

PLANNING STATEMENT

Householder Planning Application

45 Ickleford Road, Hitchin, Hertfordshire, SG5 1TR

Construction of a single-storey rear infill extension and an L-shaped rear dormer roof extension

SITE ADDRESS	45 Ickleford Road, Hitchin, Hertfordshire, SG5 1TR
APPLICATION TYPE	Householder Planning Application
LOCAL AUTHORITY	North Hertfordshire District Council
DATE	28 th September 2026

1. Introduction

This Planning Statement has been prepared in support of a Householder Planning Application at 45 Ickleford Road, Hitchin, Hertfordshire, SG5 1TR. The application seeks permission for a single-storey side infill extension; a loft conversion incorporating an L-shaped rear dormer, the raising of the ridge by 300mm and a new parapet; the installation of rooflights to the front and rear roof slopes and to the roof of the existing single-storey rear extension; and associated alterations to fenestration.

The proposal has been carefully designed to provide additional living accommodation for the occupants while respecting the character of the existing dwelling, the surrounding streetscape, and the amenity of neighbouring properties.

2. Site Description

The application site comprises a two-storey semi-detached dwellinghouse located on the western side of Ickleford Road in Hitchin. The surrounding area is predominantly residential in character, comprising a varied mix of detached, semi-detached and terraced dwellings of differing ages and architectural styles. The subject dwelling benefits from an existing single-storey rear extension. Large single-storey rear extensions and L-shaped dormers are a common feature on this side of Ickleford Road.

3. Proposal Description

The proposed single-storey side infill extension would adjoin the original two-storey rear outrigger projection and the existing single-storey rear extension. The resultant single-storey element would be comparable in scale and design to a number of existing rear extensions located on this side of Ickleford Road, including at nos. 35, 43, 44, and 52 Ickleford Road, among others.

The proposed L-shaped rear dormer would be comparable in scale to others found on this side of Ickleford Road including nos. 39, 42, 43, and 52 Ickleford Road. The proposal would include the raising of the existing ridge height by 300mm to achieve sufficient floor-to-ceiling height. The principle of

raising the roof ridge has been established by the planning consents at nos. 39 and 44 Ickleford Road (refs. 23/01968/FPH and 23/02247/FPH). Both of these approved planning applications included the introduction of a new raised parapet to partially conceal the increased ridge height. This proposal would similarly incorporate a new raised parapet.

4. Design and Appearance

The proposed works would be consistent in scale and design with previously approved extensions at other properties on this side of Ickleford Road. The proposed extensions are sympathetically designed and would read as subservient to the subject dwelling. The dormer would be clad with tiles that match those of the existing roof.

5. Neighbouring Amenity

Given its modest scale, and its position adjoining the existing single-storey rear extension, the proposed infill extension would not result in any material loss of light, outlook or privacy to neighbouring occupiers.

The new window opening proposed in the southern flank elevation would serve the ground floor only and would replace two existing openings in the same elevation. The new side infill extension would also include new windows and a new door to the side elevation. Both elements would face the boundary with no. 44 and would afford no greater degree of overlooking than the existing arrangement.

The proposal would therefore not result in any loss of privacy to neighbouring dwellings.

6. Conclusion

The proposed single-storey side infill extension and L-shaped rear dormer extension represent sympathetic and proportionate additions to the host dwelling which respect the established character of the area and do not result in harm to neighbouring amenity.

For these reasons, it is respectfully requested that planning permission be granted for the proposed development at 45 Ickleford Road, Hitchin, SG5 1TR.