

Council Offices,
Gernon Rd,
Letchworth Garden City
SG6 3JF

Our ref: 6493

02 January 2026

Dear Sir/Madam

Objection to Planning Application 25/02874/FPH at 19 Millard Way, Hitchin, SG4 0QE

On behalf of our client, a directly affected neighbour, Bell Cornwell LLP ("we", "us") have been instructed to carry out a review of the planning application (ref: 25/02874/FPH) and all associated documentation, in respect of development proposals for 19 Millard Way, Hitchin, SG4 0QE.

Following this review, we wish to object to the applications on behalf of our client - who will be directly impacted by the proposals.

Description of Development

The description of the proposed development is:

First floor rear extension. Roof extension involving raising roof ridge height and insertion of two front and two rear roof lights to facilitate conversion of loft into habitable accommodation. Replacement roof with 2 no. roof lights to existing single storey rear element and raised parapet wall.

It is hereafter referred to as the Proposed Development. North Hertfordshire District Council (hereafter the Council) application number is 25/02874/FPH.

Considerations and Objections

Under s70(2) of the Town and Country Planning Act 1990 and s38(6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with



the relevant policies in the development plan for the area, unless other material considerations indicate otherwise.

The Government's planning policies, as set out in the National Planning Policy Framework (NPPF) updated in 2025, are a significant material consideration. Further guidance on the interpretation of the Framework's policies is provided by the National Planning Practice Guidance (NPPG). At the time of writing, the new Draft NPPF (December 2025) is out for consultation.

Consideration of national policy and guidance set out in the NPPF and Planning Policy Guidance, is required for any assessment of a planning application.

The Council's relevant development plan consists of the following documents

- The North Hertfordshire Local Plan 2011-2031(2011)
- The North Hertfordshire Local Plan Policies Map (2011)

Design

The proposed development is considered to represent a poor design response and would result in harm to the character and appearance of the host dwelling and the surrounding area.

The surrounding area is characterised predominantly by brick-built residential properties, including the host dwelling itself, which was originally constructed in brick. This consistent use of materials contributes positively to the local character and visual coherence of the street scene.

The proposal includes the further use of white render, a material which is not characteristic of the surrounding built form and is visually discordant within this context. The initial use of white render on the existing dwelling has already diluted its original architectural character, and the proposal to introduce further white render, combined with increased massing at first-floor level, would exacerbate this harm.

As a result, the extension would fail to appear sympathetic to the existing dwelling in terms of materials, form and proportions, and would further erode the architectural integrity of the host building.



The proposal is therefore contrary to Policy D2 (House extensions, replacement dwellings and outbuildings) of the North Hertfordshire Local Plan, which requires extensions to be sympathetic to the existing house, including in respect of materials, form and proportions, and to avoid harm to the character and appearance of the dwelling and the wider area.

In addition, the proposal fails to respond positively to its local context, contrary to Policy D1 (Sustainable Design), which requires development to take account of local character, detailing and materials and to enhance, rather than detract from, its surroundings.

When considered cumulatively, the inappropriate choice of materials and the increased visual mass of the extension would result in an unsympathetic and incongruous form of development that would cause harm to the character and appearance of the host dwelling and the street scene.

Impact on Amenity

Our client lives at number 21 Millard Way, and the proposed development is located directly southeast of their property.

They have significant concerns about the impact that the proposed development would have on the enjoyment of their home. Within Local Plan Policy D2 (House extensions, replacement dwellings and Outbuildings) it states that extensions hold not dominate adjoining properties. Policy D3 states that planning permission will be granted for development proposals which does not cause unacceptable harm to living conditions.



Figure 1- Photo of 21 Millard Way looking at application site.

It is evident that from the proposed plans, the proposed first floor extension will have a direct and meaningful effect on the living conditions of our clients. The extension would directly impact the main living room and master bedroom of our clients. The windows which are most likely to be affected have been identified in the screenshot below:





The proposed first floor extension will extend the entire depth of the existing ground floor extension and roughly half of the width. This will significantly increase the massing of this section of the extension resulting in significant decrease in the outlook of our clients main living room and bedroom. Furthermore, the decking area of their garden, where they have their outdoor dining area which is incredibly important to them during the summer months will now be dominated by a large blank façade. This will create a significant increase in the sense of enclosure and will dominate the adjoining property in terms of its massing.



Figure 2- View from Ground Floor window serving a living room.



Figure 3- View from main bedroom

There will be little to no space between the proposed extension and our clients window, however the information within the application package does not allow for the assessment of the separation distances between the application site and our clients property. This is an issue for number 17 Milliard Way also.

Without this information, the planning officers are unable to properly or accurately assess the impact of the proposals on neighbouring properties and therefore should not have been validated in the first instance.

Furthermore, there is a concern that there is missing information regarding daylight and sunlight. The proposed first floor extension, as mentioned above, is likely to have an impact on the daylight and sunlight enjoyed by our client at habitable rooms in their property.

For residential amenity effects, the accepted industry benchmark is the BRE guide: Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2011). This is routinely relied upon as the appropriate framework where daylight/sunlight effects are a material consideration.

Where a proposal introduces additional bulk at first-floor level close to a boundary and/or near neighbouring habitable room windows, BRE testing is normally required to determine whether impacts are within acceptable limits. The application fails to provide Daylight and Sunlight



Assessment and therefore provides no objective basis to conclude that neighbouring amenity would be protected.

In the absence of this evidence, the Council cannot rationally conclude that the extension would avoid unacceptable harm as required by Policy D3, or that it would not “dominate” neighbouring properties as required by Policy D2.

Should the council wish to allow the applicant to submit a daylight and sunlight report for consideration, then our clients would request that they are formally reconsulted as part of the application process.

Furthermore, our clients would like to offer the case officer the opportunity to visit their property to fully assess the impacts that the proposed development would have on them from their perspective.

As such the application should be refused on the basis of a lack of information as the applicant has failed to provide an application package that would allow the council to assess the impacts of the proposed development.

Conclusion

In summary, the Proposed Development would result in unacceptable harm to the character and appearance of the host dwelling and the surrounding area and would materially harm the living conditions of neighbouring occupiers, particularly our client at No. 21 Millard Way.

The proposal represents an unsympathetic design response through the use of inappropriate materials and increased massing, contrary to Policies D2 and D1 of the North Hertfordshire Local Plan.

In addition, the scale and siting of the first-floor extension would result in an overbearing and dominating impact, causing harm to outlook and likely reductions in daylight and sunlight, contrary to Policies D2 and D3.



The application is also unsupported by sufficient information. The absence of confirmed separation distances and a BRE-compliant Daylight and Sunlight Assessment mean the Council cannot properly assess the impacts of the proposal on neighbouring amenity.

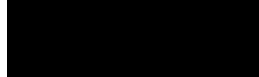
As such we believe that the application fails to comply with North Hertfordshire Local Plan Policies D1, D2 and D3 and therefore planning permission should be refused on the above basis.

Should amendments be made to the application package as a result of our objection, our client reserves the right to provide further comments and should be reconsulted.

Furthermore our client offers the opportunity to the case officer to visit the property and assess the impact of the proposals from our clients perspective.

Yours sincerely

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