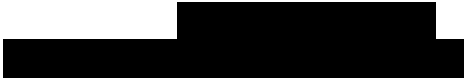


57 Periwinkle Lane
Hitchin
North Hertfordshire
SG5 1TZ



Development and Conservation
North Hertfordshire District Council
PO Box 10613
Nottingham
NG6 6DW

24th July 2024

Dear Duty Planning Officer

Subject: Cover Letter – Application for 57 Periwinkle Lane, Hitchin SG5 1TZ

We are seeking permission to undertake an extension of the property to provide additional habitable space in the form of a new open plan kitchen / dinning area and a loft conversion to add an additional bedroom due to a growing family.

The property is a typical 1930's semi-detached property that underwent a small rear extension circa 12 years ago by the previous owners. The existing extended part of the property to the rear is in poor condition and is currently leaking water. The proposed plans are to demolish the existing extended section but retain/extend the floor slab & also retain/extend one external elevation and build back with a modern open plan kitchen/ diner and a side extension to accommodate a utility and a small home office. Under the same proposal, it is planned to convert the existing loft into a new master bedroom with ensuite. Currently, the existing roof structure is in a poor condition with timbers that beginning to show signs of decay & poor insulation. The intention would be to replace all defect roof timbers with new, upgrade levels of insulation to modern requirements and convert from a hip to a gable and add a dormer to the rear to gain head space.

The proposal is considered justifiable and is deemed to follow a precedent set by other properties on Periwinkle Way which have all but a few undergone a similar type of extension / conversion. Examples include, the neighbouring property, No.55 which is currently undergoing a large part single and two storey side and rear extensions (ref: 94/00756/1HH) as well as the adjoining property, No.58 which has also undergone various extensive extension to all elevations. Both can be seen on the photo schedule included within the supporting documentation of this application. It is therefore considered that the proposals in this application will result in a property that matches the style & character of those directly around. The proposal will also seek to enhance the properties appearance, and improve its performance & extend its overall life span for years to come.

Many thanks for considering this application, and please do let me know if any clarifications are required.

Kind Regards

Peter Brown (The Applicant & property owner)