[redacted] [redacted]

Subject: Comments/Objection relating to planning application ref 25/00634/HHFUL
Date: 13 May 2025 16:52:01
Importance: High

We are writing to object to the proposed extension at 6 Church Lane, Hemingford Grey Huntingdon (planning application ref 25/00634/HHFUL). Our primary concerns are regarding the loss of privacy to our property (44 Church Street, Hemingford Grey) and the density of buildings bordering and overseeing our property as a result of the proposed development.

The submitted "Design & Access with Heritage Statement" document states that "The proposed extension would have no detrimental impact on the amenity of neighbours by either overshadowing or overlooking". We do not agree with this. The proposed extension will introduce windows sited in such a way as to significantly oversee our garden, reducing privacy and our enjoyment of our garden space.

In 2015, planning permission was granted for an Outbuilding/Garage (planning application ref 15/00901/HHFUL) on the property of 6 Church Lane Hemingford Grey. The building is labelled and referred to as the "Garage" on the proposed extension application. This building is in itself of substantial size and borders a large part of one of our boundary fences in the same vicinity as the proposed development. The planning permission for the Garage was granted on the basis that it shall be solely used for purposes incidental to the main dwelling house; it has since been significantly used for residential/domestic purposes. The additional proposed development will have a further detrimental impact on our garden space by adding to the density of building on, or close to, the boundaries between our property and 6 Church Lane.

Additionally, with respect to the information provided in the application, there are a number of inaccuracies as follows:

- "Application Form Redacted" document – the application states that there are no trees on the adjoining property that are within falling distance of the proposed development. This is incorrect. There are multiple trees within falling distance of the proposed development including an ash tree, a horse chestnut tree and several large robinia trees.
- The application states/shows that the boundary fence with the neighbouring property is 2m high. Measured from the neighbouring property side, the majority of the fence is on average 1.7m high, with a short section that is on average 1.8-1.9m high.
- "Biodiversity Checklist" document – the application states there is no pond within 250m of the proposed development. This is incorrect; there is a pond approx. 5m from the boundary fence nearest to the site of the proposed development. Also, there has been recent evidence (within the last 3 months) of badger activity in the vicinity of the proposed development. [redacted]

Given the plot size surrounding the main dwelling, we believe there are alternative options to extending the main dwelling at 6 Church Lane without adding further developments that encroach on the privacy and enjoyment of our garden space. Based on the information above, we urge that you reject this application.

We would be more than happy for a planning officer to visit us to personally witness and assess the impact of the proposed development.

[redacted]
The Old Cottage
44 Church Street
Hemingford Grey
Huntingdon
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PE289DF

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