

DESIGN + ACCESS STATEMENT

SOUTHLANDS, 56 BLACKHORSE LANE,
HITCHIN SG4 9EN

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This document has been prepared to present the design proposals for:
Elm Garth, 45 Benlsow Lane, Hitchin SG4 9RE.

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SITE
LOCATION
PLAN





SITE
PHOTOS



Existing house

The house was originally built in c.1930s and faces south onto Blackhorse Lane. The front elevation consists of red brickwork with pale mortar, terracotta architectural details and a terracotta tiled roof. The windows are white PVC and the house is set back approx. 24.1 m from the road, with off street parking for three vehicles on the driveway in front of the dwelling.

Planning context

The property is located within North Hertfordshire District Council and outside any local conservation areas. The surrounding houses along Blackhorse Lane range in age as there has been infill development along the road over the years. There are no trees of significance within the site boundary. The property is not located in an area at risk of flooding from rivers and the site is not on or near a site of special scientific interest or in, or near a site of Archaeological Significance.

Planning History

The following applications have been made with regard to the new dwelling built on land previously belonging to no. 56 Blackhorse Lane:

01/00636/I - Single detached dwelling (outline application - all matters reserved)

20/00175/OP - Outline Planning Application (all matters reserved except for access and layout) two storey side extension to facilitate the creation of one additional 4-bed dwelling.

20/02453/FP - Erection of one detached 4-bed dwelling including creation of vehicular access onto Blackhorse Lane following demolition of single storey side extension and car port of the existing dwelling (as amended by plans received 30 November 2020)

21/00825/FPH - Erection of detached garage and car port

21/00856/DOC - Discharge of Condition 4 (Materials) as attached to Planning Application 20/02453/FP granted on 04.02.2021

21/00871/DOC - Discharge of Condition 5 (Landscaping) as attached to Planning Application 20/02453/FP granted on 04.02.2021

21/01151/S73 - Erection of one detached 4-bed dwelling including creation of vehicular access onto Blackhorse Lane following demolition of single storey side extension and car port of the existing dwelling. Section 73 application variation of condition 2 of Planning permission 20/02453/FP granted 03/02/2021 - Revision of approved plans to include minor fenestration updates and installation of rooflights to loft space as shown on plan no.s PL01, PL02, PL03, PL12-D, PL13-C, PL14-D, PL37).

21/02101/FP - Erection of detached garage and car port.

22/00501/DOC - Condition 4 - Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority (as discharge of condition relating to planning permission 21/00825/FPH granted 15.04.2021).

Social context

The majority of the properties in the surrounding area are dwellings. The applicants own and live in the property with their three children as their main family home. The applicants would like to reconfigure the layout of the house to accommodate the needs of their family.

Proposed scheme

The proposed scheme is for a single storey rear extension and front porch. The proposed extensions are of a high quality design and will be subservient to the existing house. The front porch will extend 1.7m from the front facade and rear extension will extend 1.5m from the front facade at ground floor level respectively. The proposals will increase the internal floor areas by 21.8sqm at ground floor level. The front porch extension will have a flat roof with a surrounding parapet, whilst the rear extension will have a pitched roof with a flat section of roof. The side passage to the rear garden will be retained and all boundary walls remain unaffected. The extension will consist of new brickwork walls, terracotta tiled pitched roof with EPDM roofing to the flat sections of roof, and painted timber double-glazed windows and doors. The front porch will be visible from Blackhorse Lane, but not the rear extension. The proposal will not adversely affect the character of existing streetscape due to its 'considered' design and will also not adversely affect the daylight, sunlight, privacy, or amenity of neighbouring properties due to the pitched roof at the rear.

