

DESIGN AND ACCESS STATEMENT



**Cherry Trees, Preston Road, Gosmore,
Hitchin, Hertfordshire SG4 7QS**

April 2026



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1. Introduction

- 1.1 This Design and Access Statement has been prepared by INTOUCH PLANNING Ltd, for: Single storey side extension following demolition of existing porch; alterations to fenestration; enlargement of gravel driveway with paving surround to house; double garage to replace existing outbuildings. The site address is Cherry Trees, Preston Road, Gosmore, Hitchin, SG4 7QS.

2. Site description

- 2.1 The site comprises a two storey detached dwellinghouse, located off Preston Road in Gosmore. The property consists of red brickwork and part render with timber panelling to the elevations and a clay tiled roof.
- 2.2 The dwelling is set back from the highway, providing vehicular access from the highway, with car parking for several vehicles and turning area. The dwelling has been previously extended with a two storey side extension, single storey rear extension and front porch.
- 2.3 The dwellinghouse is set on a spacious plot, is unlisted and is not located within, or adjacent to a Conservation Area. The area is washed over by the Metropolitan Green Belt.
- 2.4 With regard to neighbouring properties, the detached dwelling of The Barn lies to the north and detached dwelling of Woodlands lies to the south.
- 2.5 The following images show the location of the site and photographs of the existing dwellinghouse.



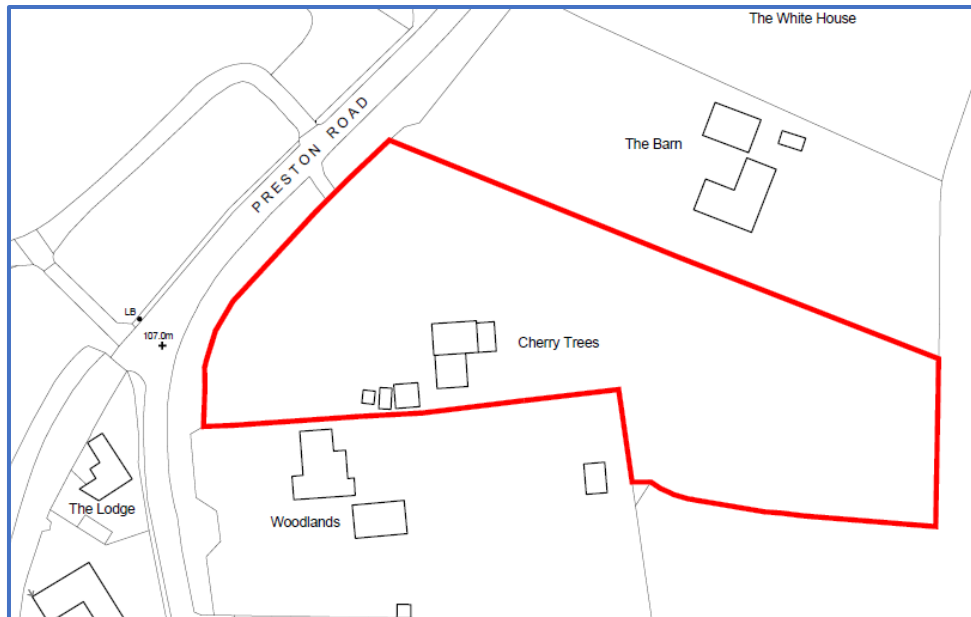


Figure 1 – The application site



Figure 2 – Side elevation





Figure 3 – Rear elevation



Figure 4 – Side elevation



3. The proposal

- 3.1 The proposed development consists of the following:
Single storey side extension following demolition of existing porch; alterations to fenestration; enlargement of gravel driveway with paving surround to house; double garage to replace existing outbuildings.
- 3.2 The single storey side extension would measure 4.8 metres in maximum width, set behind the position of the current porch, with a pitched roof and rooflights. The porch would be replaced for a more spacious entrance lobby, also with pitched roof. The main extension would provide for a bedroom, with a linked en-suite bathroom from the current layout. Alterations to other fenestration is proposed.
- 3.3 A detached double sized garage is proposed to replace the current shed outbuildings, in the same position and set partly below the ground level. This will accommodate one car, storage and a plant room for a new heating system for the house, instead of using internal space of the house. Materials are proposed to match the existing for brickwork and tiles. The gravel driveway would be enlarged to provide improved turning and parking areas, with paving surround to the dwelling.
- 3.4 The proposal consists of the following plans and documents:
Application form
Volume Study_Rev A_25346
Drawings:
PL-10A_Proposed Site _Location Plans
PL-11B_Proposed GF_Plan
PL-12A_Proposed FF_Roof Plan
PL-13C_Proposed Eles_Extension
PL-14_Proposed Eles_Garage



