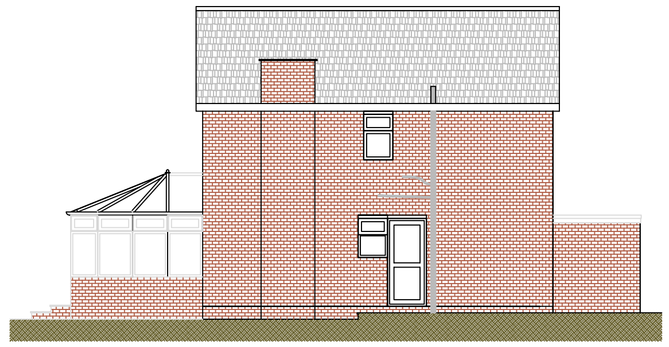
Amended Ground Floor Side Kitchen Extension. No.76, Swinburne Avenue, Hitchin. SG5 2RR

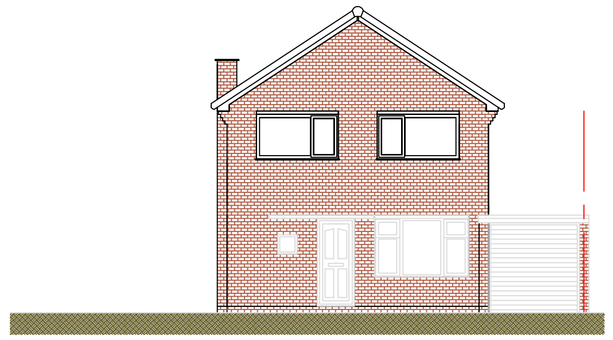
Original Plot size A1. Scales 1:50, 1:100, 1:500



Existing Rear Elevation



Existing Side Elevation

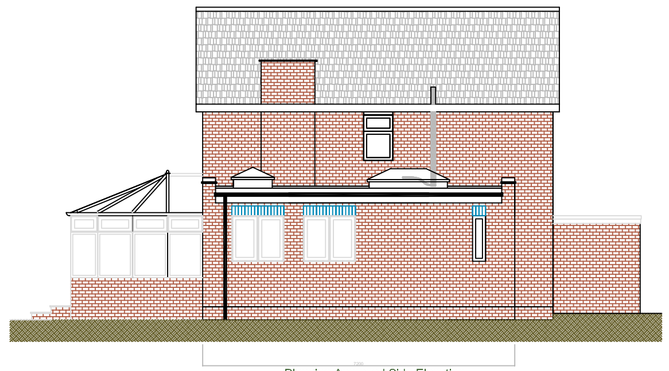


Existing Front Elevation

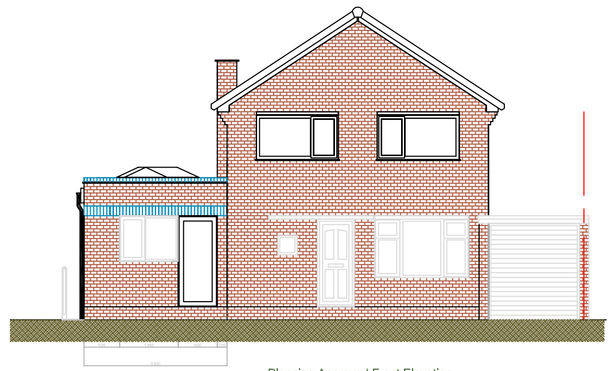
Previous NHDC Planning Ref: 18 / 00130 / FPH