Access

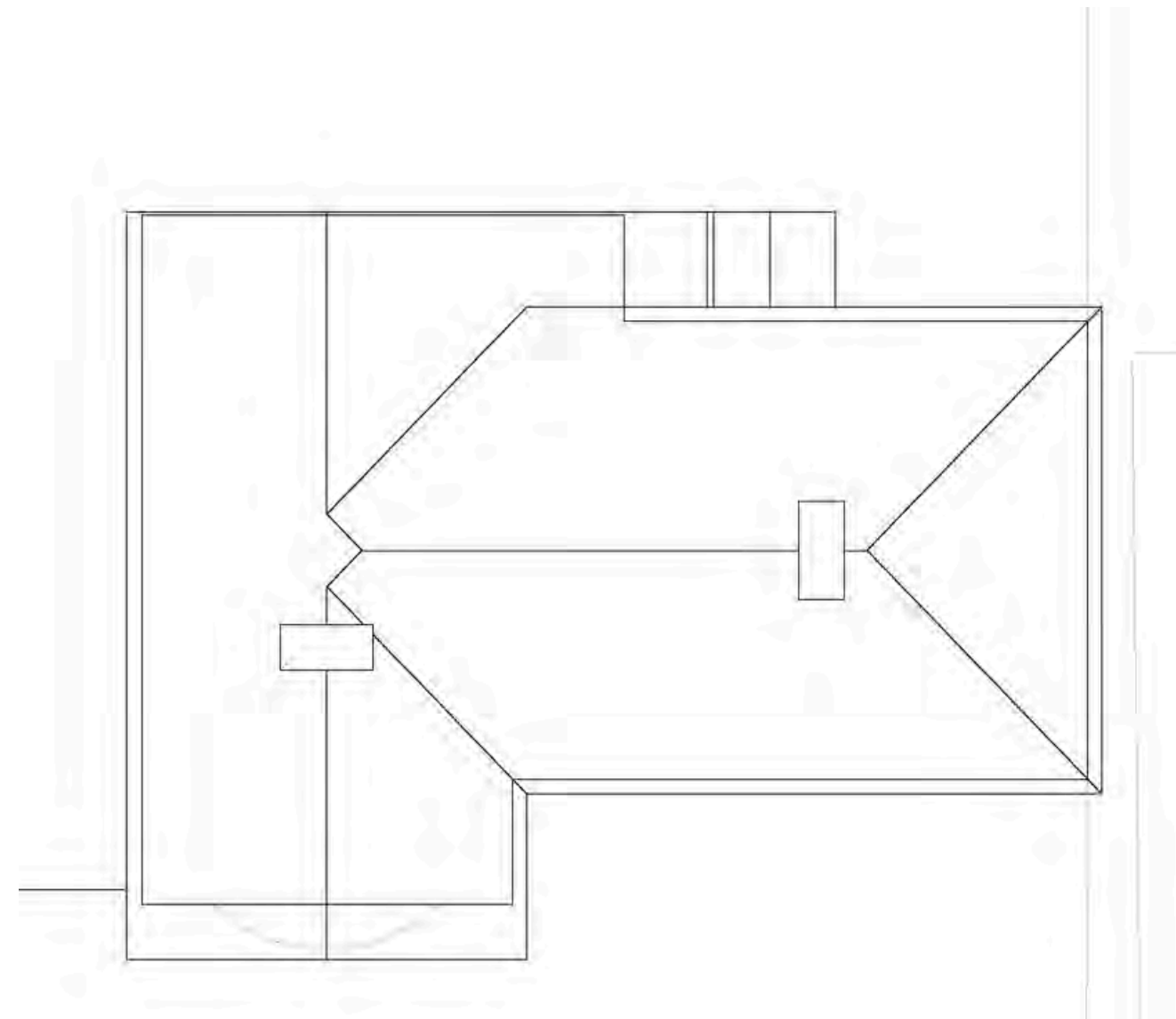
Access to/from the property and the number of car parking spaces will remain unaltered.

Summary

The proposed front porch and rear extension are intended to meet the objectives of Planning Policy, and will not adversely affect the character the local streetscape. It will not adversely affect daylight, sunlight, privacy, or amenity of neighbouring properties. Subsequently, we trust that the proposed scheme will be granted Planning Permission.