4. Planning Policy

4.1 North Hertfordshire Draft Local Plan 2011-2031

Policy SP1 - Sustainable development in North Hertfordshire

Policy SP5 - Countryside and Green Belt

Policy SP9 - Design and sustainability

Policy T2 - Parking

Policy D1 - Sustainable design

Policy D2 - House extensions, replacement dwellings and outbuildings

Policy D3 - Protecting living conditions

4.2 National Planning Policy Framework

Section 12 – Achieving well-designed places

Section 13 – Protecting Green Belt land

5. Green Belt

5.1 The application site is situated within the Green Belt, and is outside of the boundary of Hitchin and Gosmore. Therefore, the provisions of Section 13 of the NPPF are of relevance. Paragraph 153 of the NPPF advises that significant weight should be given to any harm to the Green Belt that arises from development unless Very Special Circumstances can be demonstrated to outweigh this harm. Paragraph 154 sets out exceptions for development in the Green Belt. Exceptions c) and d) are of relevance in this case:

“Development in the Green Belt is inappropriate unless one of the following exceptions applies:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;”



5.2 A Volume Study is submitted with the drawings package. This sets out the volumes of the original dwelling, the existing additions and the proposed extension and garage, together with a net total increase calculation. The volume is calculated, being the actual and true test of the size of a building and extensions, rather than floorspace.

5.3 The summary of the Study is set out as follows.

- Volume of proposed extension (bedroom & porch) = 114m³
- Minus volume of existing porch = 114 – 23 = 96m³
- Volume of proposed garage above ground level = 116m³
- Minus volume of existing sheds = 116 – 100 = 16m³
- Extension & garage combined = 96 + 16 = 112m³
- In conjunction with previous extensions:
 - Net gain of 241m³
 - 80% increase over original

5.4 It is considered that the total cumulative net increase of 80% of the existing additions and the proposed extension with garage, remains a proportionate total increase over the original dwelling. Moreover, the new garage would be in the same use and not materially larger than the three outbuildings it would replace. The development would therefore accord with exceptions c) and d) of Paragraph 154 of the NPPF.

5.5 The proposal would not be inappropriate development in the Green Belt and, does not conflict with any of the purposes of Green Belts. Therefore, the proposals are considered to accord with Policy SP5 of the Local Plan and, with Section 13 of the NPPF.

6. Design and appearance

6.1 Policy D1 of the Local Plan requires that development proposals respond positively to the site's local context, retain existing vegetation and minimise the visual impact of street furniture and parking provision. Policy D2 of the Local



Plan requires extensions to houses to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

- 6.2 The design and appearance of the addition, alterations and the detached garage, are entirely in keeping with the existing form and character of the dwelling. The fenestration is to replicate the existing but with feature glazed gables. Materials are proposed to match the existing for brickwork and roof tiles.
- 6.3 Due to the set back location and significant spacing between the property and the neighbouring dwellings, there would be no harm at all for the visual amenity of the street scene. The overall design, form and appearance are considered to be in line with the provisions of Section 12 of the NPPF and, with Policies D1 and D2 of the Local Plan.

7. Impact upon neighbouring property

- 7.1 In regard to this consideration, the application dwelling is set a very good distance away from its only neighbouring properties of The Barn and Woodlands. At this significant distance away, the extension and replacement outbuilding, would have no adverse impact by way of loss of light, privacy or any dominance, upon these properties. There would be no harmful impact upon the amenity of neighbouring properties and the proposals accord with Policy D3 of the Local Plan and with Section 12 of the NPPF.

8. Access

- 8.1 Access to the site remains unchanged. The existing gravel driveway is proposed to be enlarged, in order to allow vehicles and delivery vehicles to properly turn and exit in forward gear, without damaging the surrounding grass



areas. Access would therefore only be improved from the proposals. Parking provision is retained as the ample provision of several spaces.

9. Conclusion

- 9.1 In conclusion of the proposed development, the extension, garage and alterations would be proportionate total additions, when compared to the size of the original dwelling and the current outbuildings on site. Accordingly, the proposal constitutes appropriate development in the Green Belt.
- 9.2 The overall form and design are of high quality, in keeping with the character of the host dwelling, using high quality matching materials throughout.
- 9.3 The development would have no harm upon the living conditions of any neighbouring properties by way of dominance, loss of light or loss of privacy. Parking provision is ample as existing on site, with on site turning area improved for occupiers and visitor vehicles.
- 9.4 The proposal is considered to be in accordance with the provisions of the North Hertfordshire Local Plan and the National Planning Policy Framework. The development is therefore considered to be acceptable for the grant of planning permission accordingly.

