

M Scott / Architectural Design

Design and Access Statement

For

Proposed Ancillary Family Accommodation

At

20 High View, Hitchin, SG5 2HL.



M Scott Architectural Design Ltd

Bancroft House, 34 Bancroft, Hitchin, Herts SG5 1LA

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Company Registration number - 14893661

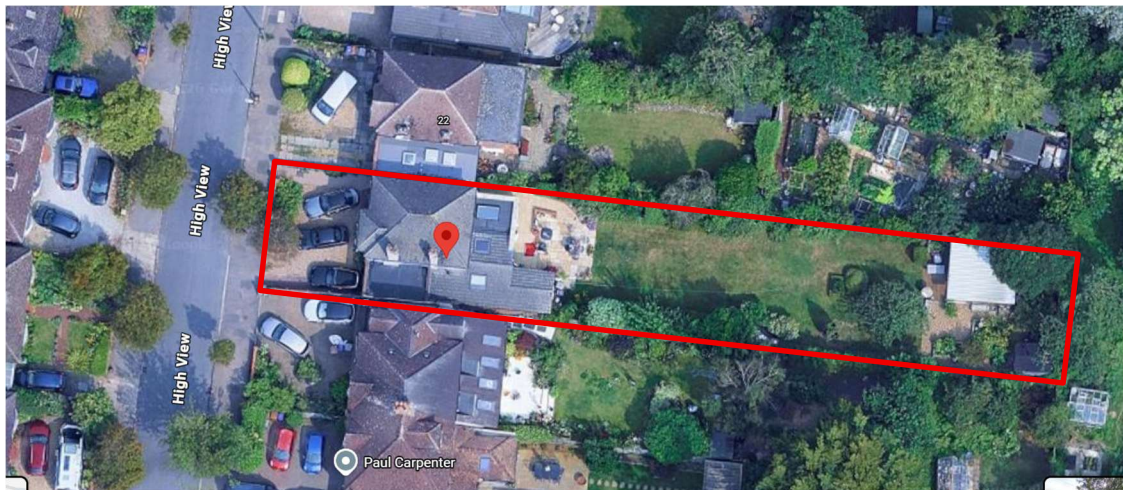
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1. Introduction

- 1.1. This statement has been prepared in support of a planning application for proposed ancillary family accommodation within the rear garden of 20 High View, Hitchin, SG5 2HL.
- 1.2. The application property has been occupied by the applicant family for over 20 years. The applicants' son and his girlfriend, aged 21, are expecting their first child and currently live within the family home. The proposed accommodation would provide them with a greater degree of privacy and independence as they establish themselves as a young family, whilst allowing them to remain close to their parents for family support.
- 1.3. The proposed accommodation would comprise a double bedroom, nursery, bathroom and living/refreshment space, providing suitable accommodation for the applicants' son, his girlfriend and their child as part of the existing family household. No separate kitchen is proposed.
- 1.4. The accommodation will remain ancillary to the main dwelling and will be occupied by members of the applicant's family only. It will not be separately let, sold or occupied as an independent residential unit.
- 1.5. The proposal has been designed as a modest addition to the existing garden room, providing greater independence for the younger family whilst retaining their close relationship with the main dwelling and the support of the wider family.

2. The Site

- 2.1. No. 20 High View is an existing family dwelling situated within an established residential area. The property benefits from a long rear garden extending approximately 50 metres from the main dwelling.



Google Satellite Street View

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- 2.2. A substantial existing garden room is located at the bottom of the rear garden. The garden room is currently uninsulated and does not provide suitable accommodation for comfortable year-round occupation.



Existing Garden Room



- 2.3. The surrounding area is predominantly residential in character. There are no properties near the existing garden room, with the closest neighbouring property located approximately 30 metres away.



Google Maps Satellite View

- 2.4. The substantial depth of the garden provides a significant separation between the proposed accommodation, the main dwelling and neighbouring properties.
- 2.5. The applicants have spoken with neighbouring residents regarding the proposal, who have indicated that they are supportive of the development.

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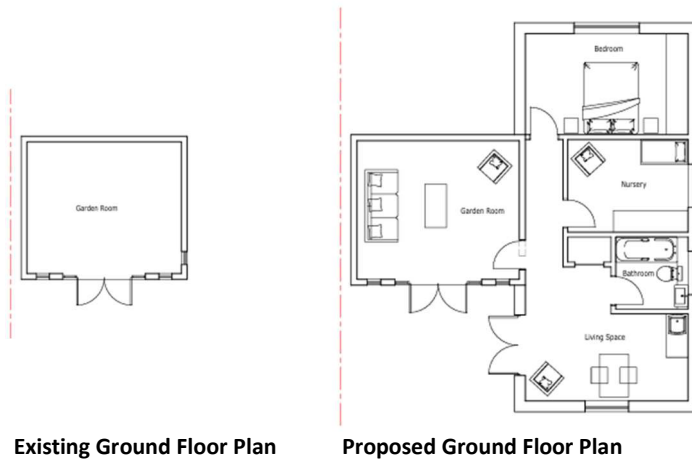
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- 2.6. The proposal has been designed to retain the established garden setting. All existing boundary hedgerows and trees will be retained, except for one existing apple tree which would need to be removed to facilitate construction.

