[redacted]

Subject: Planning Application Objection/Comments 25/00603/HHFUL
Date: 19 April 2025 23:01:26

Objection to Planning Application Ref 25/00603/HHFUL

I am writing to formally object to the proposed two-storey side extension and first-floor rear extension at 19 Fairfields St Ives PE27 5QQ. My reasons for objection are as follows:

1. Loss of Natural Light:

The proposed two-storey side extension will severely impact the natural light currently enjoyed by my property, specifically affecting the Living Room, Kitchen, and Back Bedroom at 17 Fairfields St Ives PE27 5QQ.

The Back Bedroom is a significant concern as it presently benefits from direct sunlight throughout daylight hours. This not only provides essential natural illumination but also contributes to passive solar heat gain, which will be entirely lost due to the proposed extension. The reduction in natural light will be particularly acute during the winter months when daylight hours are limited, potentially creating a perpetually dark environment within the room.

The Living Room and Kitchen are already experiencing a noticeable reduction in natural light due to the existing ground-level rear extension on the applicant's property. While I did not object to the previous application, the extent of the shadow cast over my back garden has been significant, leaving the area directly outside my back door in shadow for the majority of the day.

The proposed two-storey side extension, effectively creating a substantial brick wall adjacent to the party boundary, will exacerbate this issue. It will undoubtedly further diminish the natural light reaching my Living Room and Kitchen windows. Furthermore, it will cast a significant additional shadow over my garden, creating a permanently dark and overshadowed corner, severely impacting its usability and amenity.

I would be grateful if a planning officer would visit my property to further understand the impact.

2. Loss of Privacy:

Should any windows be planned for the wall of the proposed extensions adjacent to my property, this would inevitably lead to a significant loss of privacy for my household. Direct overlooking into my living spaces and garden would be a serious intrusion on my amenity.

3. Potential for Flooding:

There is a discernible risk of flooding associated with this proposal. During the construction of the current (now to be demolished) extension, it appeared that the ground level of the remaining garden area at No. 19 Fairfields was raised, potentially using excavated earth. This alteration has already led to instances of water ingress across the boundary fence and into my garden during periods of heavy rainfall. While this has not yet flooded my property, the increased ground level on the neighbouring property directs surface water towards my boundary. This existing issue should be carefully considered in the assessment of the new, larger proposals.

4. Parking and Traffic:

The residents of No. 19 Fairfields currently park up to three vehicles on their driveway, with a fourth frequently parked directly in front of my property, obstructing the path and narrowing pedestrian access. I am concerned that a larger dwelling resulting from these extensions may lead to an increase in the number of vehicles associated with the property, including visitors and potential taxis related to the business, further exacerbating existing parking issues on the street. I also request clarification on where construction vehicles will be parked during the potentially lengthy building period.

5. Impact of Construction Period:

The previous construction at No. 19 Fairfields, while I was in full-time employment, was disruptive and caused unforeseen issues, including the removal of paving slabs from my garden. [redacted] prospect of prolonged noise and disruption from the demolition and construction phases of this new application [redacted]

6. Impact of Side Extension (Acknowledging Reduced Impact):

While my primary and most urgent objections relate to the impact of the *rear* extension on light, shadow, and potential flooding, I felt it important to include all potential concerns. I acknowledge that the side extension, in isolation, may have a less direct impact on light and shadow at my property. However, its cumulative impact in conjunction with the rear extension, particularly regarding potential construction disruption and overall scale of development, remains a concern.

Conclusion:

For the reasons outlined above, I strongly urge Huntingdon District Council to refuse this planning application. The proposed extensions will have a significant negative impact on the amenity of my property through loss of light, potential loss of privacy, increased risk of flooding, potential parking issues, and the distress caused by a prolonged construction period.It will almost certainly affect the price of the property should I need to sell.

I respectfully request that these concerns be given due consideration in your assessment of this application.

[redacted]

17 Fairfields

St Ives

Cambs

PE27 5QQ

16 th April 2025