

WYMONDLEY PARISH COUNCIL

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By email to:

planning.control@north-herts.gov.uk

Attn: Tom Rea

11 February 2026

Dear Planning Officer

Reference: 26/00021/FP Full Planning Permission : Erection of one pair of semi-detached dwellings and one detached dwelling to include cycle stores, hard and soft landscaping and parking following demolition of the existing commercial buildings. Alterations to existing vehicular access. 1 And 3 Priory Lane, Little Wymondley, Hitchin, Hertfordshire, SG4 7HE

I am writing on behalf of Wymondley Parish Council to object to the above application for the following material planning considerations:

1. Overdevelopment of the Site

The proposal represents an intensive form of development that appears out of keeping with the established pattern and grain of development along Priory Lane. The introduction of three additional dwellings on this plot would materially increase density and built form, resulting in a cramped appearance that is inconsistent with the prevailing spacious character of the area. Additionally, there is a history of subsidence from the property behind the site.

2. Impact on Character and Appearance

Priory Lane is characterised by modest dwellings set within generous plots, contributing to the rural and semi-rural character of Little Wymondley. The scale, siting and massing of the proposed dwellings would erode this character and harm the visual amenity of the street scene. This appears contrary to policies within the North Hertfordshire Local Plan and the Wymondley Neighbourhood Plan that seek to ensure development responds positively to local character.

3. Loss of Residential Amenity

The proximity, height and positioning of the proposed dwellings raise concerns regarding:

- Overlooking and loss of privacy to neighbouring properties.
- Potential overshadowing and loss of daylight to adjacent gardens and habitable rooms.
- An overbearing sense of enclosure due to the increased bulk and reduced spacing between buildings.

These impacts would be detrimental to the living conditions of neighbouring residents and conflict with established planning principles protecting residential amenity.

See images below.



4. Highway Safety and Parking Pressure

Priory Lane is a relatively narrow route with existing on-street parking pressures. The additional vehicle movements generated by three new dwellings would exacerbate congestion and may compromise highway safety. It is not evident that the proposal can accommodate adequate parking and safe access arrangements without adverse impact.

5. Drainage and Infrastructure Concerns

Given increasing pressure on local drainage infrastructure, further hardstanding and roof area could contribute to surface water runoff unless robust mitigation is secured. The application does not clearly demonstrate that the development would not increase flood risk locally.

For the reasons outlined above, we respectfully request that North Hertfordshire District Council refuses planning permission for application 26/00021/FP.

6. Loss of Employment and local businesses

Yours sincerely

Sanda Weir

Sandra Weir
Clerk to Wymondley Parish Council