

North Herts Council  
Planning Department  
Sent via Planning Portal

2<sup>nd</sup> May 2025

**Proposed development: Erection of two garden room outbuildings to rear garden**

**Site: Greyfriars, Hitchin Hill, Hitchin, SG4 9AJ**

Dear Sir / Madam,

An application for planning permission is hereby submitted via the Planning Portal, for two garden room outbuildings to the rear garden of the above property.

The application for planning permission is only required due to permitted development rights being removed for the property, including outbuildings. If sited further away from the boundary for one outbuilding, they would otherwise be permitted development.

**Design and Access Statement**

The application comprises of the following documents:

- Application Form
- Cover letter / Design and Access Statement
- Location plan (Planning Portal)
- PL01 - Existing site plan
- PL02 - Proposed site plan
- Outbuilding A - Proposed plan - elevations – visualisation
- Outbuilding B - Proposed plan - elevations – visualisation
- Photograph – View of rear garden area
- Photograph – Location for Outbuilding A
- Photograph – Location for Outbuilding B to replace shed

The site comprises a semi-detached dwellinghouse, with a very spacious sized rear garden, located off Hitchin Hill within the main urban area of Hitchin. The site contains no listed buildings but is located within the Hitchin Conservation Area. The whole building was once one detached dwelling and has since been sub-divided into two semi-detached properties.

The proposal is for two garden room outbuildings for general recreation and home office use. Outbuilding A would measure 6.5 metres in width, 4 metres in depth, with a pitched

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roof to 4 metres in height. Materials are proposed of corrugated cladding in Juniper Green to the elevations and roof, with matching green aluminium windows and doors.

Outbuilding B would measure 3.5 metres in width, 3 metres in depth, with a flat roof to 2.5 metres in height. Materials are proposed of black timber cladding and black corrugated cladding, with black aluminium windows and doors.

The outbuildings would be located at the bottom of the main rear garden area, as shown on the Proposed site plan. Outbuilding B will replace an existing shed.

The sensitive size and high-quality design of both buildings is considered to have no adverse impact upon the character and appearance of the Conservation Area, as a designated heritage asset.

The rear garden is of a generous size and the buildings would nestle well into this rear part of the garden. The location would be distant from all other dwellings to not affect their setting. Ample garden area would remain for the enjoyment of the occupiers.

Trees would be unaffected by the outbuildings. The installing garden room company are to use the EasyPad system for Outbuilding A, with no main foundations at all in the ground. Outbuilding B would be sited on existing hardsurfaced base of the existing shed. Therefore, the health and amenity of all trees in the locality, will be unaffected by the works.

In regard to any impact upon the living conditions of nearby occupiers, there would be no adverse impacts. With the significant distance from all properties, the primary amenity areas and rear elevations of the neighbouring properties would be unaffected.

It is therefore considered that no harm would result from any loss of light, privacy or dominance for neighbouring occupiers. Access is unaffected by the proposal.

Overall, the application buildings are considered to be of high-quality design and materials, with a size and form suitable for the location and context of the site, causing no harm upon its surroundings, or the character and appearance of the Conservation Area.

As such, the proposal is acceptable for the grant of planning permission accordingly. Please contact me should you require any further information.

Yours sincerely,

*James Gran*

Director

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