Planning Statement

Roof terrace single-storey home office

Apartment 14 Church View, Portmill Lane, Hitchin SG5 1EU

Prepared by

EHW Ltd | Chartered Architects & Designers

On behalf of

Ms. T Grainger

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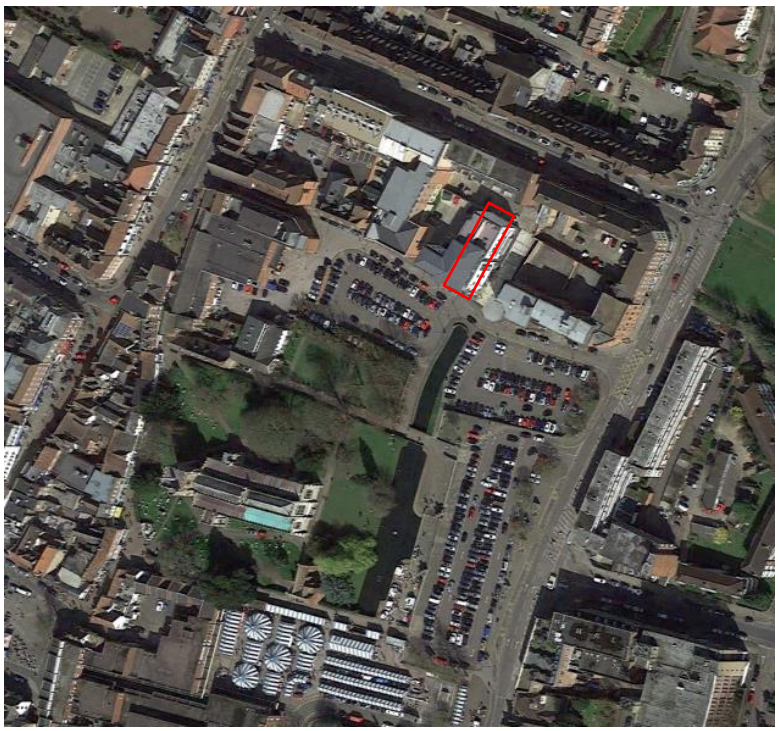
Introduction

This statement has been written to ensure that the principle of this proposed development provides a scheme which has been considered to its appropriate level and against the relevant policies and guidance as stated in Government advice.

Site Analysis

The application site is located at the centre of Hitchin, situated directly east of the high street and just north of the historic St Mary's Church, overlooking its grounds. It sits on the top floor of Church view; a contemporary 4 storey building, on the north side of Portmill lane, with an approximate area of 259 square metres.



Site Plan

Proposal

The proposal seeks permission for the erection of a single-storey home office at the end of apartment 14's roof terrace, with no other alterations to the existing building.

The aim for the proposal of the home office is, to not only provide an additional mixed used space, but also to give a pleasant focal point to the wide-open roof terrace, with minimum impact to both the host and neighbouring properties.



Existing roof terrace

Scale

The proposed home office will be a small 15 square metres studio, to be built at the end of a very generous 87 square metres roof terrace. Also, as it will be set back from the edge of the building, the proposed office will not be visible from the road, minimizing the effect of the proposal, visually.

Appearance

The home office will take an elegant contemporary approach, containing a large glazed door opening wrapping around one corner of the studio; maximising the natural southern daylight and the key views of the terrace. The contemporary approach to the roof and external finishes will compliment the existing fabric of the main property, whilst ensuring virtually no visual impact to any neighbouring property, especially noting the existing 2m high screen wall separating the adjoining apartment.

Access

The proposal will not affect any pedestrian or vehicular access to the site.

Conclusion

The additional area will provide a general-purpose space with beneficial separation from the main home. The design of the proposal has been given careful consideration in order to provide a positive contribution to the existing space of the property, while making sure it will have no adverse effect or impact to the surrounding area, which is comprised mainly of car parking & the rear of largely commercial premises.





Existing surrounding area

Although there hasn't been any other planning permission like this one in the surrounding area, we hope that the Council can see the positive contribution it will make to the property and its owner and will support this proposal.