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27 Uplands Avenue
Hitchin
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North Hertfordshire District Council
Council Offices, Gernon Road
Letchworth Garden City
SG6 3JF

27 Uplands Avenue, planning statement.

To whom this may concern,

Please find here within a planning statement to accompany our household planning application submission. We hope this gives clarity on the compliance with planning policies and to help support the application in making additional habitable space.

The proposal at 27 Uplands Avenue is to construct a 5-metre in length and 2.85m in height single storey rear extension, with a flat roof, that is linked to a converted garage mirroring the height of the single-storey extension leaving a finished floor level. The property sits on a north facing plot size of 3,860sq ft.

Developing a single storey rear extension gives opportunity for modernisation of the home with an indoor- outdoor flow. Complying with planning policy guidelines as stated below, the design has the potential to provide us with open plan living and meet our future needs for space.

The addition of both skylights on the flat roof and bi-folding doors at the rear increases both natural light and improves ventilation. The skylights add an architectural element that enhances the visual appearance but at the same time allows for privacy. Bifolds are highly efficient insulators and add modern dimension to the property. Ultimately, where such light is present allows energy saving measures and reduction of need for artificial lighting downstairs. All existing windows on the property will be replaced by modern *double-glazed* windows to enhance energy saving, creating a modern design that's in keeping with the street scene. As well as this, facing bricks to match the existing property will be sourced locally and be used for both proposed elements.

In October 2024 we removed 2 large rows of conifer trees, 14ft in height and 6ft in width. These conifers significantly impacted the neighbouring properties due to the overbearing factor of the evergreen trees, significantly impacting natural daylight into number 29 and 25 Uplands Avenue. The removal of the conifers significantly improves the natural light for both our property and the neighbouring properties due to their height and width. Additionally, the conifers were deeply impacting the soil quality. Furthermore, both the removal of the trees and elevating garden, will ensure the single-storey extension does not leave an overbearing impact to our neighbour number 29. Fences (7ft in height) have already been fixed around the boundaries enhancing security, which has been welcomed by both neighbouring properties. It should also be noted that the rear garden slopes upwards (as shown in the drawings) from the rear of both adjoining

properties, but the extension itself will cut into the existing ground to allow for the continuous finished floor level, reducing the impact of the extension to both neighbouring properties.

Moving the front line of the garage and integration with the existing infrastructure at the side of the property enhances security, energy efficiency and benefits for drainage and waste management systems. The extra space allows for an office and utility room that is linked to the house and utilises a potential unused side area of the property without sacrificing the garden area, in keeping with the street scene and maximising driveway space. The property boasts a large driveway ensuring vehicles and such visitors are able to park off road. We plan to further pave the driveway for easier access in and out of the property, adding to the aesthetics and the street scene.

The proposed architectural design upholds the longevity of the property, improving the appearance and the overall condition of the property itself, improving thermal efficiency. No significant work has been completed on this property since the original build in 1959 and the property requires much needed restoration and modernisation.

Finally, developing this property in such a way is naturally integrated and respectful of its location. The proposed plans adhere to the following National Planning Policy Framework:

Section 2 - Achieving sustainable development

- Making effective use of land,
- Adapting the design to support a low carbon economy.

Section 12 - Achieving well-designed places

- Being sympathetic to the local character and surrounding built environment.
- Add overall quality to the area, well maintained property
- Visually attractive as a result of good architecture
- Optimise the potential of the site

Section 14 - Meeting the challenge of climate change, flooding and coastal change

- Adapting to climate change by increasing sustainability in the property
- Help to reduce greenhouse gas emissions
- Provide a positive strategy for energy by maximising the potential for suitable development

The proposal also adheres to the following North Hertfordshire Local Plan policies:

Policy SP1 - Sustainable development in North Hertfordshire

- Cii. Create high-quality development that respect and improve their surroundings.
- V. Secure any necessary mitigation measures that reduce the impact of development, including on climate change.
- D. Support neighbourhood plans where they are in general conformity with the strategic policies.

Policy SP9 - Design and sustainability

- A. Support new development where it is well designed and located and responds positively to its local context.

- Ci. Create buildings, spaces and streets which positively reflect and respond to the local landscape, townscape and historic character.

Policy D1 - Sustainable Design

- B. Take all reasonable opportunities, consistent with the nature and scale of the scheme
 - iii. Reduce energy consumption and waste, vi. Future proof for changes in technology and lifestyle
 - viii. Minimise the visual impact of street furniture and parking provision

Policy D2 – House extensions, replacement dwellings and outbuildings

- A. The extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials and the orientation of the main dwelling
- B. The extensions do not dominate adjoining properties
 - i. It is well related to the floor levels of adjoining properties
 - ii. There is an appropriate distance between the proposed extension and the windows of the adjoining properties
 - iii. Spacing between buildings ensures there is no harm to the character and appearance of the street scene.

Policy - D3 Protecting living conditions

- The proposed plans do not cause unacceptable harm to living conditions.

Many thanks,

Jack Hooley

