

7 Elderberry Drive
St Ippolyts, Hitchin
SG4 7SR

24th February 2025

Ref: 26/00134/FPH

Dear Thomas Howe,

I live @ 7 Elderberry Drive, SG4 7SR, I am writing to formally object to the proposed two storey rear extension and part single front extension of 5 Elderberry Drive, SG4 7SR for reasons listed below:

- Significant loss of light.
 - o The proposed double height extension would result in a serious loss of natural light to the ground floor frontage of my house, the room most affected is a primary living space, being my front lounge area.
The positioning of my house, the front predominantly south facing and the back predominately north facing, is why I have a significant reliance on the natural light in the front lounge area. The height and scale of the extension would block the natural light entering this room, there would be no natural sky visible, only a brick wall, also worryingly during the winter months when the sun is low and sets before it can reach the back of the house the reliance is essential.
The loss of light would materially alter the usability and pleasure this room provides me.
- Over development for the estate and harm to the character and appearance of the cul-de-sac.
 - o The scale of the proposed extension is overbearing and excessively large. A double height addition on this scale is not subordinate to the original dwelling and represents a clear overdevelopment for the plot.
It would appear out of scale compared to neighbouring properties.
All other properties within Elderberry Drive (including my own) have a single height extension, which is in keeping with the character of the cul-de-sac.

- Drainage concerns
 - o We have recently discovered there have been extensive drainage works that were required around the local network, of which Elderberry Drive were affected. The increased footprint and roof area of the extension will no doubt lead to an increase in the surface water runoff, contributing to an already strained infrastructure.

I have not taken lightly my decision to object to the proposed extensions, particularly the two storey rear extension, the severe impact on my natural light and the sheer size is something I cannot disregard. Therefore, I firmly object to the proposal.