

Design and Access and Planning Statement

30 June 2025

PROPOSAL: Variation of condition 2 (in accordance with the details), roof design changes and minor fenestration alterations to approved two storey side extension under 24/02760/FPH on 27/01/2025.

SITE LOCATION: 5a Mount Pleasant, Hitchin, Hertfordshire, SG5 2BG

The existing site is a two storey detached house with a pitched roof. The house is accessed via private road from Mouth Pleasant which serves to four detached houses. The house is set-back and secluded and not visible from a highway.

A planning permission 24/02760/FPH was approved on 27 January 2025 for 'Raise roof height of existing side extension and part first side extension above. Alterations to fenestration'.

The proposal was first floor side extension with a pitched roof, and to increase the height of the eaves and flat roof and alterations to openings and the front elevation of a flat roof single storey side projection of the dwelling. During the construction, the engineers come across the issues and had to deviate from the approved plans. The below explanation is given as a reason from engineers:

"The reason the side extension roof was constructed with a combination of flat and pitched sections is that, had the contractor followed the original plan and built a fully pitched roof, it would not have been possible to achieve the same dropdown detail as per the design or to gain sufficient headroom. This is due to a discrepancy between the offset of the main roof and the extension roof rafters, which differs from the offset between the main front wall and the extension front wall. Additionally, another contributing factor is that, while there is an offset between the front main wall and the extension front wall, the rear extension wall is flush with the rear main wall. As a result, if the builder attempted to match the rafter angles and maintain the lowered ridge line as shown in the plan, it would not have been feasible to preserve the same pitch angle at the front due to the differing wall alignments."

ADA Group

Wenta Business Centre, Suite 220, 1 Electric Avenue, Innova Park, Enfield, EN3 7XU

M: 07927 745 659

E: info@adagroup.org.uk **W:** www.adagroup.org.uk

The changes from the approved plans are shown in red in plans as below:



As seen above, the changes to the approved plans have occurred due to technical necessities. However, the changes to the approved scheme would still make the first floor side extension subordinate and lower than the main roof ridge and will be set in

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from the front wall of the dwelling. The side wall of this extension will still be set in from the side boundary with No 5 and not cause any terracing effect and will not harm the character and appearance of the locality. The proposed alterations still comply with policies D1 and D2 of the Local Plan.

As the side window would be frosted and neighbouring house no 5 is obscured by trees and vegetation, there would be no harm to this neighbour's privacy or amenity and complies with Local Plan policy D3.

In the light of the all of the above, the proposed changes to the approved plans are minor material amendments and would not result in harm to neighbours or area and expected to be supported by the Council.

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