47, 49 The Highway
[redacted]

Huntingdonshire District Council
Development Services
Developmentcontrol@huntingdonshire.gov.uk

6th December 2024

Planning Application Ref: 24/02124/S73
Proposal: Variation of Condition 2 for 23/02437/HHFUL, 43 The Highway, Gt Staughton

Dear Sir/Madam

We **object** to the roof that has been erected without any planning application being submitted/approved. We also **object** to the glass screening that has been installed that was not included in the plans.

Any competent architect & builder should have been able to install side screens without the need to build a roof. The spurious need to have a roof should have been made clear to the planning department PRIOR to the build commencement.

The whole structure is an eyesore, and as previously notified, is in clear sight from over 80% our gardens (plan reattached). We would add that, as already stated in writing, and to the planning officer [redacted], the side screens serve NO use whatsoever in providing us any privacy. In fact, please confirm **what percentage violation of our privacy** would have caused the rejection of the 'viewing gallery'?

The construction is overbearing and completely out of character with a Victorian house in a conservation area. The variation submission states that the roof will provide some shading. We would contend that in which case, they should not have built a balcony and installed French doors on a south facing wall. Alternatively, a non-permanent sun umbrella could be used.

Wooden slatted screening at the front, as shown in the approved plans, will provide a small degree of privacy, in that it would reduce our direct view into the bedroom and bathroom of No.43. and effect a slight restriction in their view over our patio and gardens.

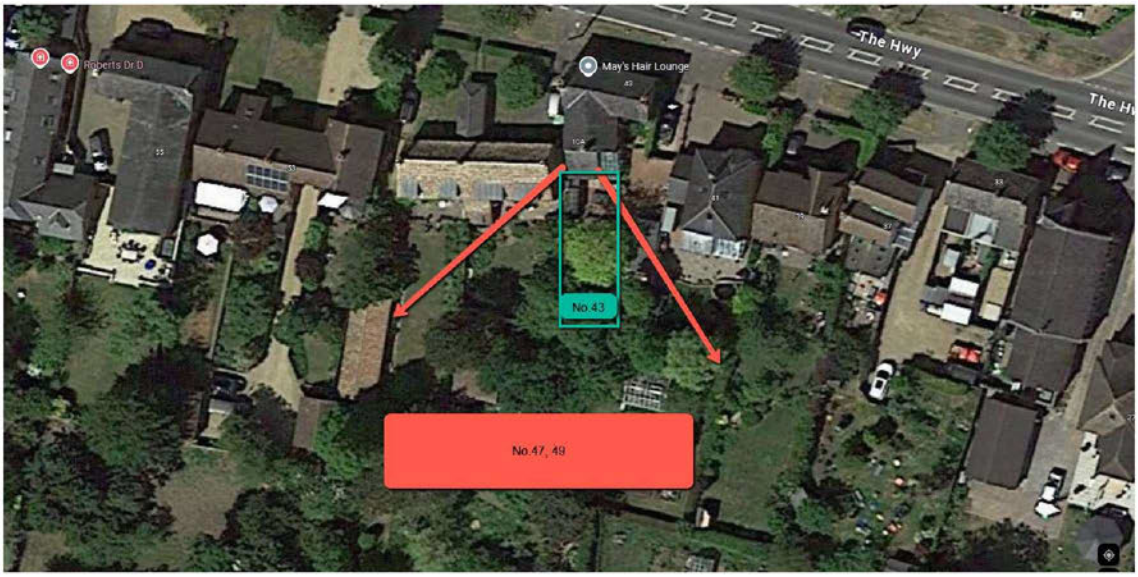
The glass screen itself does not appear to have any discernible structural integrity, as it is not fixed at the sides, and is in 2 pieces.

The build has been undertaken in an amateur/disingenuous manner by not following approved plans. The balcony footprint was originally constructed to be twice the area on the approved plans and was only rectified after the breach was notified to the enforcement department.

We are very concerned that further unapproved alterations will be made in the future unless these blatant non-conformances are forced to be rectified. The unapproved building work makes a mockery of the building approval process and shows a blatant disregard for the affected neighbouring residences.

Your faithfully

[redacted] No 47, 49 The Highway



The above overhead shot includes overlaid sight lines showing expansive view over our property.

Photos are attached of the development from the endpoints, in the middle and from our patio.







