

Ian and Ruth Jenkins
6 Oaktree Close
Letchworth, SG6 3XY
[REDACTED]

Planning Control,
North Hertfordshire District Council,
PO Box 10613,
Nottingham, NG6 6DW

17 February 2026

Dear Planning Officer,

Ref: Proposed Single Storey Rear Extension, Garage Conversion and Garden Shed – 5 Oaktree Close, Letchworth Garden City

We acknowledge receipt of the Article 13 Notice issued under the Town and Country Planning (Development Management Procedure) Order 2015, dated 2 February 2026 and served by Mr Richard Chambers of ArchiTech Ltd. The Notice relates to a proposed single-storey rear extension and the partial demolition, re-build and conversion of the existing garage at 5 Oaktree Close, which directly affects our adjoining land at 6 Oaktree Close.

As the owners of 6 Oaktree Close, Letchworth, we object to the application on the following grounds:

1. An unacceptable loss of natural light to our property

The depth of the proposed side extension will result in a breach of the BRE 45-degree daylight test when measured from our nearest window, adversely affecting our internal living conditions.

2. Harm to our residential amenity through loss of space and the distinct separation of dwellings

The proposed side extension will result in a visually overbearing, cramped and disproportionate 'wall effect' as viewed from the highway that is incompatible with the spacing of the existing dwellings.

3. The partial demolition of the garage, and re-build to facilitate the conversion is not permitted development

The fascia, soffit and gutter of the garage are on our side of the boundary line. While the existing structure is lawful, any new works must not create a fascia, soffit and gutter over the boundary that maintains the 'trespass'. Hence the proposed partial demolition, re-build, and conversion of the garage cannot be considered lawful permitted development, as you cannot legally build over the boundary line.

The garage wall to be demolished is on the boundary line and the plan raises serious concerns about protection of our property from structural damage;

preservation of our right of access and security at all times during the works; and the physical feasibility of a build on the boundary line without being on our property.

There is, at present, no planning application available to view online, and so no specific reference number. So, we are copying this letter of objection to planning.control@north-herts.gov.uk

Yours sincerely,

Ian and Ruth Jenkins