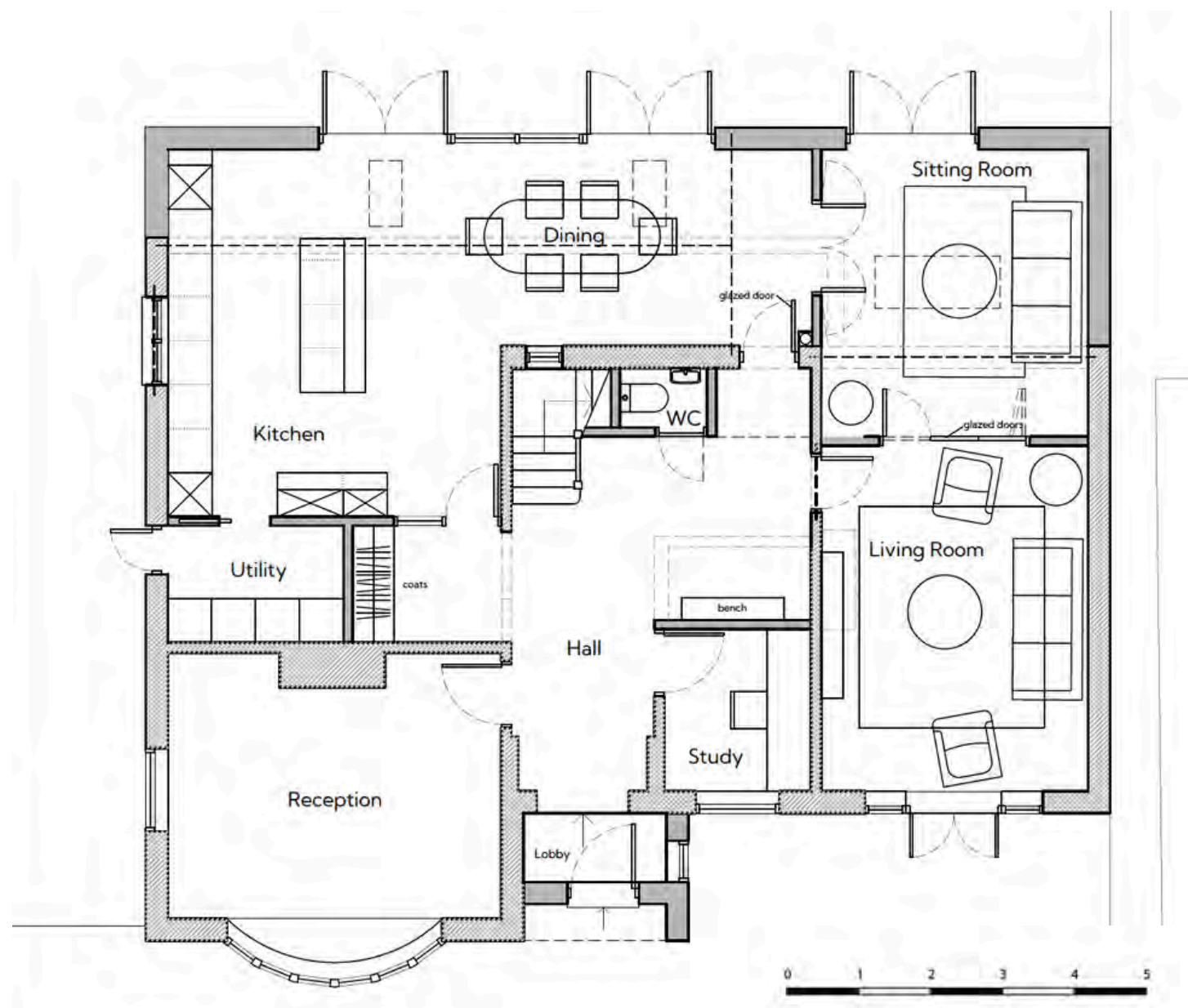
Existing Ground Floor
Plan



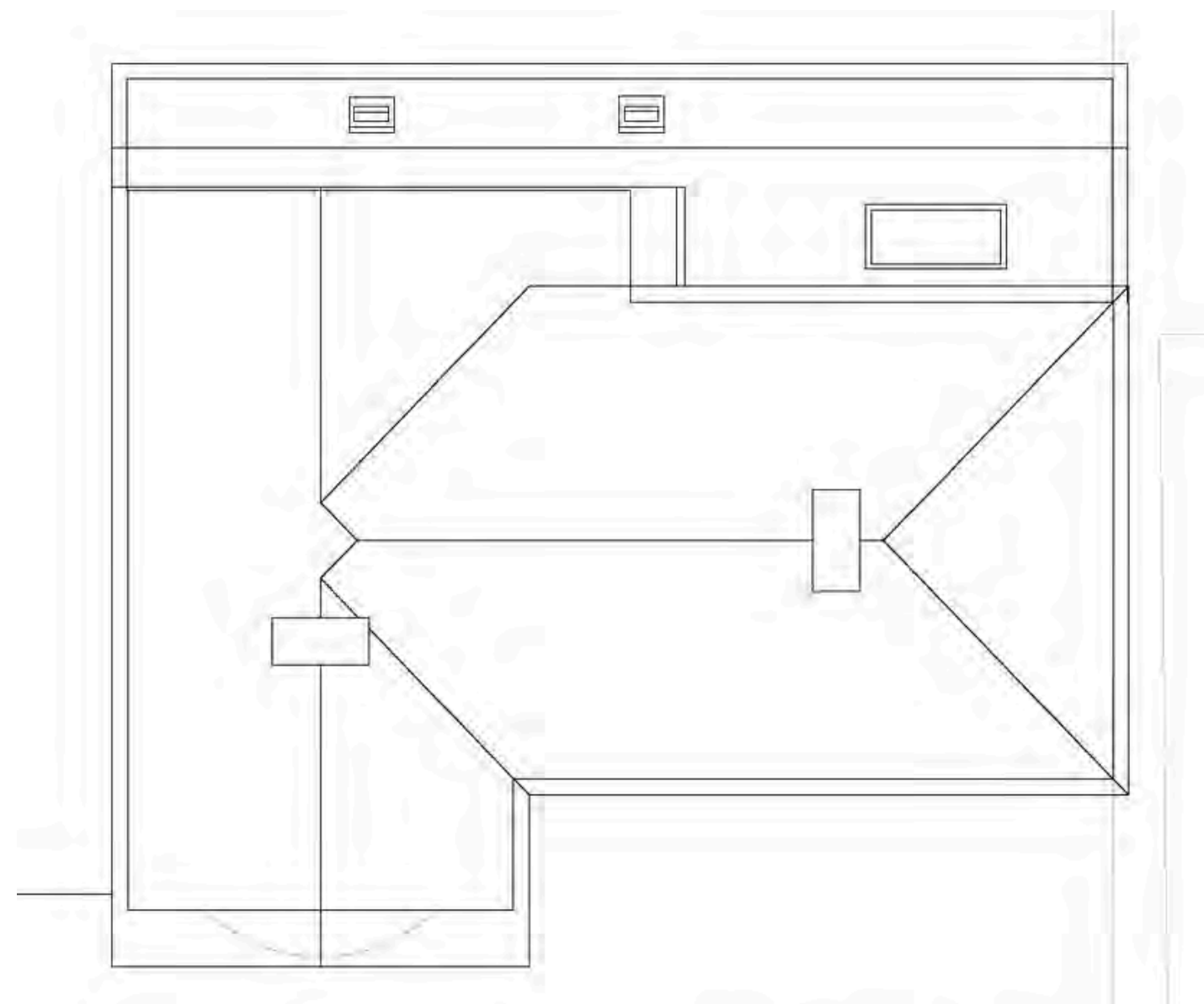
Existing Roof Plan

CONCEPT
IMAGES





Proposed Ground Floor
Plan



Proposed Roof Plan



