

7, HITCHIN RD, PIRTON, HITCHIN, SG5 3PZ

DESIGN AND ACCESS STATEMENT – September 2025

There are existing single storey outbuildings on the site which need replacement due to dilapidation. These buildings measure approximately 12m long by 4.2m wide and 3.5m high and extend up to the site's North-East boundary.



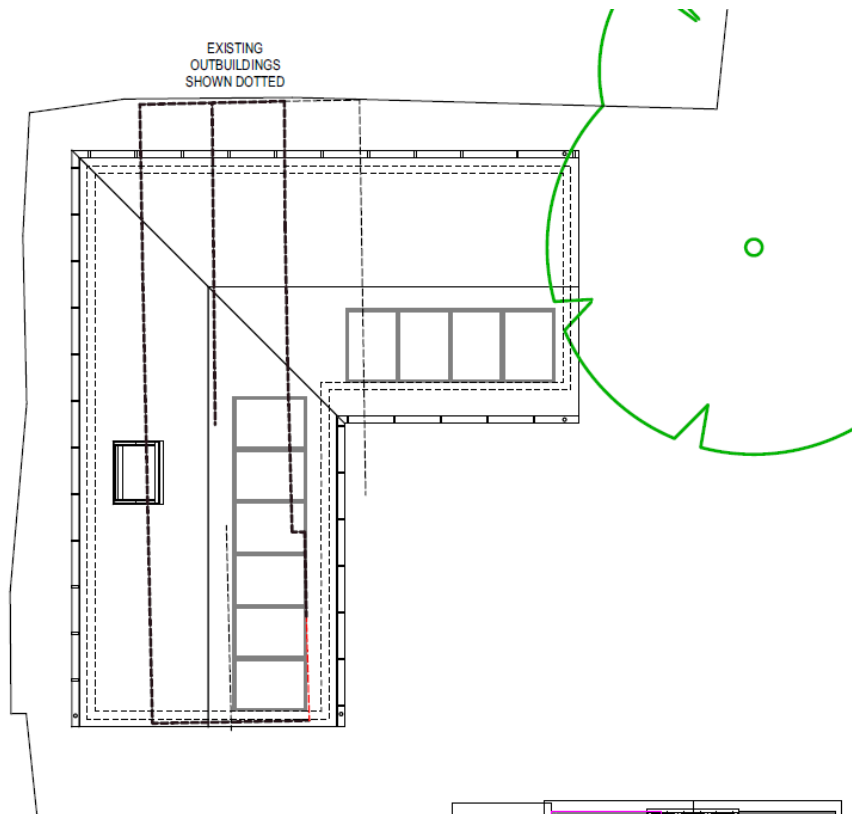
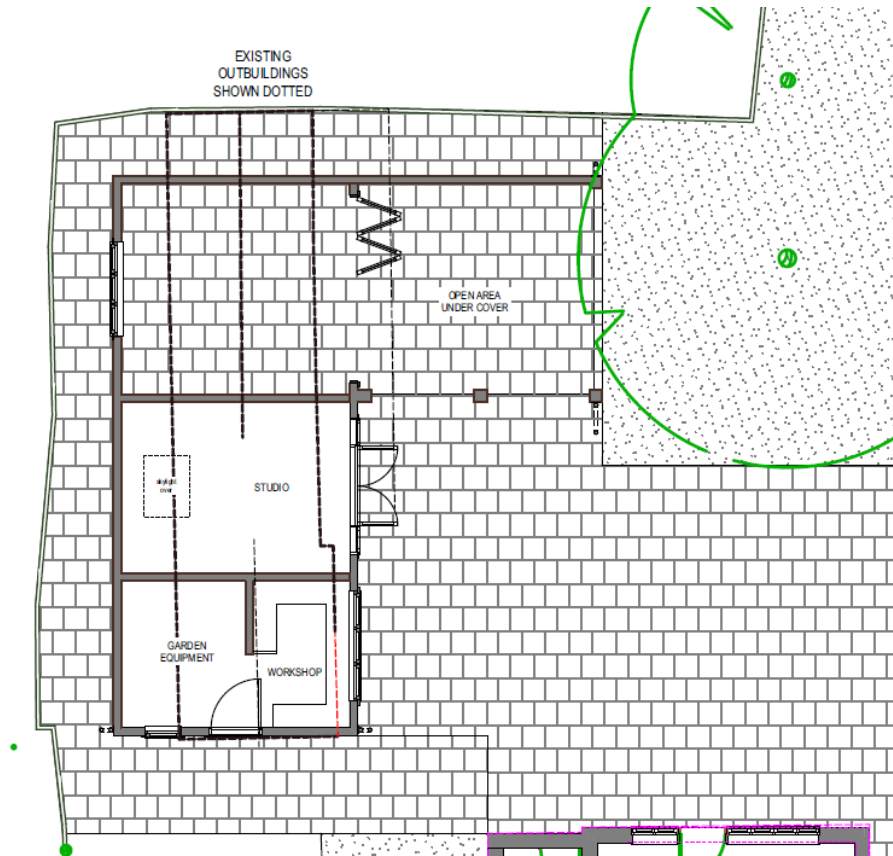
An application (19/00599/FPH) for the replacement of these outbuildings with a new summer house was approved on the 1st May 2019 but was never implemented.