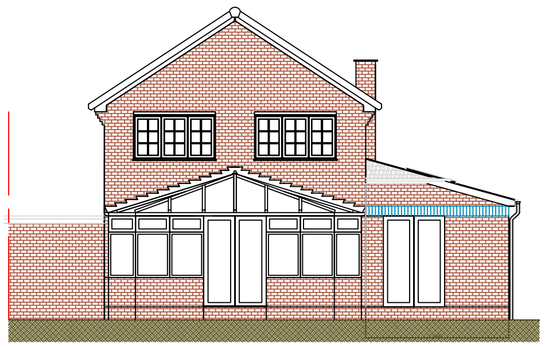
Planning Approved Rear Elevation



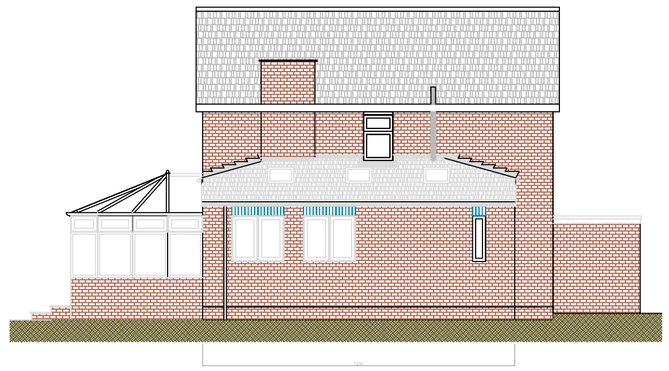
Planning Approved Side Elevation



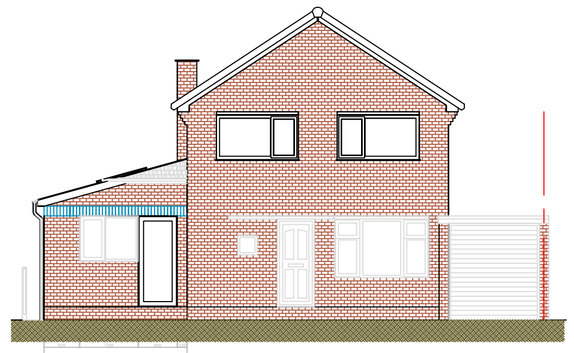
Planning Approved Front Elevation



Proposed Rear Elevation

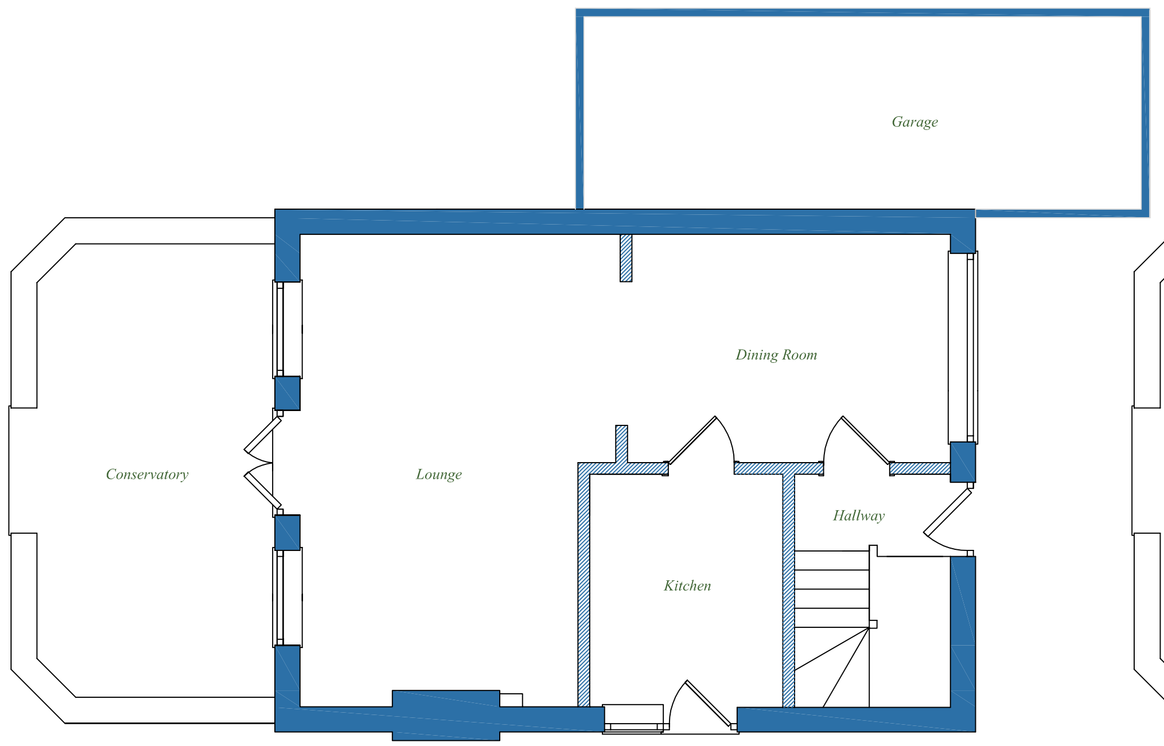


Proposed Side Elevation



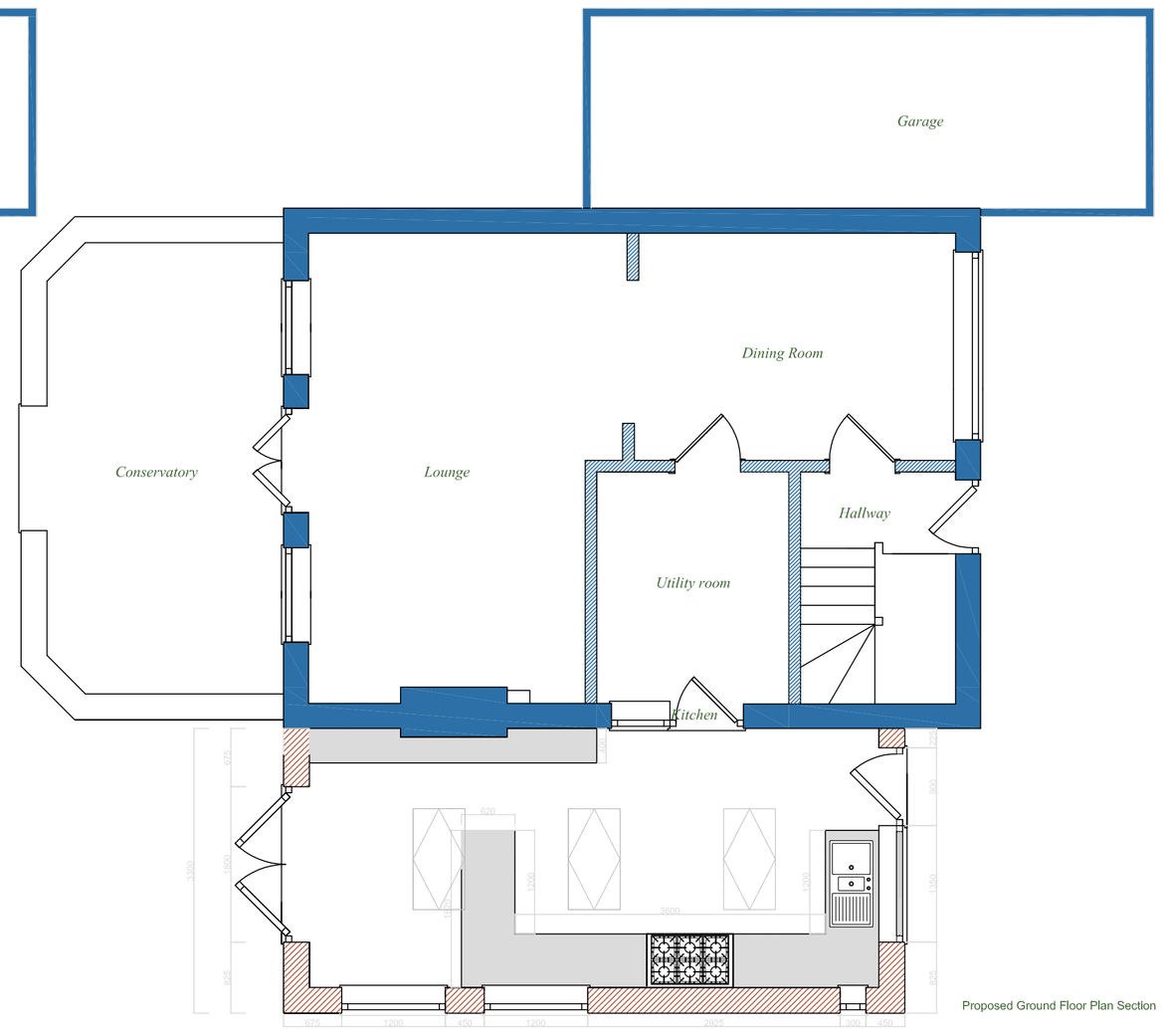
Proposed Front Elevation

Scale 0 1 2 3 4 5 10 metres



Existing Ground Floor Plan Section

Scale 0 1 2 3 4 5 metres



Proposed Ground Floor Plan Section

Design Statement for Householder Development Proposal

This proposal is for a ground floor side kitchen extension. There are no proposals for any demolition of the existing house structure to facilitate this extension. The footprint of the existing building will be increased by 23.76m².

The new proposal has intentionally been inset from the front garden boundary and also keeps to the side boundary to prevent the feel of over development.

The external walls are to be built in faced pointed brickwork to match the existing structure.

