

Appeal 6007832

Interested party comments

Appeal type	Planning
Appeal procedure	Written
Appeal site	L/A 1 Caldecote Road, Newnham, Baldock, SG7 5JZ
Agent contact details	Colin Eades colinwkeades@gmail.com 07899928083
Local planning authority	North Hertfordshire
Application number	25/02627/FP

Interested party 1

Comments

Please note that my original reasons for commenting on/objecting to this planning application still stand - despite the applicant's agent suggesting that the neighbour comments were not made independently and were coordinated.

I bought No. 9 The Green and we moved into the newly built house in 2022.....drawn to this home because of the village's distinctive character: a quiet, leafy setting within a conservation area and surrounded by open countryside. A key feature being the traditional, characterful housing, which is attractive and in keeping with the conservation-area setting. The 2022 development of Nos. 9–12 The Green was designed sympathetically to reflect the existing properties on The Green.

The appeal of the village also lies in the absence of grouped and crowded, estate-style housing. Homes in Newnham are arranged in a linear pattern along the roads, with rear gardens that are not significantly overlooked. Building alongside No. 9 would disrupt this established pattern. The proposed dwelling, positioned behind our rear elevation, would sit at a right angle to our property and create an enclosed, estate-like feel. Given its proximity to our boundary and its overall scale and dominance (even with a single-storey element), it would significantly affect our day-to-day living.

Whilst No. 10 The Green is attached to our terrace to the east there is no comparable building mass next to our home—only adjoining rear gardens separated by fencing. This arrangement follows the linear pattern seen across much of the village.

Any loss of sunlight—particularly in the late afternoon and evening—would be unacceptable and would adversely affect our wellbeing. The appeal response suggests that only the centre of the garden would lose sun, not the rear of the house; that is precisely our concern. We value sunlight in the garden, especially for sitting and eating outdoors, rather than on the rear elevation of the house. Although the revised proposal uses render to match 1a Caldecote Road, we do not consider the design to be in keeping with the

surrounding properties. In our view, it is unattractive and oddly positioned would not sit comfortably in this setting. Despite the original overlooking windows being removed from the design and replaced with Velux rooflights, the view would still be significantly harmed. The current open outlook over trees and countryside would be replaced by a prominent, sloping tiled roof with rooflights with a dominant apex behind. Whilst my comments may in some respects be considered to be personal I do feel that they are genuine reasons for me not to support the application and comment against. [Read more](#)

Supporting documents	No documents
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