

PLANPLAIN

Plans, made plain.

NEIGHBOUR IMPACT REPORT

What does this planning application mean for the home next door?

Application	3/26/1053/HH
Site	6 Stort Lodge, Bishop's Stortford, CM23 2QL
Proposal	Single-storey rear extension; garage conversion; single-storey front extension and canopy; rear/side cladding; alterations to windows and doors.
Customer viewpoint	Prototype assumption: the immediately adjoining side neighbour. Address deliberately omitted.
Checked	11 September 2026

BOTTOM LINE **The proposal is substantial in depth at the rear, but it remains single storey. The main neighbour issue is potential loss of light or an overbearing effect close to the shared boundary. The submitted plans do not show the neighbour's windows or a measured separation, so that question cannot responsibly be resolved from the application documents alone.**

Prototype note

This is a demonstration produced from public documents for market validation. No neighbour commissioned it and no site visit was made. A paid report would use the customer's confirmed address, concerns, photographs and any measurements they can provide.

1. The proposal in plain English

The scheme makes three visible changes to the house:

Rear

A new single-storey projection extends approximately 6 metres from the existing rear wall. The drawings show a low, largely flat-roofed form with vertical timber-style cladding and rooflights.

Front

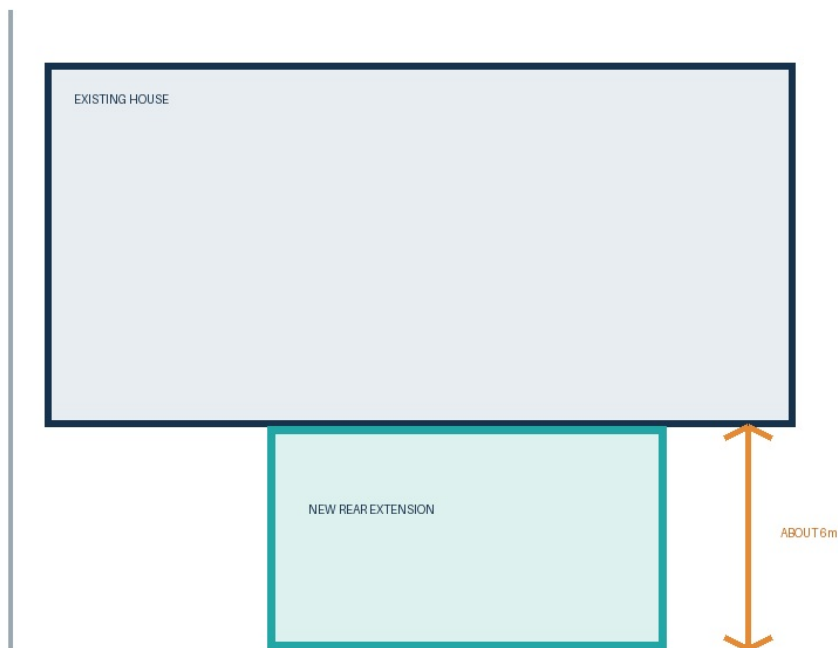
The garage door is replaced as part of conversion to habitable accommodation, with a small front extension/canopy and altered openings.

Openings and finish

Rear and side fenestration changes are proposed, together with cladding to the rear and side elevations.

PLANPLAIN RELATIONSHIP SKETCH - NOT TO SCALE

SIDE BOUNDARY / NEIGHBOUR RELATIONSHIP TO VERIFY



PlanPlain schematic derived from the submitted plans. It is explanatory only and must not be used for measurement.

2. Where it sits

The application site lies on the south side of the Stort Lodge turning head. The red-line plan shows attached or closely spaced neighbouring homes on both sides and a long rear garden. The proposed rear extension occupies part of that garden immediately behind the house.



PlanPlain annotation added in teal. Source: submitted Proposed Block Plan, drawing 101.

What the plan does not establish

It does not plot the adjoining home's habitable-room windows, finished floor levels, boundary screening or a dimension from the extension to the common boundary. Those omissions matter because neighbour impact depends on the actual relationship, not simply the extension's size.

