

**Design Statement to accompany the planning application for a new house at the rear of 204
Whitehill Rd Hitchin**

The owner and resident at 204 Whitehill Rd wishes to build a small chalet bungalow in the garden of the present house, with road access to Oakfield Avenue, Hitchin. This new building will replace the garage and forecourt that serve the present house. The present house has direct vehicular access to Whitehill road making this garage area redundant. The present house is a substantial detached house with a large garden with a single person occupancy. Creating this new dwelling releases a substantial family house near shops, schools etc hence improving housing situation locally.

Planning Matters.

The new house is within the present streetscape of Oakfield Rd, and will neither dominate the street or make the area significantly more densely occupied than occurs at present. The proposed dwelling will have sufficient parking and garden amenity permitting a vehicle to enter the site and leave in a forward gear. The extra dwelling makes good use of established residential land reducing the pressure on the surrounding green belt land. The new dwelling has been designed so as to not overlook the neighbours gardens and to fit in with the look of the area. The access to the site was already established as a parking area for No.204 Whitehill Rd. and as such will not create any extra traffic flow onto Oakfield Avenue. This development is limited to this location as it cannot be duplicated elsewhere, setting any precedents for follow on applications.

In planning terms the use of residential land, it makes sense to increase the density of low density housing areas also providing a small dwelling increases the variety of dwellings in this location.

Highways the direct access to Oakfield Ave is established with a dropped kerb along the road frontage. This arrangement also facilitates the collection of refuse bins and the connections to services already located on Oakfield Rd. The house can be built with minimal inconvenience to local residents.

Sustainable matters - this development is highly sustainable on a number of fronts. Firstly it makes better use of residential land. The new building will be energy efficient with high fabric insulation. It will have an air source heat pump and MVHR heat recovery. It will use about a quarter of the energy required to heat the local houses. The storm water will be SUDS compliant using a soakaway to send the rain water into the natural aquifer. The building will be constructed using reusable materials.

Regards the look of the proposed house. there are white rendered houses opposite and adjacent to 204. We think this new house will fit in very well with the locality and contribute positively to the streetscape.

N.H.C.

19 JUL 2024

NORTHGATE