

Supporting Planning Statement

Retrospective Householder Planning Application for extending the depth of the existing patio area, with new timber fencing close to the eastern boundary and 2No. pergolas on the patio, in the rear garden of 10 West Hill, Hitchin

This planning application for a retrospective householder planning permission is submitted at the request of North Herts Council (NHC).

The application includes the following drawings: NCA 372/2.PL002; PL003; PL004; and PL005, that illustrate pre-existing and as built plans and elevations.

- The pre-existing patio area was built in 2017 as part of the approved rear extension and alterations (16/03162/1HH).



View of patio from rear garden as constructed in 2017

- The proposals create additional amenity space adjacent to the house, with the new fence and pergolas providing privacy and shelter.
- The pre-existing patio area was paved, spanning the width of the property and about 3.6m in overall depth, with timber steps and sloping grass down to the main lawn area beyond.
- The new patio maintains exactly the same level as the pre-existing, with an additional paved projection of about 1.2m. Level changes down to the lawn area are also the same as the pre-existing patio, although the change is now achieved with vertical timber sleeper wall instead of a grassed slope. The pre-existing levels and level change can be seen in the view above.
- The edge of the extended area provides for a planting box to allow for screening, adding greenery to the garden area, and a clear separation at the change of level down to the lawned area, instead of the previous grassed slope.
- Two new pergolas are located on either side of the patio that can provide shelter from the sun and rain and also screen the boundaries. The overall height of the pergolas is 2.5m

- The pergolas are simple in design with only a single post in each corner and a horizontal perimeter beam connecting the posts. Adjustable screens, blinds and fins allow further shading.



View of pergola on eastern side of patio

View of pergola on western side of patio

- A new stained timber fence has been installed on the eastern side of the patio and set back about 300mm from the boundary. This avoids overlooking and provides privacy that was unavailable with the neighbouring boundary fence.
- It has been noted that 1No. fencing panel has a height of 2.04m, exceeding the 2.0m permitted development limit. If required, this panel can be adapted to be no higher than 2.0m in height.
- The boundary fence on the western side of the patio remains as existing, with the patio generally lower than the adjoining garden and so has no adverse impact on the neighbouring amenity or privacy.
- As can be seen in the photograph showing the garden and 2017 patio area, the eastern boundary side of the garden was previously largely screened by large shrubs, which have now been removed. Whilst the new timber fence provide privacy, there is little change in any impact of overshadowing or amenity to the adjacent garden.



View of new fence on eastern side of patio