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The Old Ram and Hurdle
Luffenhall
Walkern
Stevenage
Hertfordshire
SG2 7PX

Monday 15 June 2026

Re: Ref: 26/01198/FP Land South of Long Acre, Luffenhall, Hertfordshire SG2 7PX

Dear Melissa Tyler,

Please find below my comments regarding the above planning application.

Page 1: Aerial photo is not recent, taken before 2012. It implies that it was May 2026.

P. 4 2.2 We The Old Stables are west of the proposed planning, which is east of The Old Stables. The building was formerly a battery henhouse for eggs, not rearing poultry. The stables, which were attached to the main building, were changed to stables years later.

P. 5 2.2 Barn only visible from Long Acre and The Old Stables, the garden of Church Farm and Newell Lane.

P.14 The front of the house, which is west of us, has lots of windows, which is approximately 8.2 metres from our garden. It will overlook the only private space we have, which also faces our house.

P.21 5.3 If building a bungalow, why does it need to be as high as the existing chicken shed as it's only a single-storey bungalow? It could then be converted into a two-storey dwelling.

P. 22 5.8 It will not enhance the listed buildings to the south of the planned bungalow, especially as it's not in keeping with other properties in Luffenhall.

P.24 5.15 There is an Oak tree at the end of the proposed bungalow, which is not shown on the site plan, which has already been cut down by the owner's contractor. We should preserve these trees. Cutting the trees down at the front of her house will make The Old Stables more overlooked.

P.28 5.28 The front is east of The Old Stables Gardens and is very close, about 8.2 metres, which is our only private space, which will be overlooked and shadowed. Also, we will suffer from a lot of glass glare due to the extensive windows. There will also be a lot of activity with comings and goings of people in and out of the bungalow, which will create noise and disturbance to the quiet garden The Old Stables has.

P.28 5.32 I have lived from childhood at Long Acre and now The Old Stables. There were never many agricultural machines and people in and out.

Access from the road was opened in May 1993 by Ms Kingsley's partner without planning consent, so it was not the original access to the battery hen house. The entrance to it was from The Old Stables driveway as it is now. There was never much activity, as only a couple of people worked there at any one time, and they walked round from the parking area in front of the cart shed, which is now The Old Stables. There was a mini parked there. In days gone by, there was not the agricultural machinery that there is now. It has not been used as a battery hen house for over 44 years. It was built in the early 1970s and used for only about 10 years as a battery house, then left empty. Ms Kingsley's partner converted the building, which was attached originally and not a separate building to a couple of stables.

They used the access for their horsebox and occasionally for parking their cars because they lived next door at Church Farm before they sold it, but retaining the Chicken shed and surrounding field. Access has always been very quiet, with very little use.

We are worried that if Ms Kingsley gets permission, she will then put in for more permission for a bigger house or houses. Our water pressure is very low, and we are at the end of the line with the water being used by all the new homes being built in the surrounding areas.

The windows need to all be frosted so they can't overlook us.

Please be aware that Ms Kingsley and her partner lived at Church Farm, and the field and chicken shed were part of their property. Church Farm was sold off, and Ms Kingsley moved away but retained the field and the chicken shed.

Will the planning be a precedent for more building in Luffenhall?

There are 2 horse graves on the west side of the proposed bungalow, posing a risk of contamination.

We have never had a problem with the chicken shed, as it has never affected us. Since it has been out of use, it sits there nice and quietly, not disturbing anyone but providing a habitat for wildlife.

P.29 5.34 As I mentioned, vehicular access was opened up without planning consent in May 1993, long after the hen house business finished some ten-plus years before; it was never used as access to the battery hen house when it was used for eggs. There has never been much activity from that access or from the original access at The Old Stables.

5.35 The front will be approximately 8.2 metres from the bottom of our garden, our only private space.

5.36 The windows on the west side of the bungalow would overlook The Old Stables garden. Also, roof lights would be too high to provide an escape route. They would need to be removed from the plans or all of them frosted to prevent The Old Stables from being overlooked.

5.37 Once construction noise has stopped, there will be continuous noise and disturbance from cars, people, music etc. and from general living 8.5 metres from The Old Stables garden, which is the only outdoor space that we have.

P.30 5.40 The movement of vehicular and pedestrian movement has always been negligible, especially as access only opened in 1993. 4 vehicles in and out, twice a day, every day would be more than the access has ever experienced. It would increase traffic on a single-track lane. Also, with online shopping, there will be a lot more parcel delivery vans up and down the lane going very fast. Also, in and out of the proposed site.

5.43 Luffenhall is not a village. It is a collection of houses referred to as a hamlet.

P.31 5.45 It will create a lot more vehicular access. The barn south got permission because it was thought there was a lot of traffic in and out as commercial, but there was none, only the horse people.

5.46 The lane unfortunately has quite a lot of speeding delivery vans. They definitely go faster than 30 miles an hour. It's chaos when roads are closed due to flooding.

P.32 5.53 There was negligible wildlife found, as Ms Kingsley had the whole site mowed, and trees and hedges were destroyed and cut down before any ecological appraisal happened. There are bats and foxes in the barn. There are lots of badgers in the field. There were muntjac in the hedge before it was destroyed a few months back, prior to the ecological appraisal.

P.34 5.61 We suffer from extreme flooding. The ford at Newell Lane and the bottom of Dark Lane make it difficult to get in or out of Luffenhall. It can be chaos with broken-down cars and redirected cars from other flooded roads, creating huge traffic jams.

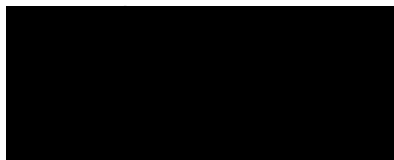
P.35 6.1 It would not enhance Church Farm or Tylers Barn, as it's not in keeping with listed Grade 2 buildings.

P. 36 The proposed bungalow would not be affordable housing.

We are concerned about the loss of privacy we will experience if the proposed bungalow is built, with all the windows and skylights facing our only private space. We feel their windows should be frosted to maintain our privacy.

Also, if planning consent is given, we want to be assured that these plans are kept to and not revised to build a larger number of dwellings in the future.

Yours sincerely



Marianne Bowley