

From: Ann Webb [REDACTED]
Sent: 07 May 2026 11:37
To: Harriet Sanders [REDACTED]
Subject: Objection to planning application no. 26/00740/FPH

Harriet Sanders
Planning Officer
North Herts District Council
Letchworth.

7th May 2026

Dear Harriet Sanders

Re planning application no. 26/00740/FPH 28 Royal Oak Lane, Pirton.

We are writing to object to the above application on the following grounds.

I attach Photographs including an arial view of properties no 28 and no 30 to illustrate our concerns.

1. Loss of amenity of our Patio which is our main outdoor sitting and eating area. (Particularly important as I am elderly and my mobility is very limited) . The overbearing wall and a high pitched roof of the rear extension will overshadow the main part of our patio. Our lovely patio plants and shrubs will not grow in deep shade. There is also the possibility of noise and smells from kitchen vents on the wall.
2. The High overshadowing wall and roof will mean limited sunlight into our conservatory in all but the summer months.
3. The closeness of the whole extension restricts light into our Kitchen and the side dining room window.
4. The closeness of the rear extension wall to our boundary fence is a concern re maintenance issues.
5. The application is Contrary to Pirton Neighbourhood Development Plan policies PNP3.4 and 3.5 Residential Extensions 'Residential Extension proposals will be supported if Amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.
6. The application is contrary to the Local Plan policy D2Housing extensions, replacement dwellings and outbuildings The policy requires that 'consideration

is given to the effect that a proposal may have on the living conditions of neighbouring occupiers and the character and appearance of the locality in which they are proposed as these are matters that can often be overlooked with the desire for increased living space.'

7. We are also very concerned about the damage the proximity the construction of this extension may cause to our property.. The clay soil round here is very prone to cracking.

We therefore object to this application.

We have been in discussion with Mr and Mrs Moore and are hoping they will come up with some new or revised plans.

Yours sincerely
Ann and Derek Webb
30 Royal Ok Lane
Pirton



