

Sally Dawson  
4 Elderberry Drive,  
St Ippolyts,  
Hitchin,  
Hertfordshire.  
SG4 7SR  
23/02/2026

Planning Department  
c/o Thomas Howe  
North Herts Council  
PO Box 10613  
Nottingham  
NG6 6DW

Re: Objection to Planning Application – 26/00134/FPH

Dear Mr Howe,

Planning Objection – Proposed Extension at 5 Elderberry Drive

I write to formally object to the proposed extension at 5 Elderberry Drive. The scale, design and overall impact of the development would result in significant harm to neighbouring amenity and to the character of the area.

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## **1. Significant Loss of Light and Detrimental Impact on Quality of Life**

The proposed double-height extension would result in a serious and unacceptable loss of natural light to our kitchen and to the patio area at the side of our property. These are primary living spaces that we use daily. The scale and height of the development would overshadow

these areas, reducing daylight and creating a sense of enclosure. This would have a direct and detrimental impact on our quality of life.

The loss of light is not minor — it would materially alter the enjoyment and usability of both our kitchen and outdoor space.

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## **2. Severe Loss of Privacy and Overlooking**

The proposal includes the addition of **four single windows, one double window and a door**, all positioned so that they would look directly onto our property. This represents a substantial and unacceptable increase in overlooking.

These openings would create direct views into our kitchen, patio and private outdoor areas. The cumulative impact of this number of new openings is significant and would fundamentally erode our privacy. We would no longer be able to use our kitchen or patio without feeling overlooked.

Importantly, the houses on this estate were deliberately designed and positioned to avoid direct overlooking between neighbouring properties. The layout carefully maintains privacy through spacing, orientation and window placement. This proposal undermines that original design principle and disrupts the established pattern of development.

The scale and positioning of these new windows and the door would materially change the relationship between the properties and result in a harmful loss of residential amenity.

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## **3. Overbearing, Imposing and Overdevelopment**

The proposed extension is excessively large and visually imposing. A double-height addition of this scale is not subordinate to the original dwelling and represents clear overdevelopment of the site.

No other property on this road has a double-height extension of this nature. The proposal is therefore out of keeping with the established character of the street. The bulk, height and massing would create an overbearing visual impact on neighbouring properties and would harm the character and appearance of the area.

The development would dominate the existing dwelling rather than complement it, and would negatively affect the scale and appearance of surrounding houses.

The proposal would also have a severe impact on our outlook from the rear of our property. Instead of the current open aspect, our view from the back of the house would be dominated by a large expanse of brick wall at close proximity. This would create an oppressive and enclosing effect, significantly diminishing our enjoyment of our home and garden. The development would therefore be not only visually intrusive but overbearing in its physical presence.

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#### **4. Harm to the Character and Appearance of the Area**

The road consists of modest, proportionate homes. Introducing a large, double-height extension would set an undesirable precedent and disrupt the visual cohesion of the street scene. It would appear incongruous and out of scale compared with neighbouring properties.

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#### **5. Parking and Highway Safety Concerns**

Parking is already at a premium in this busy cul-de-sac. The proposal to construct a front porch would significantly reduce the size of the driveway so that only one vehicle could reasonably park on it.

If an additional vehicle were to be parked on the street, this would exacerbate existing congestion. The road is already heavily parked, and further pressure would:

- Restrict access to neighbouring driveways, including our own
- Reduce manoeuvring space within the cul-de-sac
- Potentially obstruct access for emergency vehicles
- Lead to a loss of amenity for neighbouring residents

In addition, we have a small area of land next to our garage which we will rely upon for parking. The increased congestion and altered layout resulting from this development would severely restrict access to our own parking space. Any additional on-street parking arising from this proposal would make manoeuvring into and out of our parking area significantly more difficult and, at times, potentially impossible. This represents a direct and unacceptable interference with our ability to access and use our own property.

Furthermore, our son will soon be learning to drive and will require the use of this parking space. He has significant additional needs, and the ability to learn to drive and have access to a vehicle will be important for his independence, access to education, employment opportunities and essential services. He finds travelling on public transport overwhelming and extremely challenging to manage due to his additional needs. The ability to travel by car will provide him with a safe, controlled and manageable way to access college, wider opportunities and participate more fully in daily life.

The loss of practical access to our available parking space would therefore have a disproportionate and meaningful impact on our household. Given that parking spaces in the cul-de-sac are already at capacity, the proposal fails to demonstrate adequate parking provision and would materially worsen an existing and sensitive situation.

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#### **6. Drainage and Infrastructure Concerns**

The drainage system in the area is already under significant pressure. Increasing the footprint and roof area of the property will inevitably increase surface water run-off, placing further strain on infrastructure that is already struggling to cope.

Recent events have clearly demonstrated the fragility of the local drainage network. The closure of London Road to undertake urgent drainage repairs had a substantial and highly disruptive impact on the wider transport network. Traffic was diverted through surrounding residential streets, causing severe congestion and resulting in damage to local roads not designed to accommodate that volume of vehicles.

This recent disruption highlights the existing weaknesses in the drainage infrastructure. Approving further development that increases surface water discharge risks compounding these issues and placing additional pressure on systems that have already required major intervention.

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## **Conclusion**

For the reasons outlined above — including significant loss of light, severe loss of privacy, overbearing and excessive scale, harm to the character of the area, parking and highway safety concerns, and additional pressure on drainage infrastructure — I strongly object to this application.

The proposal represents clear overdevelopment of the site and would cause unacceptable harm to neighbouring amenity and the surrounding street scene.

I respectfully request that this application be refused.

Yours sincerely,

Sally Dawson