

Alterations and Extension to
51 Ickleford Road, Hitchin

Design and Access Statement
April 2026



1. Introduction

This Planning, Design and Access Statement has been prepared in support of a householder planning application for alterations and a side / rear extension to 51 Ickleford Road, Hitchin.

The statement describes the site and surroundings, outlines the proposed development, and demonstrates how the scheme accords with relevant policies of the North Hertfordshire Local Plan (2011–2031) and the National Planning Policy Framework (NPPF).

2. Site and Surroundings

The application site comprises a two-storey semi-detached dwelling located on the western side of Ickleford Road within a predominantly residential area of Hitchin.

The property includes a two-storey rear outrigger and a single-storey rear projection. The adjoining property at No. 52 has been extended and features an L-shaped rear dormer; a single-storey rear extension that wraps around the existing outrigger, and rooflights to the principal elevation.

The surrounding area is characterised by a consistent pattern of semi-detached dwellings of similar scale, form, and appearance. Domestic extensions—including rear additions, roof extensions, and outbuildings—are a common and established feature within the locality, including along Ickleford Road, York Road, Bearton Road and Periwinkle Lane.



Aerial view of developments to Ickleford Road, York Road, Bearton Road



Aerial view of neighbouring properties - Images courtesy of Google

3. Description of Development

The proposed development comprises:

- Demolition of the existing single-storey rear projection;
- Erection of a single-storey rear extension incorporating rooflights;
- Removal of existing stone cladding to the front elevation;
- Application of white render to the front elevation;
- Replacement windows and doors;
- Internal alterations to improve layout and energy efficiency;
- Associated external works.

4. Design and Appearance

4.1 Design Approach

The design has been informed by the character of the host dwelling, the adjoining property, and the wider street scene.

The proposed extension is modest in scale and subordinate to the host dwelling. Its form and massing reflect the established pattern of development within the area, particularly the adjoining property at No. 52.

A mono-pitch roof form has been selected to achieve a coherent relationship with the neighbouring pitched roof, resulting in a balanced and visually integrated composition. A dual-pitch element to the rear, facing the garden, reflects the form of the neighbouring extension and further reinforces visual consistency between the properties.

4.2 Materials

The proposed materials include white rendered elevations and a slate roof with rooflights. These materials reflect those used on the adjoining property and are considered appropriate to the character of the area.

5. Impact on Character and Appearance

Policy SP9 and Policy D1 of the North Hertfordshire Local Plan require development to respond positively to its context and to achieve a high standard of design.

The proposed development is considered to comply with these policies as it:

- Reflects the established form and pattern of development;
- Is proportionate and subordinate to the host dwelling;
- Utilises a high-quality and consistent material palette;
- Preserves the character and appearance of the street scene.

The extension is located to the rear and will not be prominent in public views.

6. Residential Amenity

Policy D3 of the Local Plan seeks to ensure that development does not result in unacceptable harm to neighbouring amenity.

Due to its modest scale, appropriate height, and siting, the proposed development will not result in any unacceptable impacts in terms of:

- Loss of daylight or sunlight;
- Overbearing impact;
- Loss of privacy.

The proposal is therefore compliant with Policy D3.

7. Planning History and Precedent

Planning permission (ref. 18/00128/FPH) was granted for a comparable extension at the adjoining property, No. 52 Ickleford Road.

That scheme was found to be acceptable in terms of design, scale, and impact on amenity, and to comply with both local and national policy.

The current proposal follows a similar design approach and is therefore consistent with this established and directly comparable precedent.

8. Sustainability and Improvements

The proposed development includes internal alterations and fabric improvements which will enhance the thermal performance and overall efficiency of the dwelling.

This aligns with the objectives of the NPPF to support sustainable development.

9. Conclusion

The proposed development represents a modest and well-designed extension that responds appropriately to its context.

It is considered to:

- Comply with Policies SP9, D1, and D3 of the North Hertfordshire Local Plan;
- Preserve the character and appearance of the area;
- Protect neighbouring residential amenity;
- Reflect an established and accepted pattern of development, supported by a clear planning precedent.

Accordingly, the proposal is considered to represent sustainable development in accordance with the NPPF, and planning permission should be granted.

Site Photographs



Street view along Ickleford Road



Stone clad No. 51 alongside its white-rendered adjoining neighbour (No. 52).



2 No. rooflights can be seen within the slate-covered roof of No.52



Stone cladding to the front elevation



Rear garden view back towards the house



Yellow facing brick of original house. Rendered single-storey elements



Side-rear extension of No.50- height 3m at boundary (date unknown)



Rear view of Nos. 50-53 including L-shaped rear dormer at adjoining neighbour of No.53



Side/rear extension at No.50 (with rooflight)



Rear garden (currently overgrown)



Adjoining No.52 with clean, white render finish and double-glazing)



White render extension of No.52 along the boundary



Stepped roof profile of No.52s' single-storey extension



Rear view of No.50s' side/rear extension (date unknown)



L-shaped rear dormer at No.52, finished in slate grey tile hanging



Existing concrete base to the rear of No.51