Planning Statement

Single-storey side extension with associated minor alterations

11 Swinburne Avenue, Hitchin SG5 2RG

Prepared by

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On behalf of

Mr B Fuller

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Introduction

This statement has been written to ensure that the principle of this proposed development provides a scheme which has been considered to its appropriate level and against the relevant policies and guidance as stated in Government advice.

Site Analysis

The application site is located within Hitchin and sits within a densely populated residential area amongst similar late 20th century properties. The site is approximately 373 square metres in area and is on the outskirts of the town and forms part of the Westmill estate.



Site Plan

Proposal

The proposals seek permission for the erection of a single-storey ground floor side extension with associated minor alterations internally and to alter the appearance of the existing single storey extension. Whilst there are no recorded planning applications for the property, there has been an abundance of permissions granted within the vicinity for similar extensions and alterations.



Existing rear elevation

Scale

The proposed extension has been designed to provide a contemporary slant to a traditional extension and aims to blend in harmoniously. The extension is partially visible from the road; however, the existing garage serves as a barrier so most of it is in fact hidden from street view.

Appearance

The late 20th century architecture is very prominent however; the proposal seeks to emulate the style of the existing extension. The use of mixed materials will help break up the elevation, reducing the perceived mass.

The new bi-fold doors will be powder coated aluminium. This with the introduction of a large roof light will maximise the natural light throughout the proposed extension and provide a sleek modern finish.





Examples of the recent extensions within the surrounding the area

Access

The proposal makes no changes to the current pedestrian or vehicular access to the site

Conclusion

Careful consideration has been given to the design of this proposal in order to provide an extension that provides the requisite internal space whilst providing a contemporary but complimentary extension to the existing property.

With many neighbouring properties having successfully been granted planning permission for similar size extensions, we hope that the Council will support this proposal.