

DESIGN & ACCESS STATEMENT

22/07/2025



Prepared For :

19 Bedford Road, Letchworth Garden City, SG6 4DJ, UK

The proposal is for an infill side extension with two small rooflights to provide natural light.

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INTRODUCTION

19 Bedford Road in Letchworth Garden City is in the Eastern region of England. The postcode SG6 4DJ, is part of the Letchworth Wilbury ward which is in the constituency of North East Hertfordshire. This area contains predominantly of semi-detached housing. The local authority is the North East Hertfordshire.

Householder Planning Permission is sought for:

The proposal involves an infill side extension with two small rooflights to provide natural light.

THE SITE & SURROUNDING AREAS

The area containing Bedford Road, Letchworth Garden City, SG6 4DJ consists predominantly of semi-detached housing, which can be an indicator of an affluent neighbourhood.

The property 19 Bedford Road is a double-storey, semi-detached house. It is not listed, nor is the site located in a designated conservation area or Green Belt.

PLANNING HISTORY

N/A

EXISTING STRUCTURE

The House is accessed via Bedford road. The property is a semi-detached house. The existing property is a two-storey dwelling featuring a well-structured layout. The ground floor comprises a living room, a dining room accessible via the hallway entrance, and a separate kitchen. Additionally, there is a conservatory situated at the rear, providing extra living space.

PROPOSED STRUCTURE

The proposed design includes an infill side extension to the existing dwelling, with only a 400mm setback from the front side of the porch, intended to provide additional functional space on the ground floor. This extension is specifically designed to accommodate a new utility room and a shower room. To enhance natural light, two small roof lights will be added to the adjacent dining room. The design is simple and functional, ensuring seamless integration with the existing structure.

PLANNING POLICY CONTEXT

The NPPF emphasizes the importance of making effective use of the land. Paragraph 117 states, 'Planning policies and decisions should promote effective land use in meeting the need for homes and other uses while safeguarding and improving the environment and ensuring safe and healthy living conditions.' The proposed development aims to utilize the existing land effectively in accordance with the NPPF to meet the growing needs of the family.

Paragraph 127(c) of the NPPF emphasizes that planning policies and decisions should ensure that developments are sympathetic to the local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. The proposed development is designed to be sympathetic to the local character of the area in line with the NPPF.

North Hertfordshire Local Plan 2011-2031

Appendix 5: Letchworth Garden City Design Principles :

SECTION THREE - DEVELOPMENT MANAGEMENT POLICIES :

9. Design :

9.16 For development proposals in Letchworth Garden City reference should be made to the Letchworth Garden City Design Principles set out in Appendix 5 of this Plan.

Policy D2: House extensions, replacement dwellings and outbuildings

Planning permission for house extensions will be granted where:

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; and

The extension has been designed to match the original house in a simple and respectful way. It is smaller in size, so it doesn't overpower the main building.

The roof follows the same shape and height as the existing one, and the windows are similar in style and size. The same materials and window frames have been used to make sure it blends in well. The extension also follows the same direction as the main house and doesn't change how the front or back of the property looks in relation to neighbouring homes.

b) The extensions do not dominate adjoining properties and: ii. there is an appropriate distance between the proposed extension and the windows of the adjoining properties; and iii. spacing between buildings ensures there is no harm to the character and appearance of the streetscene.

The proposed extension at 19 Bedford Road has been designed to avoid dominating any adjoining properties. It maintains a 1-metre distance from the site boundary, which helps preserve space between buildings and prevents any sense of overbearing or crowding.

ii. There is an appropriate separation between the extension and the windows of nearby properties, which helps protect neighbours' access to natural light and maintains privacy.

iii. The 1-metre gap from the boundary, along with the modest scale of the extension, ensures that the overall spacing between buildings is maintained, avoiding any negative impact on the character and appearance of the street scene.

ACCESS

The main entrance will remain unchanged and unaffected by the proposals, continuing as before.

MATERIALS

The materials used will remain the same as those in the existing structure, ensuring that the proposed design is indistinguishable from the current building.

CONCLUSION

The purpose of the application is for an infill side extension with two small rooflights to provide natural light. The proposed development is designed with consideration of the policies set out in the NPPF and the North East Hertfordshire Council.

Therefore, it is requested that the Local Authority grants planning approval for the application.

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