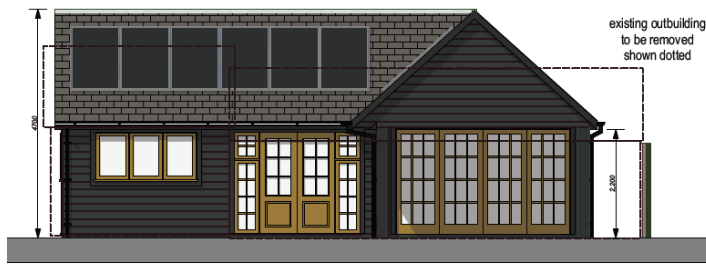
A new application is now submitted for a replacement outbuilding to provide a studio, home workshop, garden equipment store and open under cover area. This would measure 10.7m along its rear by 4.7m wide on the left-hand gable and 9.4m along the right-hand side by 4.35m along the gable end. The proposed ridge height is 4.7m. The building is to be set in from the North-Eastern boundary by an average of 1.2m and 1.1m from the North-Western boundary. Solar panels are included within the design on the South-Eastern and South-Western roof planes to provide sustainable power to the studio and workshop and to supplement the mains power of the existing dwelling.

The existing buildings are clad with timber boarding and slates and the new building is to be clad with either the same or composite boarding and artificial slates.

There is no impact on parking or existing vegetation.



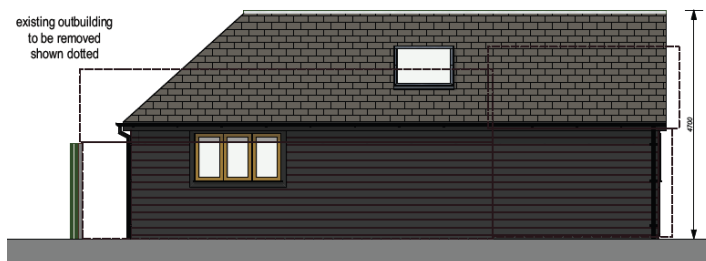




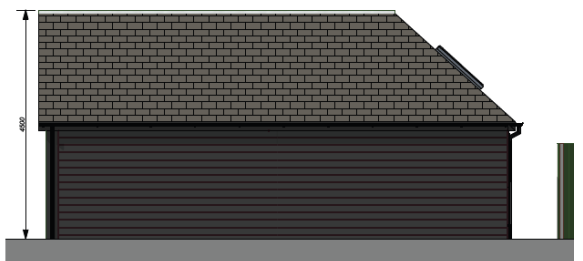
FRONT



LHS



REAR



RHS

