

DESIGN + ACCESS STATEMENT v.1

ELM GARTH, 45 BENSLOW LANE,
HITCHIN SG4 9RE

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

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SITE
LOCATION
PLAN





SITE
PHOTOS





SITE
PHOTOS



T1. Plum Tree to
be removed



SITE
PHOTOS

T1. Plum Tree to
be removed



Existing house

The house was originally built in c.1890s and faces south onto Benslow Lane. The front elevation consists of red brickwork with pale mortar, white stucco detailing and terracotta tiles to the roof. The windows are painted timber and the house is set back approx. 6.9 m from the pavement at the front, with off street parking for two vehicles on the driveway to the side of the dwelling.

Planning context

The property is located within within North Hertfordshire District Council and is located within a the Hitchin Conservation Area (6). The surrounding houses along Benslow Lane appear to be built around the same time as Elm Garth. There is a large fir tree located in the rear garden of the proposed site. It is marked on the existing and proposed drawings. 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

24/00399/FPH - Planning permission was granted for the 'Retention of replacement windows to front elevation. Single storey rear extension and alterations to roof and fenestration of existing garage to facilitate the conversion of garage into 1-bed ancillary annexe. Relocation of front gate post and widening of existing front entrance. Installation of etched glass panels to front door and entrance hall.'

24/01181/S73 - Subsequent variation of condition 2 (revised plans) of planning permission 24/00399/FPH granted 18.04.2024 for retention of replacement windows to front elevation. Single storey rear extension and alterations to roof and fenestration of existing garage to facilitate the conversion of garage into 1-bed ancillary annexe. Relocation of front gate post and widening of existing front entrance. Installation of etched glass panels to front door and entrance hall.

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

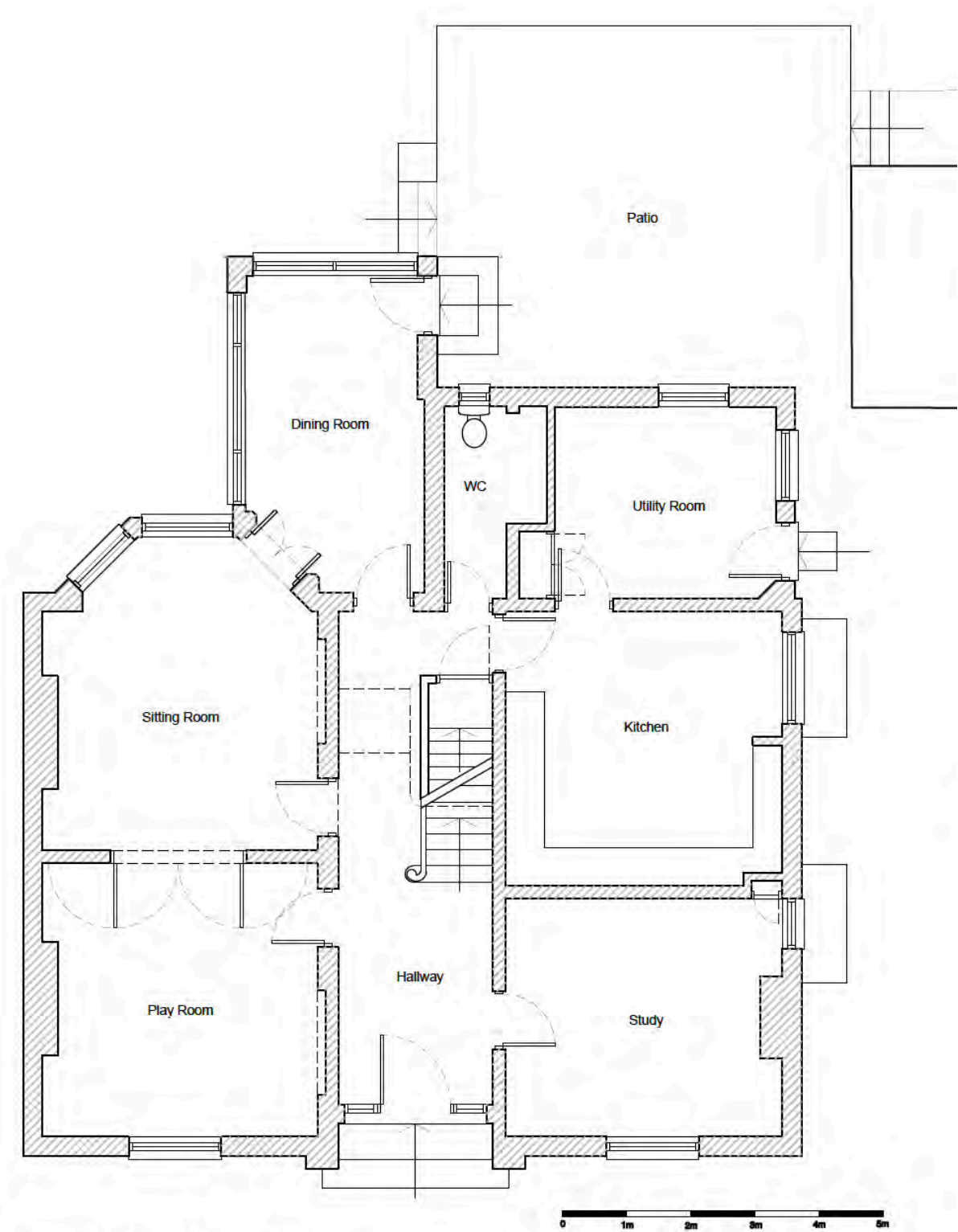
The proposed scheme is for a single storey rear extension. The proposed extension is of a high quality design and will be subservient to the existing house. The proposed works will extend 3.5m from the rear facade at ground floor level. The proposals will increase the internal floor areas by 21sqm at ground floor level. The extension will have a flat roof with a surrounding parapet. The side passage to the rear garden will be retained and all boundary walls remain unaffected. The extension will consist of new brickwork walls with recessed arched panels and concrete render detailing at high level. The flat roof will be EPDM roofing, with narrow profile aluminium-framed double-glazed windows and doors. The proposed extension will not be visible from Benslow Lane as it is to the rear of the house. 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 43 or 47 Benslow Lane.

