

9 Hitchin Road Pirton Hitchin SG5 3PZ

Design and Access Statement

1.0 Introduction

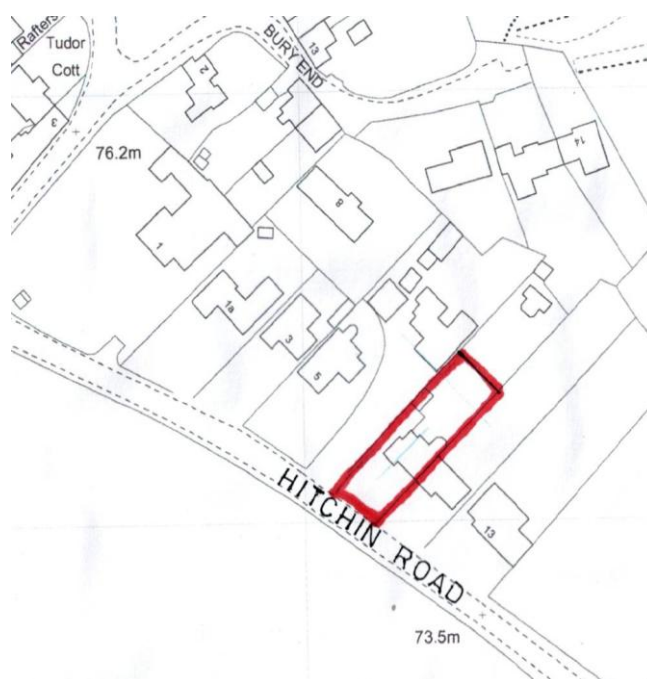
This Statement has been prepared in support of a Planning Application for.

- The demolition of the existing rear conservatory, rear concrete panelled garage and partial demolition of the single storey side extensions.
- The erection of a two-storey side extension and single a storey rear extension to the dwelling to improve the kitchen accommodation on the ground floor and the bedroom and bathroom accommodation to the first floor.
- The construction of a new garage to the rear of the dwelling.

This application is very similar to a lapsed Planning Approval in 2022 for the erection of a two-storey side extension and single a storey rear extension. The two-storey side extension has been reduced in depth.

2.0 Site Location

The application site is located on the northern side of the Hitchin Road, within a predominately residential area and within the settlement boundary of Pirton.



Location Plan

3.0 The Site

The overall application site is rectangular in shape, is generally flat and extends to approximately 0.12 hectares.

The access to the site is from Hitchin Road, which is an adopted Highway, via a tarmac driveway adjacent to the boundary with No.7 Hitchin Road and runs along the side of the dwelling to the garage at the rear of the dwelling.



The property is the old Police House to the village and is a two-storey semi-detached dwelling set back from the Hitchin Road. The old Police office which is now part of the dwelling is set to the side of and projects forward of the dwelling, is single storey with a flat roof with parapet walls.





At the side of the dwelling and behind the old Police office is a further single storey extension which houses part of the kitchen, utility room and a WC/shower room. This extension is of single skin construction which has a very poor energy efficiency.



The roof at the front of the dwelling is covered by solar panels.



To the rear of the dwelling is a white upvc conservatory and a concrete panelled flat garage.



The other part of the semi-detached property has had a single storey side extension consisting of a room and a garage.



4.0 Surrounding Area

Pirton is a medium sized village in the north-west of North Hertfordshire the District Council area. The parish contains the village and the surrounding countryside, with just a couple of isolated buildings outside the village itself. The village has a reasonable range of facilities, including a school, shop, public houses, village hall and church.

The application site is within the Pirton conservation area covering much of the older part of the village, including the site of the castle, Great Green, and Little Green. The parish church of St Mary is a Grade I listed building. To the west of the village in the Chilterns, High Down House is also a Grade I listed building.

The Pirton Conservation area is characterised by detached, semi- detached and terraced properties, with a variation in dwelling design, scale, and density.

The application site is flanked to the west by No.7 Hitchin Road.



Other adjacent properties



No.13



No.5



Nos. 1A and 3

5.0 Planning History

Planning Permission was granted for a Two storey and first floor side extension under reference 09/00670/1HH dated 2nd July 2009.

Planning Permission was granted for.

Two storey side extension, single storey rear extension and detached garage following demolition of existing rear conservatory, side extension and detached garage.

Under reference 22/01062/FPH dated 8 June 2022. This approval has now lapsed.