From: DevelopmentControl
To: DevelopmentControl
Subject: Comments for Planning Application 25/00597/HHFUL
Date: 12 May 2025 12:17:43

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12/05/2025 12:17 PM from [redacted]

Application Summary

Address:	19 High Street Hemingford Grey Huntingdon PE28 9DR
Proposal:	Erection of two storey rear and side extension
Case Officer:	Josh France

Click for further information

Customer Details

Name:	[redacted]
Email:	[redacted]
Address:	17 High Street Hemingford Grey Huntingdon

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We live at no. 17 High Street, located southeast of the site. We have a northeast facing rear garden, which is our main private amenity area. We have a single-storey rear conservatory that has windows facing the shared boundary, and this is a habitable room, used as an office / playroom. No. 19 projects beyond the rear of our house to due to the staggered arrangement of the four identical houses. Appearance within the Conservation Area and street scene: - There is scope to move the side element further forward to reduce some of the depth to the rear projection without harm to the street scene and improving the impact on neighbouring amenities. - The size and bulk of the extension proposed has necessitated a flat roof element with solar panels on top. A section drawing through this will be helpful in ascertaining if the detailing of this will work or whether the panels will protrude above the roof line. - The rear extension will be visible from Meadow Lane and will draw the eye in this view towards the conservation area and is a consideration in terms of harm to heritage assets. - The large, master bedroom window is out of keeping and unnecessarily large. - Impact on a tree within the Conservation Area - we have a maturing and quite large sycamore tree close to the boundary. The need to protect its roots should be considered by the Tree Warden or HDC's Tree Officer to ensure a suitable root protection zone and protection during construction are secured. Impact on neighbouring amenity - 19 High Street: - Overbearing visually due to its depth, height and proximity to the boundary - we will be faced with a two-storey blank wall, albeit set slightly away from the boundary, when viewed from our conservatory and main private garden area. The house currently projects approximately 2.75m beyond our rear wall. The

extension will increase the overall depth beyond our house, stepped away from our boundary by 5.0m (measured externally) to a total depth of approximately 7.75m over two-storeys.
- Potential for loss of sunlight to the main area of our rear garden (we have a patio adjacent to the rear of the house and lawn) later in the day.
- Noise and disturbance during construction needs to be minimised if approved - a standard planning condition securing this is requested.

We understand that the extension will require an existing conservatory to be demolished and that the ground floor element will, thereby, be a potential improvement and that no first-floor side windows are proposed.

Kind regards