Access

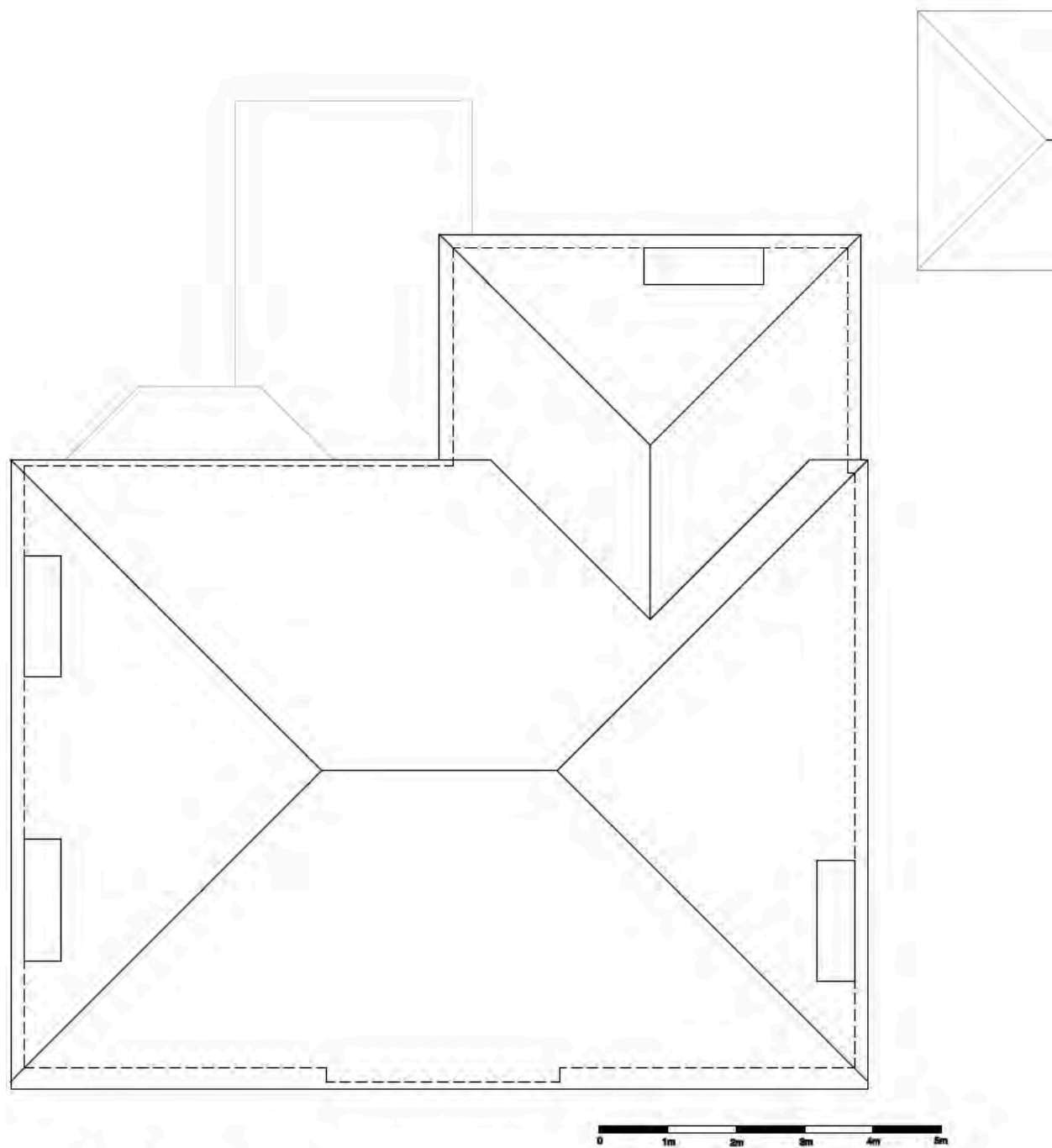
Access to/from the property and the number of car parking spaces will remain unaltered.

