss of light to Miss Burdett's property.

I hope the above is helpful in your assessment of the application. Should you have any questions or require any further information, please do not hesitate to get in touch.

Kind regards,

Mirta Frith

Director

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