

From: Rich C

Sent: 05 January 2026 16:31

To: Alex Howard

Cc: Laura Chambers; Clive Knight; Mum

Subject: Re: 25/02922/DOC - 30a Nightingale Road, Hitchin

Dear Alex,

Thank you for your email and for confirming that application **25/02922/DOC** is now valid and has been allocated to you.

I am writing to submit formal comments on the discharge of **Condition 6 (Landscaping and Boundaries)** attached to planning permission **19/00103/FP**. My comments relate specifically to the boundary treatment now installed (fence posts and infill panels) and the impacts this has on the functioning, safety, servicing and access arrangements associated with the approved development and neighbouring dwellings.

For clarity, the fence and posts as installed create four principal issues:

1. Loss of vehicle access to the rear strip serving multiple dwellings (material planning harm)

The installed posts and fencing **physically restrict vehicle access along the rear strip**, impacting not only my property at **26A**, but also the rear access relied upon for **26B, The Barn, 27, 28 and 29A–29F**.

This is not a minor inconvenience. It materially affects the ability to access rear parking and servicing areas which have historically operated without obstruction and which are fundamental to the practical functioning of the dwellings.

In addition, the **fence line appears to be positioned materially further over than the prior boundary line**, by approximately **one foot or more** at the location of the posts. I will provide supporting photographs with my submission.

2. Fire appliance access and hose reach now obstructed compared to the approved arrangement

The fence obstructs the rear access route and affects the ability of a fire engine to position and achieve hose reach in the manner originally shown on the approved drawings for the development.

My concern is that the installed boundary treatment conflicts with the approved fire access approach and introduces avoidable risk by restricting emergency access. This goes directly to the acceptability of the boundary treatment being approved under Condition 6.

3. Refuse servicing becomes unworkable (over 20 bins) due to loss of reversing and access space

The rear strip is required to enable refuse and recycling servicing. The fence prevents any workable arrangement for bin handling and access, including the ability for a refuse vehicle to reverse in and service the area.

There are **in excess of 20 bins** across the dwellings served by this access arrangement, including **26A, 26B, The Barn, 27, 27A, 28, 28A and 29A–29F**. The boundary treatment as installed undermines the practical refuse strategy and day to day servicing of the properties.

4. Fence line appears incorrect and encroaches beyond the historical boundary

Finally, the fence line appears to be erected **in the wrong position** and to **encroach beyond the prior boundary alignment**. While I appreciate land ownership disputes are not for determination under planning, the planning application before you is specifically about approving boundary treatments under Condition 6, including their **location**.

The location as installed is integral to the acceptability of what is being approved. If the boundary treatment is not in the correct position, it should not be approved or discharged in its current form.

Request to the Council

In light of the above, I respectfully request that Condition 6 is **not discharged** unless and until the applicant demonstrates, with clear scaled plans and evidence on site, that the boundary treatment:

- is located correctly and does not unlawfully obstruct the established rear access strip
- does not create an unacceptable impact on vehicle access to rear parking and servicing areas
- does not undermine refuse servicing arrangements for the multiple dwellings reliant on the strip
- does not obstruct the approved fire access and hose reach arrangements for the development

Please confirm that these comments will be placed on the case file and considered as part of the decision on 25/02922/DOC.



Best Regards,

Richard Chambers