

Development Management
East Herts Council
Wallfields
Pegs Lane
Hertford
Hertfordshire

16 September 2025

Dear Sir/Madam

Reference: 3/25/1358/HH

Address: 99, High Street, Walkern Hertfordshire SG2 7NU

Proposal: First floor side extension over the existing garage

Walkern Parish Council does not object in principle to the proposed first-floor side extension over the existing garage. However, we wish to highlight several important considerations that should be addressed to safeguard residential amenity during and after construction:

Overshadowing and Loss of Light

- The increased height and massing of the extension may affect daylight and sunlight to the adjacent property as it is located close to the shared boundary.
- A daylight/sunlight assessment should be provided to demonstrate compliance with BRE guidelines and ensure no unacceptable impact on neighbouring habitable rooms and garden.

Privacy and Overlooking

- The extension will introduce one new rear window in the proposed en-suite. To mitigate any overlooking of the neighbouring property and garden we recommend that the window be obscure-glazed.

Noise, Dust, and Construction Disruption

- Construction activity has the potential to cause significant disruption to nearby residents through noise, dust, and restricted access.
- We request that a Construction Management Plan be secured by condition, detailing working hours, dust suppression measures, contractor parking, and site access arrangements.

Summary

While the council supports appropriate home improvements, to help ensure neighbour amenity we ask the planning authority to ensure the issues raised are fully assessed and mitigated through appropriate conditions and design amendments where necessary.

Yours faithfully

on behalf of Walkern Parish Council

Abi Brown

Clerk to Walkern Parish Council