

Design & Statement

85 Westwood Avenue

85WA.DA STATEMENT

May 2026



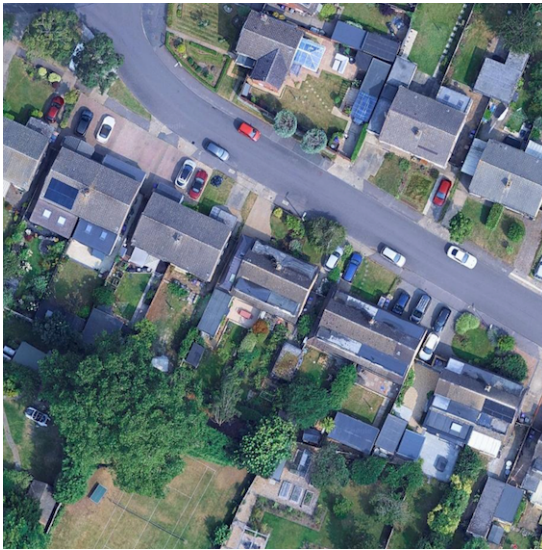
1.0 Introduction

- 1.1 The proposed scheme is for a side, narrow, two-storey extension to 85 Westwood Avenue.

2.0 Physical Context

2.1 Surrounding Area:

The property is located on a c. 8.5 m wide x 32 m deep, broadly rectangular site on the south side of Westwood Avenue in the Passingham Avenue/Westwood Avenue/Willoughby Way estate in Hitchin. The estate was developed by George Wimpey from the mid to the late 1960s. The surrounding buildings in the estate are semi-detached and detached two-storey houses, mainly of two standard types, which George Wimpey built across the country during this period. The first type are semi-detached houses with shallower double-pitched roofs and front, attached, single-storey garages with flat roofs. The second are semi-detached houses with chalet type forms, with steeper double-pitched roofs and wide front and rear dormers with flat roofs. The majority of the houses have been altered and/or extended over time, with garages converted to habitable accommodation, and single and two-storey extensions added to the side and rear. The site is bounded to the north by the road, to the east by 83 Westwood Avenue, to the south by 6 The Beeches, and to the west by 87 Westwood Avenue, and slopes up gently from north to south. A side, narrow two-storey extension has been added to 87 Westwood Avenue, with oiled western red cedar batten clad ground floor walls, dark brown fibre cement slate covered pitched roofs, and Velux rooflights.



aerial views of Westwood Avenue



2.2 Existing House:

The house is set back c. 3 m from the pavement, and is a north-facing, semi-detached, c. 5.5 m wide x 8 m deep, two-storey, 1968 built George Wimpey chalet type house. Externally, the house is attached to 87 Westwood Avenue and is constructed with light brown stretcher bond brickwork walls; dark brown concrete plain tile hung clad dormer walls; profiled dark brown concrete tile covered, double-pitched roofs; with front and rear dormers with bituminous felt covered flat roofs; and PVC framed double-glazed doors and windows.



front views of 81, 83, 85, & 87 Westwood Avenue



front views of 83, 85, 87, & 89 Westwood Avenue

Internally, the house is arranged around a stair along the middle of the east side. On the ground floor there is a hallway to the front left (when viewed from the front), open plan living/dining area to the right, and kitchen to the rear left. On the first floor, there is a larger double bedroom, smaller double bedroom, a box single bedroom, and a bathroom. To the south-west of the house in the back garden is a single-storey detached garage.



rear views of 87, 85, & 83 Westwood Avenue

3.0 Social Context

- 3.1 All of the properties in Westwood Avenue are houses used as family homes. The applicants use the property as their main family home and are a couple with two adult children living at home. The applicants require additional space for family life and working from home.

4.0 Planning Context

- 4.1 The property is located in North Hertfordshire Council (NHC) and there are no Article 4 Directions on the property removing Permitted Development rights. The proposed side two-storey extension will require Planning Permission.

- 4.2 Planning policy:

The proposed scheme will be considered in relation to Planning policies in the Ministry of Housing, Communities, & Local Government's (MHCLG) National Planning Policy Framework (NPPF), December 2024; NHC's North Hertfordshire Local Plan 2011, November 2022 (NHLP); NHC's Design Supplementary Planning Document, July 2011 (SPD); and NHC's Sustainability SPD, September 2024 (SPD).

- 4.3 Planning history:

The existing house retains the original layout, has not been extended, and there does not appear to be any Planning history for the property since the existing house was built.

4.4 Local Planning History:

A number of Planning applications for the addition of side two-storey extensions to other properties in the Passingham Avenue/Westwood Avenue/Willoughby Way estate have been granted Planning Permission including those close by:

- The addition of a side, narrow, two-storey extension at neighbouring 87 Westwood Avenue, ref. 18/00813/FPH, in May 2018.



front view of 87 Westwood Avenue

- The addition of a side part single, part two-storey extension at 81 Westwood Avenue, ref. 15/01043/1HH, in April 2015.
- The addition of a side first floor extension at 79 Westwood Avenue, ref. 13/01567/1HH, in July 2013.

4.5 The property is in an area with a very low probability of flooding.

4.6 There are no trees, nor hedges close to the site of the proposed extension.

5.0 Proposed Scheme

5.1 The proposed scheme is for a side, narrow, two-storey extension to 85 Westwood Avenue. Although modest, the proposed extension is intended to be of good design and craftsmanship. The proposed extension will be similar in form and materiality to that at neighbouring 87 Westwood Avenue to complement and complete the pair of semi-detached houses. The front elevation of the proposed extension will align with that of the existing house; the proposed extension will be only 1.8 m wide and the side elevation will be set back 1.0 m from the boundary with neighbouring 83 Westwood Avenue, to maintain a sideways between, and view from, the front and back garden; the ridge height will be less than that of the existing house; the eaves will

be stepped back 350 mm from the existing and at the same height as the existing house; and the ridge will be stepped down 400 mm from that of the existing house. The proposed front and rear elevations will have oiled western red cedar batten cladding to tone with the existing brickwork and match that at neighbouring 87 Westwood Avenue; the side wall will be dark brown brickwork to tone with the existing bricks and tiles; and the roof will be covered with dark brown fibre cement slates to tone with the existing tiling and match that at neighbouring 87 Westwood Avenue. Subsequently, the proposed extension will appear subservient to the existing house and not create a terracing effect on the road.



The proposed extension will not adversely affect the daylight, sunlight, or privacy of neighbouring 83 Westwood Avenue.

Additionally, the external cavity masonry walls of the existing house have a narrow c. 70 mm wide uninsulated cavity, so it is difficult to improve the thermal insulation in line with current standards without adding a thick layer of external and/or wall insulation. Consequently, the proposed extension will act as a buffer to the east elevation and improve the overall thermal insulation of the house. The existing PVC-framed double-glazed doors and windows have just been replaced, and the proposed works include the replacement of the old gas-fired boiler, hot water cylinder, radiators, and control system with more efficient ones.

6.0 Access:

6.1 Access to/from the front of the property by foot and by car will remain unaltered.

7.0 Summary:

- 7.1 The proposed scheme is intended to meet the objectives of Planning Policy. The proposed scheme will enhance the character of the house, the road, and the surrounding area. The proposed scheme will not adversely affect the daylight, sunlight, privacy, and amenity of the neighbouring properties. Subsequently, we trust that the proposed scheme will be granted Planning Permission.