3. Potential neighbour impacts

Issue	Initial view	Why
Daylight / outlook	AMBER - check	A 6m rear projection can affect a nearby rear window, especially if close to the shared boundary. The neighbour's window position is not shown.
Overbearing effect	AMBER - check	Single-storey height limits the impact, but length and proximity may make the flank wall visually dominant from a nearby room or patio.
Privacy / overlooking	LOW on current evidence	The extension is single storey. No elevated balcony or upper-floor side-facing window is proposed. Ground-level side glazing may still warrant screening confirmation.
Noise / use	LOW	The use remains residential. Ordinary domestic construction disturbance is temporary and normally controlled outside the planning merits.
Parking / traffic	LOW	Garage conversion removes enclosed parking, but the proposal does not create a separate dwelling and the highway consultee record is present. Check the parking layout if local pressure is a concern.
Character / design	LIMITED neighbour impact	Cladding and the long rear form are design matters, but are more likely to be judged in relation to the host dwelling and area than a private neighbour effect.

These are screening judgements, not findings of harm. "Amber" means the documents leave a potentially material question that deserves targeted checking.

4. What matters in planning

East Herts District Plan Policy DES4 seeks to avoid unacceptable impacts on neighbouring amenity, including privacy, daylight and overshadowing. Policy HOU11 asks whether an extension's scale, mass, siting, form and materials suit the dwelling and surrounding area and whether it remains a subservient addition.

Potentially material	Usually not material by itself
Loss of daylight or sunlight Overlooking or loss of privacy Overbearing scale or massing Noise from the proposed use Highway safety and parking impact Design and local character	Loss of a private view Reduction in property value Dislike of the applicant Construction inconvenience alone Boundary ownership disputes Party-wall or private rights disputes

Important distinction

A planning decision about amenity is separate from any private “right to light”, boundary or Party Wall Act issue. PlanPlain can flag the distinction but does not give legal advice.

Most relevant policy questions for this case

1. Does the rear extension materially reduce light or outlook from the nearest habitable-room window? 2. Does its 6m length create an overbearing enclosure from the neighbour's patio or main rear room? 3. Is any side glazing close enough to the boundary to create a privacy issue? 4. Is the extension visually subordinate to the original house?

5. What to check before commenting

1 Photograph the relationship

Stand square-on to the nearest rear window and patio. Photograph the existing rear wall, common boundary and likely end point of the 6m extension.

2 Measure three things

Approximate distance from the shared boundary to the neighbour's nearest habitable-room window; distance from that window to the applicant's rear wall; boundary fence/hedge height.

3 Identify the room

A kitchen-diner, sitting room or bedroom normally carries more amenity weight than a hall, landing, bathroom or garage.

4 Check orientation

The submitted elevation labels the rear as south. If correct, the sun path and which side neighbour is affected will matter; verify with the site plan and the customer's own address.

5 Ask for the missing relationship

If impact appears plausible, a concise comment can ask the case officer to assess the extension against DES4 using the nearest window and patio relationship.

6 Check the live deadline

The public record was still awaiting decision when checked, but the exact representation deadline was not displayed in the material reviewed. Confirm it directly with East Herts before relying on timing.

6. Suggested next step

On the documents alone, PlanPlain would not recommend a generic objection. The proportionate next step is to establish the nearest habitable-room window and patio relationship. If the 6m flank materially crosses the neighbour's outlook or daylight line, submit a short evidence-led comment focused on DES4 rather than a list of weak objections.

IF THE SITE CHECK CONFIRMS A REAL IMPACT

Possible wording to adapt:

"I ask the case officer to assess the proposed six-metre rear extension from the nearest habitable-room window and patio at the adjoining property. The submitted block plan does not plot that window or provide a measured boundary relationship. Because of the extension's depth and proximity, I am concerned about loss of daylight/outlook and an overbearing enclosure, relevant to Policy DES4. Photographs and approximate measurements are attached."

Documents reviewed

- Proposed Elevations (112-S-105, revised 18/07/2026)
- Existing Plans and Elevations
- Location Plan
- Proposed Block Plan (101)
- Existing Site Plan
- Proposed Floor and Roof Plan
- Design and Access Statement
- Online application record and document index

Sources

East Herts public application record: <https://publicaccess.eastherts.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=TIW76CGLX200>

East Herts District Plan 2018: <https://www.eastherts.gov.uk/planning-building/planning-policy/east-herts-district-plan-2018>
Planning Portal - material planning considerations and neighbour effects: <https://www.planningportal.co.uk/>

Scope and limitations

PlanPlain is an independent information and document-analysis service. It explains submitted material and identifies matters that may warrant investigation. It does not verify boundaries, undertake measured daylight analysis, make a site inspection, predict the council's decision or provide legal or professional planning advice.