

PLANNING & DESIGN STATEMENT



146 WYMONDLEY ROAD, HITCHIN



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PLANNING & DESIGN STATEMENT

Project Ref: 45399.DH

Client: Mr D Hooper



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Appendix 1 Site Images

1.0 INTRODUCTION:

1.1 Acre Planning Limited has prepared this Planning & Design Statement on behalf of Mr D Hooper (hereafter '*the Applicant*') to support a Householder Planning Application relating to 146 Wymondley Road, Hitchin (hereafter '*the site*').

1.2 This application seeks planning permission for the following development as described on the relevant planning forms:

'Erection of an outbuilding for use as a home office and games room.'

1.3 The purpose of this Planning Statement is to describe the site and the proposed development before establishing how the development proposal complies with the adopted Development Plan.

1.4 The structure of this Planning Statement is as follows:

2.0 Site Assessment - Describes the site and its surroundings and reviews the planning history for the site.

3.0 Policy & Guidance Review - Sets out the local planning policy and guidance context.

4.0 Proposal - Describes in detail the proposed development and provides an assessment/justification regarding planning policy and material considerations.

5.0 Conclusion

2.0 SITE ASSESSMENT:

2.1 Location

- 2.1.1 The site is on a residential street known as Wymondley Road within the settlement of Hitchin. **Figure 1** illustrates the site's position. The site is not located within a Conservation Area or the Green Belt.

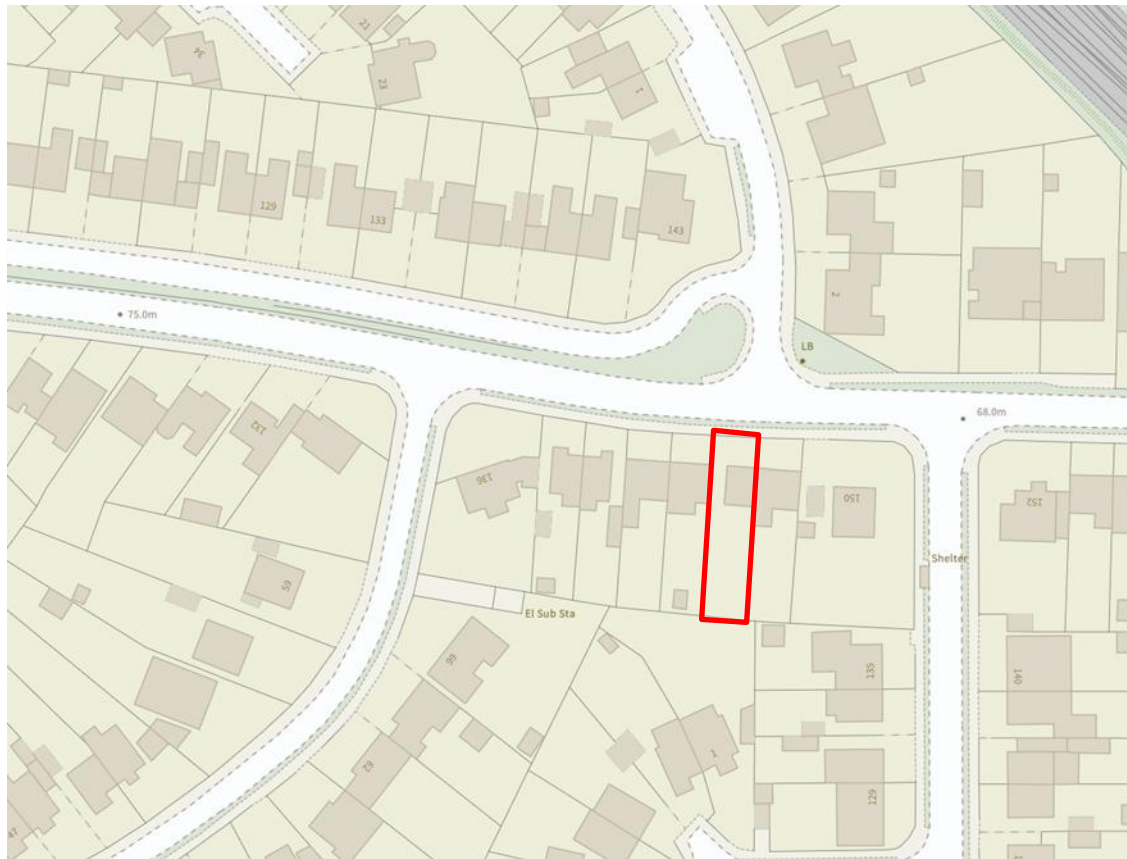


Figure 1: Site Location

2.2 Site

- 2.2.1 The land within the red line, as set out on the accompanying site location plan, consists of the residential curtilage associated with 146 Wymondley Road.
- 2.2.2 The existing property is a semi-detached dwelling with a garden to the south. The property lies adjacent to other dwellings to the east and west. The public highway is to the north of the dwelling.
- 2.2.3 The garden area includes a patio adjacent to the dwelling, a lawn, raised beds, and a patio at the end of the garden with a timber shed sitting upon it. The site is generally level, with timber fencing around the perimeter. As marked on the supporting drawings, there are small

trees/hedges on the southern and eastern boundaries of the site. These are located behind the existing shed and the patio.