The new roof structure will be a lean-to roof pitched at 15° with a plain tile covering. The ends of the roof will be slightly hipped to reduce the extent of the gable wall ends. This is the only change to the previous application under planning refence 18/00130/FPH

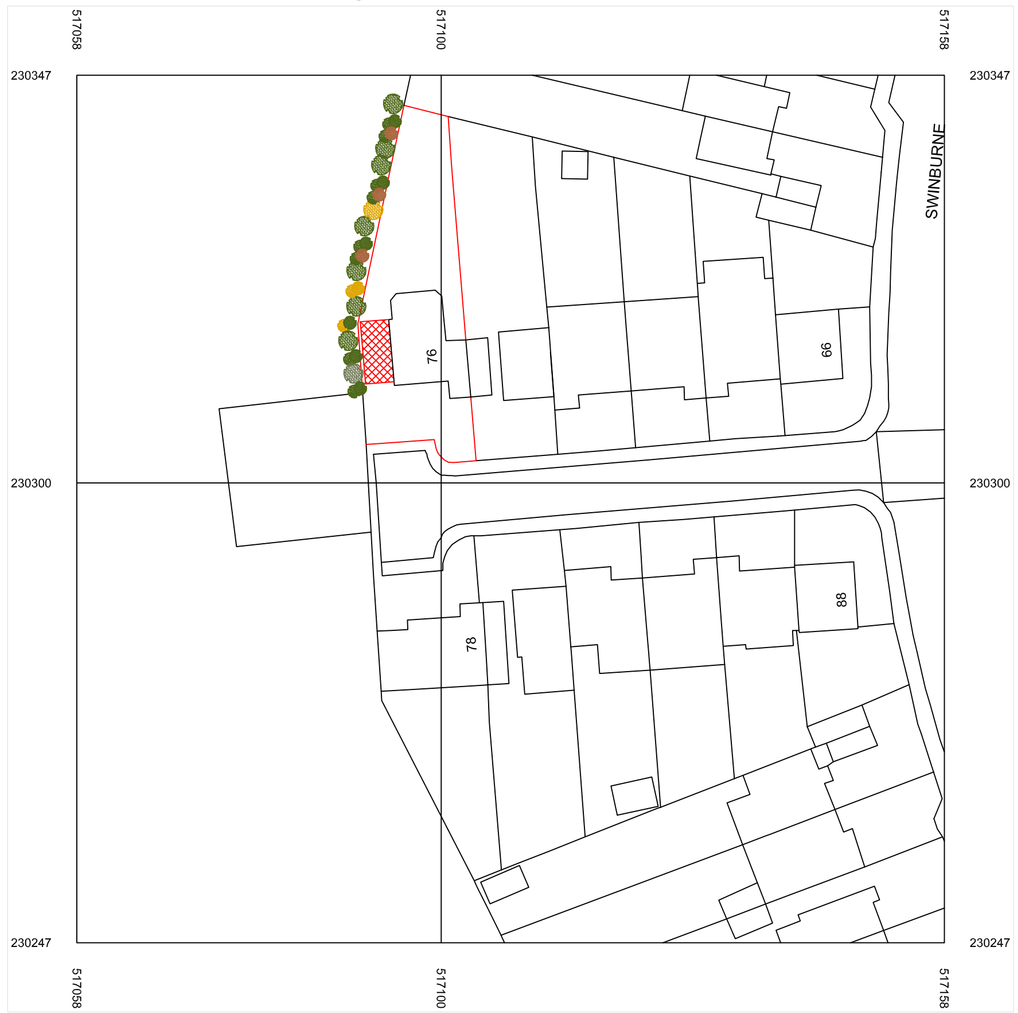
Windows and rainwater goods in PVCu to match existing.

The proposal has taken into consideration the size and scale of the final build when compared with other similar developments in the vicinity, and can be said to align closely with these.

The building has been designed to have a negligible impact on neighbours and the immediate area. This is a ground floor side extension to a double storey house, but consideration has been given to its impact on the neighbouring properties and its presence should not be detrimental to other properties in the immediate area.

There are no issues in respect of sunlight or overshadowing from the proposed development.

76, Swinburne Avenue, Hitchin SG5 2RR Location Plan @ 1:500 Scale



© temperton miller ltd
Architectural & Building CAD Technicians

Mrs. H. Groom,
76, Swinburne Avenue,
Hitchin,
Hertfordshire.
SG5 2RR.

Project: Ground Floor Side Kitchen Extension

Title: Householder Planning Application

Drawn | Checked | Authorised

Date | Date | Date

Drawing Number: TM / HG / 140518 / 01LP

Rev: A

Planning Portal Ref: PP- 06667281

Previous NHDC Planning Ref: 18 / 00130 / FPH