

North Herts Council
Planning Department
Sent via Planning Portal

23rd August 2024

Proposed development: Retention of existing 3 bedroom dwelling

Site: 3 Bearton Road, Hitchin, Hertfordshire

Dear Sir / Madam,

An application for planning permission is hereby submitted via the Planning Portal for the above development.

The application comprises of the following documents:

- Application Form

Drawings:

- B1- Ground Floor Plan
- B2- First Floor Plan
- B3- Sections
- B4- Roof Plan
- B5- Site plan and Elevations

The site:

The site comprises an existing detached dwellinghouse, now completed following planning granted under reference 22/02326/FP. The site is part of the former rear garden and garages of 3 Bearton Road. The vehicular access runs along the flank of 3 Bearton Road and links to the new dwelling.

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Company No: 10924830

The adjacent flats of 3A Bearton Road also use this access for their rear parking on their side of the access run to the rear.

The site is not within a Conservation Area, contains no listed buildings and is not proximate to any heritage assets. The following photographs show the front elevation of the dwelling, the garden area, the adjacent parking area and the access.



Figure 1 – Front elevation



Figure 2 – View of amenity space



Figure 3 – Parking area to frontage

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Figure 4 – Access to Bearton Avenue

The development:

The proposal is simply for retention of the as built existing dwelling. The differences from the approved scheme are the sub-division of one larger bedroom to create two bedrooms, as a three bedroom dwelling instead of two bedroom approved dwelling.

Also, the rear dormer window is a wider and flat roof dormer, instead of pitched roof dormer. Then a change of materials from all brickwork, to lower section brickwork and upper section as render, with grey roof tiles and grey fenestration.

The external dimensions including height and roof pitch and overall design, are all as per the approved scheme.

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Key issues:

The key issues are only the differences between the approved scheme and the as built scheme. The creation of the third bedroom makes this a 3 bedroom, 4 person dwelling. Minimum national space standards require 84 sqm for this sized dwelling sqm and this is exceeded. The two single bedrooms are also in excess of the required 7.5sqm. This is also taken from the areas of the sloping ceilings from 1.5 metres in height, as required by the standards.

The garden area is also ample sized for this dwelling, at 88 sqm in area and of a good length between the new dwelling and 3 Bearton Avenue.

The materials change to part brickwork and part render, with grey roof tiles and grey fenestration are in our view an enhancement over the approved. The result is a high specification, attractive looking dwelling, fit for the character of the area. The dormer design to rear is also acceptable, having no public view and backing onto a commercial site of no street scene.

There would no increased impact upon the highway network or on-street car parking in the vicinity of the site, with car parking being still provide as two spaces, as per the approved scheme.

In regard to any impact upon the living conditions of nearby occupiers, there is no increased impact at all from the as built development. There are no nearby properties and the overall main dimensions have not changed from the approved scheme. The third bedroom does not overlook any neighbouring any differently to the approved scheme and is entirely an acceptable relationship upon neighbouring properties.

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Equally, there is no discernible increased comings and goings from the creation of a single bedroom. One small family would reside in this dwelling, just the same as the two bedroom approved scheme, of larger second bedroom.

Therefore, there is no increased impact upon the surroundings from the existing dwelling, compared to the approved development. The proposal is in accordance with the North Herts Local Plan and with the provisions of the National Planning Policy Framework. As such, the proposal is acceptable for the grant of planning permission accordingly.

Please contact me should you require any further information.

Yours sincerely,

James Gran

Director

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