2.2.4 Photographs of the application site are included in **Appendix 1**.

2.3 Planning History

2.3.1 Recent and relevant planning history concerning the site includes the following:

- 21/01607/FPH - Erection of front elevation canopy over front door and window, and single-storey side and rear extension. Approved 08/07/2021.

3.0 POLICY & GUIDANCE REVIEW:

- 3.0.1 This section identifies the relevant planning policies within the Development Plan for North Hertfordshire District Council, in line with Section 38(6) of the Planning and Compulsory Purchase Act (2004).
- 3.0.2 In this case, the Local Development Plan consists of the North Hertfordshire Local Plan 2011-2031.
- 3.0.3 Furthermore, material considerations relevant to the proposed development, including the National Planning Policy Framework (NPPF) and accompanying Planning Practice Guidance (PPG) are also applicable to the proposal.
- 3.0.4 Local planning policies and guidance are now reviewed to ascertain their relevance to the location of the site and the development proposal.

3.1 Local

- 3.1.1 The adopted Development Plan is deemed to be generally consistent with the provisions of the NPPF, with the following policies being of relevance to this application:

Local Plan:

- D1 Sustainable Design
- D2 House Extensions, Replacement Dwellings And Outbuildings
- D3 Protecting Living Conditions
- SECN12 Achieving Well-Designed Places

3.2 Principle of Development

- 3.2.1 The development of an outbuilding within the curtilage of an established dwelling is generally acceptable in planning terms. In many cases, the provision of such a structure would be permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). However, planning permission is required for the building to be within 2m of a boundary and over 2.5m in height.
- 3.2.2 In this case, the building would provide an outbuilding for use as an office and games room. This would be an ancillary use to the main dwellinghouse. As such, the proposed use is considered acceptable regarding planning policy.
- 3.2.3 The proposal is considered suitable in principle; however, other policy considerations must be addressed, such as flood risk, design and local amenity. These matters are considered within section 4.0 of this statement regarding applicable local planning policies and guidance as referred to above.

4.0 PROPOSAL:

4.1 Development Details

- 4.1.1 The development proposal includes the erection of a detached outbuilding to be used as an office and games room. The existing shed would be removed; however, the patio would be retained.
- 4.1.2 The key elements of the proposal are now considered:

4.2 Layout

- 4.2.1 The proposed outbuilding would be situated at the southern end of the garden. As mentioned above, the existing shed will be removed. The cabin's positioning will ensure sufficient private amenity space is retained.

4.3 Scale

- 4.3.1 The outbuilding is suitably scaled with regard to the nature of the dwellinghouse, its curtilage, and adjacent structures. It would, therefore, not be overbearing concerning the adjacent dwellings or host property.

4.4 Design & Appearance

- 4.4.1 The elevations of the outbuilding would be finished with timber with shingles to be used on the roof, as per **Figure 2**.



Figure 2: Proposed Cabin

- 4.4.2 It is considered that the proposed outbuilding, in terms of its scale and design, would be in keeping with its surroundings and would not harm the character and appearance of the area.

4.5 Access

- 4.5.1 Access from the highway is unchanged, and parking will not be altered.

4.6 Amenity

- 4.6.1 The proposal would not lead to overlooking, and it would not be overbearing with regard to adjacent dwellings. Using the building as a home office and games room is unlikely to cause amenity issues like noise.

4.7 Flood Risk & Drainage

- 4.7.1 The site is covered by Flood Zone 1 and, therefore, is not at risk of flooding. However, the building will have its finished floor level raised above the ground by 150mm, with a water butt proposed for surface water drainage in addition to a soakaway.

4.8 Landscaping & Trees

- 4.8.1 As per the supporting plans, there are two small groups of trees/hedges beyond the boundary fences.
- 4.8.2 The proposed cabin will utilise the existing patio as a base. Given the existing patio, there would be no disturbance to the root structures of the adjacent planting.

5.0 CONCLUSION:

- 5.1 This application has been prepared to demonstrate that the proposed outbuilding would be acceptable in planning terms.
- 5.2 The proposal takes full account of all relevant planning policies and guidance at both national and local levels.
- 5.3 It has been demonstrated that the proposal would be sympathetic to the local area and that the proposed development can come forward with little or no harm expected with regard to neighbouring amenity or the wider setting.





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