



PLANNING STATEMENT with Tree Report

DECEMBER 2024

R L Planning

**4 MAYDENCROFT GARDENS
GOSMORE
SG4 7EJ**

THE SITE AND ITS SURROUNDINGS

The House and Frontage

- No. 4 is a modern detached family house on the Western side of Maydencroft Gardens
- It has accommodation over two storeys and its gabled features, varying eaves heights and fenestration design all add character
- It forms part of a small residential development built on a previous aquatic plant nursery site (Permission 17/02289/1 refers)
- The house is set back from the private estate road and has off-road parking provision for three vehicles within the frontage
- The integral garage has been converted into a lounge under Permission 22/00616/FPH

To the rear

- At the rear, the property benefits from a generously sized private garden
- It is generally level, uniform in shape and fully enclosed by fencing and boundary vegetation
- The nearby trees and hedges have been highlighted on the Plans, including the two saplings
- The existing log cabin, shown in the photo on the cover sheet, is to be removed and replaced by the proposal - this is confirmed on **Sheet 01**

Its surroundings

- Gosmore is located on the West side of the B656, one of the radial routes out of Hitchin

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- The settlement is centred on the High Street / Maydencroft Lane and part of Waterdell Lane where the village green is located
 - The Application Site is to the West of the centre and is accessed directly off Maydencroft Lane
 - Similar properties, forming part of the same development, are to the North and South
 - Maydencroft Cottage (a Grade II Listed Building) and the local Conservation Area are to the North East
 - Due to the position of the rear garden in relation to the house and the intervening distance, the proposal will not affect the setting of these designated Heritage Assets
 - It is clear that there will be no impact on the key view looking East along the Lane (KV9) identified in the Conservation Area Character Statement
 - The property lies within the Green Belt
 - It falls within Flood Zone 1 and all flood risks are either classed as very low or unlikely

THE PROPOSAL

- The proposed development is for a new outbuilding
- The general principles set out in the Council's **Design Supplementary Planning Document** (SPD) have been taken into account during the design process, including those specifically for Gosmore on page 57
- Due to its position, scale and appearance the proposal would not have a negative impact on the host building or residential and local amenity

Profile and dimensions

- In terms of its profile, a very shallow mono-pitch roof is proposed with a modest overhang to the front
- Its maximum height would be 2.9m at the front
- Low level decking would extend along the principal elevation
- It is rectangular in shape and, with a depth of 4m and a width of 6m, has a footprint of 24 sqm
- It will be appropriately set in from the boundaries

Use

- The proposal will provide a home gym

Materials

- The principal and North East elevations are to be finished in timber cladding
- The boundary elevations will be dark metal - the material provides a low maintenance option for garden buildings such as this and will continue to look aesthetically pleasing in many years to come
- Dark insulated metal roof panels will also be used for the roof

Fenestration

- The fenestration serving the garden room comprises a set of folding doors
- The glazing will have powder-coated aluminium frames, anthracite in colour

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- All the secondary elevations will be completely blank and no rooflight is proposed

Groundworks and drainage

- Above ground beams - resting on screw piles - will be used during the new construction
- The existing solid slabs will be removed along with the log cabin
- An adjacent water butt will manage the roof run off in a sustainable manner
- It will enable surface water run-off to be managed close to its source and for the rainwater to be used as a resource (harvested for the garden vegetation)

Tree Report

- No trees or hedges will need to be felled or pruned to facilitate the development
- Therefore the corner of the garden in question will remain enclosed and screened
- Pile locations are to be dug with the use of hand tools to a depth of up to 60cm to establish if there are any significant roots
- If significant roots above 2.5cm are found, a suitable alternative position will be used
- The smallest practical pile diameter will be used to reduce the possibility of striking roots, as well as the limiting the size of the rig required to sink the piles

ADHERENCE WITH GUIDANCE & POLICY

- The modest outbuilding is of a high-quality design
- It is compatible with the contemporary house and the general appearance of the garden
- The outbuilding would not be readily visible from public vantage points and its presence would not appear dominating to neighbouring properties
- There would be no overlooking or overshadowing issues and so the living conditions of local residents would not be harmed
- The proposed floorspace is proportionate to the family accommodation and the overall garden size
- Due to the use of ground screws and the improved rooting environment, there would be no detrimental impact on the health and longevity of the nearby trees and hedges
- The proposal does not increase the number of bedrooms and no parking issues arise
- It is considered that the proposal adheres with **Policies SP1, SP5, SP9, D1, D2, D3 and T2** in the Local Plan
- Together, these seek to ensure proposals are well designed, respond positively to local context and character and are respectful of the amenity of neighbouring properties
- **Policy D2** specifically states that Permission for outbuildings will be granted where the proposal does not harm the character and appearance of the site and the location of the proposal does not have an adverse impact on the street scene or area - this proposal meets both of these requirements

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- The aims and objectives of these local Policies are reflected in the 2023 NPPF (especially **Section 13 and paragraph 135**)
 - With reference to **Policy SP5** and **paragraph 154** of the NPPF, the proposal is considered to be an extension to the host building due to its siting close to the patio which leads out from the main reception room
 - This is consistent with the Planning assessment for the outbuilding next door at no. 5
 - The proposed addition is also classed as 'incidental' to the enjoyment of the dwelling
 - It would not result in a disproportionate addition over and above the size of the original building and therefore can be defined as 'appropriate development' within the Green Belt
 - Moreover, it does result in encroachment into the countryside and would not result in any unacceptable loss of visual or spatial openness