

2 Wilshire Crescent Hitchin SG4 0PL

1.1 This Statement has been prepared in support of the Planning Application for a two-storey side extension and single storey rear extension to the existing house at the above address, after the demolition of the existing single storey out building to the side of the property.

1.2 The application also includes the provision of.

- Internal alterations to the property.
- Two car parking spaces at the front of the property.
- A car charging point adjacent to the parking spaces.
- Solar panels to the roof.

1.3 The application site is located on the north side of Wilshire Crescent and is within the settlement boundary of Hitchin.

1.4 Wilshire Crescent is approximately 5500mm wide adjacent to the site and has a Footways the site side of the carriageway and a footway/verge the far side, with streetlights both sides of the carriageway and is subject to a speed limit of 30mph.



Location Plan

1.5 The existing dwelling is a two storey 3-bedroom semi-detached house, attached to No.4 Wilshire Crescent.



Front Elevation



Rear Elevation

1.6 There is a single storey flat roofed out building to the side of the dwelling, consisting of two storage areas and a WC.



1.7 The garden area at the front of the house is mainly laid to grass. There are four steps within the path to the front entrance door and a brick retaining wall. The level difference between the footway and the house is approximately 550mm.



1.8 The adjoining house at No.4 had a single storey rear and side extension several years ago. The external walls which were not covered by an extension were covered by an insulating render and the finish to the extension walls were finished with a single coat render apart from flank walls which were finished with a red facing brick



1.9 The property at No.2A Wilshire Crescent is a single storey bungalow which has a flat roof out building. The floor level of the bungalow is considerably higher than the floor level to the proposed extensions.



1.10 Proposed External materials;

Walls

Existing facing bricks to the front and side elevations are LBC London Red Rustic, with common flettons to the rear elevation

The existing facing brickwork to be finished with a thermal render system to match that at No.4, all in accordance with the manufacturer's recommendations.

New external walls to be finished with a single coat Render in accordance with the manufacturer's Recommendations to match.

The walls to the extensions that are build on or near the boundary to be finished in a red facing brick to match as near as possible the facing brick to the existing house.

Roofs

Pitched Roofs

To be finished with concrete roof tiles all to match the Existing dwelling.

Flat Roof

Flat roof to be finished with a dark grey single ply roof covering complete with lead flashings

Low profile Low E sealed double glazed roof lights

Fascia Soffit and Barge Boards

White PVCu fascia and soffit boards to match existing and fixed in accordance with the manufacturer's recommendations.

Windows

High performance PVCu doors and windows with hermetically sealed, double-glazed units with warm edge spacer bar and argon filling with low E glass units to match existing.

Doors

Folding doors powder coated aluminium with hermetically sealed, double-glazed units with warm edge spacer bar and argon filling with low E glass units

Rainwater Goods

PVCu black half round rainwater gutter system with 75mm diameter black PVCu rainwater downpipes all to match existing.

1.11 The car parking spaces to be constructed at the front of the property to be accessed via a new dropped kerb. The parking spaces to fall 100mm from front to back and be finished with permeable block paving. A facing brick retaining wall to be constructed as shown on the drawings.

1.12 Where shown on the drawings a timber double bin store to be provided similar to that shown below.



1.15 The following drawings show the proposals.

- IHL/26/WCH/01 Location Plan
- IHL/26/WCH/02 Block Plan
- IHL/26/WCH/03 Existing Floor Layouts
- IHL/26/WCH/04 Existing Elevations
- IHL/26/WCH/05A Proposed Floor Layouts
- IHL/26/WCH/06A Proposed Roof Plan and Section
- IHL/26/WCH/07A Proposed Elevations
- IHL/26/WCH/08A Proposed Elevations and Section