

M Scott / Architectural Design

Supporting Statement

For

Front Porch extension with replacement pitched roof over existing front element and alterations to fenestration to side elevation to facilitate garage conversion.

At

18 Passingham Avenue, Hitchin, SG4 9LD

1. Introduction

This Planning Support Statement is submitted in support of the proposed front porch, replacement pitched roof and alterations to facilitate garage conversion at 18 Passingham Avenue, Hitchin. In April 2025 planning application 25/00641/FPH was refused due to the front extension being too close to the boundary and extending too far forward.

2. Proposal

The proposal is for a porch to the front that replaces the previously refused extension. The front porch complies with the permitted development requirements for a porch being less than 3m square and no higher than 3m. this addresses the previous reason for refusal. The porch is also set in from the boundary further reducing impact on the neighbouring property. The replacement roof is in line with many extensions within the street to similar properties. The garage conversion is also deemed as permitted development under the guidance. Overall to changes are minimal and all withing permitted development excluding the roof that requires planning.

3. Conclusion

The proposed extension is minimal and will not effect the neighbours nor is it overdevelopment given the size of the plot. The proposal should be supported by the council.

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