



PLANNING, DESIGN and ACCESS STATEMENT

101 Pixmore Avenue, Letchworth, Hertfordshire, SG6 1QX



Proposal:

First Floor extension to rear to create one self-contained one-bedroom flat.

May 2025

1. Introduction

This statement is to support the Planning Permission Application for the first floor extension to the rear of No. 101 Pixmore Avenue, Letchworth, to create a self contained one-bedroom flat, with associated amenity space and bike storage. The purpose of this statement is to provide an analysis of the proposal.

2. Background information

2.1 The site is located approximately 1.2 km east of Broadway Gardens in Letchworth Garden City and north of the classified road B656. It is located outside the conservation area in a mixed residential and commercial area. It is bounded by a vehicle repair garage to the south, residential properties to the north and car parking forecourts to the west.

2.2 The existing lawful use of the site is a mixed E (former A1) shop and C3 residential (two first floor and one ground floor flats).

2.3 The site has been subject of five previous planning applications:

> 19/02850/FP - *Ground floor rear extension to create one self-contained one bedroom flat, shop storage area and bike storage building following demolition of existing storage building.* – conditional approval (conditions discharged)

> 19/01754/FP - *Erection of single storey building to facilitate two self-contained one bedroom flats, shop storage area and two bike storage buildings following demolition of existing detached garage.* – refused

> 17/00424/1 – Alterations to shopfront - approved

> 16/00099/1 - Two storey side extension to provide first floor 1 bedroom flat and additional ground floor retail area. Erection of external staircase to existing side elevation. Widening of existing vehicular access and ancillary works following demolition of existing single storey rear element - approved

> 86/01653/1 - Change of use of retail shop to Fish and Chip shop – refused

3. Planning policy

3.1 The following policies and guidance are considered relevant to the proposal -

LP26 Housing Proposals

LP57 Residential Guidelines and Standards

LP55 Car Parking Standards

LP58 Development within towns

SECN9 Promoting sustainable transport

SECN11 Making effective use of land

SECN12 Achieving well-designed places

XD1 Sustainable Design

XD3 Protecting Living Conditions

4. The proposal

4.1 The application seeks planning permission for the erection of a first floor rear extension to create one self-contained one bedroom flat, with relative amenity space and bicycle storage.

4.2. Design, access and technical matters

The first floor extension will provide the space for an additional self-contained one-bedroom flat, while the existing rear garden to the rear of the property will provide the amenity space for the new flat and the space for the associated bicycle storage.

The proposed single storey extension will be erected above the existing rear single storey, flat roof portion of the building. The proposed addition will have a ground to ridge height of 7.96 metres, and a ground to eaves height of 5.08 metres, in line with the existing two storey section of the building . It should be noted that the existing ground levels across the site are flat.

The self contained unit will have a gross floor internal area of 59.2 square metres. The bike storage will have a floor area of 3.3 square metres and will be located immediately next to the proposed flat.

Access to the site will be via the existing vehicular access point located on the north side of the existing shop and flat building as illustrated on the site layout plan. There is a further access point on the south side of the building.

The site is located within the urban area with good access to local bus services. Also, the site is located approximately 1.2 km from the city centre and therefore all the day to day needs of the occupiers can be met with relative ease by walking or cycling. Secure cycle parking storage facilities are provided for the proposed flat by way of bike shed. It should also be noted that there is capacity for parking within the highway.

4.3. Landscaping

The areas surrounding the proposed flat will be kept as existing.



The building seen from the rear car park



The building seen from the garden

4.4 Appearance

The appearance and finishes will match those of the main building – brick facing walls, UPVC windows and doors and interlocking concrete tiles to the roof.

From the public realm, the building will largely be seen from car parking areas in Pearsall Close and Boscombe Court to the south and north of the site respectively.

4.5 Impact

The proposal due to its residential use is not believed to create any adverse residential amenity impacts. It is not proposed to create any window to the north side elevation, and therefore the new flat would not create any overlooking concern. The opposite elevation would only present a small frosted glass window serving the bathroom.

5. Conclusion

5.1 The proposed flat has been designed having regard for the existing character of the property and the wider street. The site is located within walking and cycling distance of the city centre and on good bus routes. Car parking is available on street. We believe that there are no adverse residential amenity issues arising from the proposal. Given the foregoing, we hope that the Council can support the application.