

Planning Statement for Proposed Two-Storey Side Extension at 33 Keats Way, Hitchin, SG4 ODP

The Applicants seek planning permission under a householder application for the erection of a 2-storey **side extension**, incorporating a front porch. This proposal includes the removal of the existing flat-roof front porch, which will be replaced with a lean-to roof design. The extension is designed to improve the property to accommodate 21st-century living standards and specifically to meet the evolving needs of the Applicants' family.

This statement outlines the proposal to extend the existing property at 33 Keats Way, Hitchin, SG4 ODP, in a manner that aligns with local planning requirements and complements the character of the surrounding area

The applicants, recently moved into the property after living in London for 10 years. They chose Hitchin due to its vibrant and welcoming community, proximity to immediate family in Letchworth, and the availability of excellent local schools. The applicants are committed to settling in Hitchin and envision raising a family in this area. However, the existing property, a two-storey, two-up, two-down semi-detached home, is insufficient in size to accommodate their future needs.

To address this, the applicants propose a two-storey side extension, approximately 4m wide. The extension is intended to create additional space for family living by providing:

- **Ground floor:** An expanded kitchen, a utility room, and a study.
- **First floor:** Two additional bedrooms and a family bathroom.

Context and Rationale

The proposed side extension is carefully designed to harmonise with the architectural character of the existing property and surrounding area. The Applicants submit that upgrading and improving older properties is essential to maintaining high-quality housing stock and adapting homes for modern living.

As the property is situated at the end of a row of semi-detached houses, it benefits from a unique location that ensures the proposal will not adversely affect neighbouring properties in terms of overshadowing or right-to-light issues. The Applicants have taken great care to ensure the design respects the amenities of immediate neighbours and enhances the overall appearance of the property and street scene.

This submission includes examples of nearby properties with similar developments, reinforcing the compatibility of the proposal with the local context.

Design & Materiality:

The side extension and porch will use materials (brickwork, roof tiles, and glazing) that match the existing property, ensuring consistency with the architectural character of the area. The applicant will look to reuse bricks from the dismantling of existing walls, as well as the use of existing windows where possible. Proposed windows will be a like for like of double-glazed white PVC windows to match the existing windows. The roof tiles

used for the new lean too roof and the side extension will be sourced to match existing roof tiles.

Scale and Massing:

The side extension and lean-to porch are modest in scale and designed to ensure they are subordinate to the host dwelling and the needs of the applicant to enhance the space required for the new additional rooms.

The lean-to roof replaces the flat-roof front porch, enhancing the overall appearance of the property. Not only does this type of roof promote a cleaner architecture to the front elevation but it does upgrade the deteriorating flat roof construction that is currently in place.

Privacy and Light Impact:

As the property is at the end of the row and corner property to the street, the proposed development will not cause overshadowing or right-to-light issues for the immediate neighbours. This ensures compliance with planning policies relating to neighbour amenity and does not adversely change the overall look and feel of the street scene on Keats Way and is consistent with nearby properties that feature similar extensions, preserving the character of the area.

Relevant Local Examples

The following nearby properties demonstrate clear precedents for similar extensions and alterations, supporting the proposed design:

1. 10 Keats Way, Hitchin SG4 0DR (75m away):

A 2.5m double-storey rear extension with three additional windows (front, rear, and side). The front door was repositioned from the original porch area, which has been repurposed as a storage cupboard.



2. 16 Keats Way, Hitchin SG4 0DR (135m away):

A 4m double side extension that incorporates a ground-floor garage and a pitched roof, blending seamlessly with the existing roofline.



3. 18 Keats Way, Hitchin SG4 0DR (135m away):

A roughly 3.5m double-storey rear extension and a single-storey front elevation incorporating a pitched roof that matches the existing tilework, as per the approved application.



4. 29 Kipling Close, Hitchin SG4 0DU (160m away):

A full-width, two-storey side extension and single-storey wrap-around rear extension with a pitched roof. This design integrates modern functionality with a harmonious appearance in the local area.



5. 8 Keats Way, Hitchin SG4 0DR (77m away):

A single-storey side extension, including a front porch with a pitched roof, complementing the original structure.



These examples highlight that side extensions, porches, and pitched roof designs are common and acceptable within the local area. The proposed development reflects similar design elements, ensuring compatibility with its context.

Conclusion

The proposed development has been carefully designed to enhance the functionality and appearance of the property while respecting the local context and neighbouring properties. By incorporating design elements commonly seen in the area, the proposal ensures consistency with the character of the street scene and local planning requirements. The overall scale of the development ensures that the applicants can upgrade the house to their future needs of raising a family in the community and accommodate the needs of a modern family.