Summary

The proposed extension is 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.



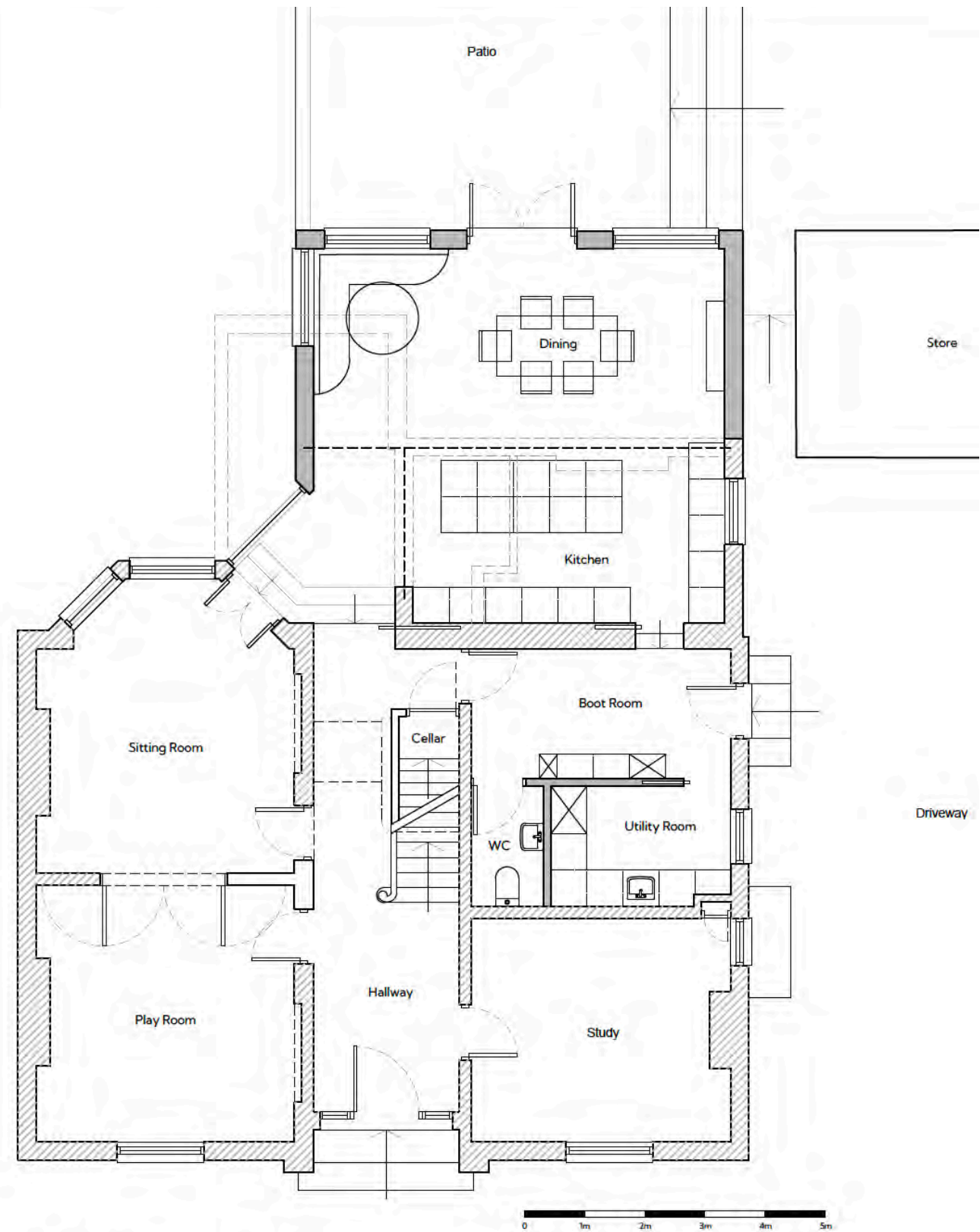
Existing Ground Floor
