

## **Supporting Planning Statement**

### **As Built Amendments to Approved Extensions and Alterations at 4 Alexandra Road, Hitchin**

Reference is made to planning approval 24/01192/FPH - 11.07 2024, including drawings NCA.368.PL002A, NCA.368.PL003A, NCA.368.PL004A, NCA.368.PL005, NCA.368.PL006 and NCA.368.PL007

This planning application for as-built amendments to the above planning permission is submitted at the request of North Herts Council (NHC).

It includes drawings NCA.368.PL015, NCA.368.PL016, NCA.368.PL017 and NCA.368.PL018.

The application refers to the following as-built amendments:

#### **1. Amended ground floor window on the west elevation of the rear/side extension**

- The original house included a west facing kitchen window with clear glazing.
- The planning permission included two new windows with clear glazing on the west elevation of the extension.
- Following planning permission, the kitchen layout was revised as part of design development and during construction the two approved windows were omitted and replaced by a single window the same size as one approved window and in the location of the other approved high level window.
- This window was viewed by an NHC officer during construction and it was agreed to install obscured glazing to avoid any potential overlooking.
- In addition, a new replacement timber boundary fence of between 1.8-2.0m high was installed, replacing the original fence that was about 1.5m high.

#### **2. New patio area on north side of rear extension**

- The site generally falls from the front (south) to the rear of the property (north).
- Prior to construction, the property was derelict and much of the rear garden area was overgrown/covered in debris and inaccessible for surveying.
- The rear of the original house and approved proposal drawings show an external ground level of about 300mm below the ground floor finished floor level (FFL).
- The original garage was to be demolished as part of proposals with the exception of the brick wall on the boundary. The garage had an FFL of about 150mm below the FFL of the house.

- During construction, it was found that the original garage side wall sat directly on the ground floor slab and it was decided to retain the slab to avoid the need to demolish the boundary wall.
- The final ground level around the rear/side extension therefore was dictated by the level of the remaining garage floor slab, and is between 200-250mm higher (allowing for falls and finishes) than originally proposed, but only 50-100 higher than the original garage floor level.
- A paved patio area to the rear of the extension was formed of about 3.2m in depth as part of the external works and which covers the garage floor slab. This depth of patio is less than the depth of the ground level shown on the approved planning drawings.
- The external garden area was also scraped of debris, levelled and prepared with new top soil for the laying a new lawn. This likely slightly reduced the level of the rear garden at the southern end adjacent to the new patio area.
- The retention of the garage floor slab and levelling the lawn area has resulted in a step down of about 600mm at the back of the rear patio area.
- From aerial photographs, there appears to be a step down in levels in a similar location to the rear of the adjoining property at No.3.
- The new patio area is screened from neighbouring properties by the retained former garage wall and existing planting to the west and new timber fencing at both boundaries.

End