3. The Proposal

- 3.1. The proposal comprises a single-storey extension to the existing garden room to provide ancillary accommodation for members of the applicant's family. The proposal is intended to accommodate existing members of the family rather than introduce an additional household onto the site. The overall number of residents associated with the property would therefore not increase.



- 3.2. The proposed accommodation would provide a double bedroom, nursery, bathroom and living/refreshment space. No separate kitchen is proposed. The accommodation is therefore not designed as a self-contained dwelling and will remain functionally associated with the main family home.
- 3.3. The proposed accommodation is intended to provide the applicants' son, his girlfriend and their child with dedicated sleeping, bathing and living space whilst retaining their close relationship with the main family home. The second bedroom is intended to provide a nursery for the applicants' forthcoming child and will allow the young family to establish an appropriate living arrangement as their child grows.
- 3.4. The proposal also includes improvements to the existing garden room, which is currently uninsulated. The works would improve the thermal performance of the existing structure and allow it to form part of a comfortable year-round family space.
- 3.5. The proposed extension is single-storey in height and has been designed to remain subordinate to the main dwelling and appropriate to its garden setting. The external appearance will incorporate cedar cladding to match the existing garden room, allowing the proposed extension to read as a coherent addition to the existing structure.

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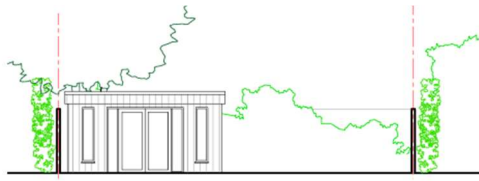
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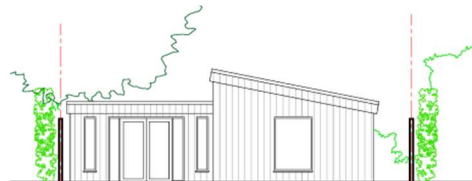
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Existing Front Elevation



Proposed Front Elevation

3.6. The proposed materials are:

Element	Material/ Finish
Windows	Powder-coated, double-glazed metal, anthracite/dark grey, to match existing
Visible walls	Cedar cladding, to match existing
Concealed walls	Cement cladding system
Roof	Corrugated iron, cream, to match existing

4. Ancillary Nature of the Accommodation

- 4.1. The proposed accommodation has been specifically designed in response to the changing needs of the existing family and is intended to remain ancillary to the main dwelling, occupied by members of the applicant's family only.
- 4.2. Consistent with the description set out in Sections 1 and 3, the absence of a separate kitchen, the retention of the existing single vehicular access, and the restriction of occupation to family members together ensure the accommodation cannot function as an independent dwelling. It will not be separately marketed, let, sold or occupied independently from the main dwelling.
- 4.3. No separate vehicular access or independent parking arrangement is proposed. The existing access arrangements serving the main dwelling will also serve the ancillary accommodation.
- 4.4. The accommodation is located within the rear garden of the main dwelling and forms an extension to the existing garden room. The proposal therefore represents an extension and adaptation of the existing family accommodation to meet the needs of the household, rather than the creation of an additional dwelling.

5. Design Considerations

- 5.1. The proposal has been designed as a modest, single-storey extension to the existing garden room, providing ancillary family accommodation within the substantial rear garden.



Proposed Site Plan

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- 5.2. The cedar cladding will match the existing garden room, creating a coherent appearance and allowing the extension to sit comfortably within the garden setting.
- 5.3. The existing garden room will be insulated as part of the works, improving its thermal performance and creating a suitable year-round family space.
- 5.4. The existing trees and boundary hedgerows will be retained, except for one apple tree required to facilitate the development.

6. Neighbouring Amenity

- 6.1. The proposed accommodation is located approximately 50 metres from the main dwelling and approximately 30 metres from the closest neighbouring property.
- 6.2. Its single-storey form, separation from neighbouring properties and retention of existing boundary vegetation will minimise its visual and amenity impact.
- 6.3. The proposal will not result in an unacceptable impact on neighbouring occupiers through loss of privacy, outlook, daylight or sunlight, or excessive overshadowing.

7. Access and Parking

- 7.1. No changes are proposed to the existing vehicle or pedestrian access arrangements.
- 7.2. Access to the accommodation will be via the existing family property or single side gate. No new vehicular access is required.
- 7.3. The existing driveway provides parking for approximately four vehicles and will be retained, together with the existing cycle and bin storage arrangements.

8. Conclusion

- 8.1. The proposal provides modest ancillary family accommodation through a single-storey extension to the existing garden room.
- 8.2. The accommodation responds to the needs of the applicants' son, his girlfriend and their forthcoming child, providing greater independence whilst retaining close family support.
- 8.3. The accommodation will remain ancillary to the main dwelling, will be occupied by family members only and will not be separately let, sold or occupied as an independent residential unit.
- 8.4. The proposal is appropriately scaled and designed, with matching timber cladding, limited impact on existing vegetation and no changes to the existing access, parking or servicing arrangements.
- 8.5. The proposal represents an appropriate addition to the existing property and planning permission is respectfully sought.

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