Plan



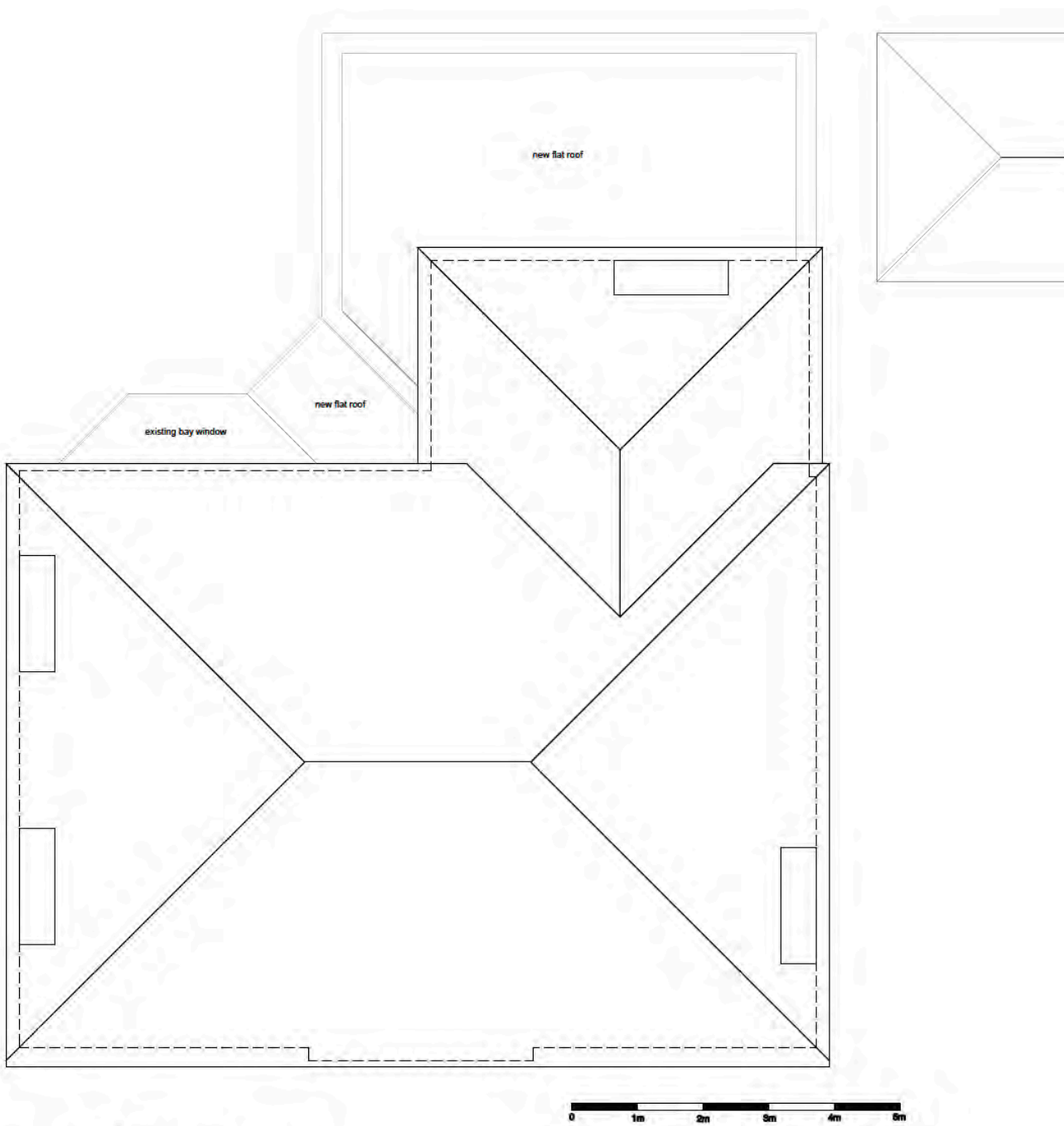
Existing Roof Plan

CONCEPT
IMAGES





Proposed Ground Floor
Plan



Proposed Roof Plan

