

Planning Statement 18th June 2026

Erection of outbuilding to an existing dwelling.



57 Bearton Road
Hitchin
SG5 1UF



Author : Justification by the Applicant's Agent, Mr S Powell
Site: 57 Bearton Road, Hitchin, SG5 1UF
Proposal: Erection of a single storey outbuilding within the rear garden
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1.Introduction

This statement supports a Householder Application, PP-15020925, for the construction of a single-storey rear garden outbuilding at 57 Bearton Road, Hitchin SG5 1UF. A mid-terraced dwelling located within the County of Hertfordshire.

The proposal is to retain the character and aesthetic of the existing house as currently is, and to construct a garden room / outbuilding, incidental to the main dwelling.

The proposal is modest in scale and carefully designed to respect the character of the existing property and neighbouring amenity. The outbuilding will not be visible from the street scene.

2.Planning statement

The application seeks planning permission for a high-quality, single-storey outbuilding situated at the rear of the garden at 57 Bearton Road.

The proposed structure features a compact 20 m² footprint. It strictly complies with all operational criteria under Class E Permitted Development rights, with the single exception of its height. This application is submitted specifically to regularise the proposed maximum height of 3.0 metres.

The scale, footprint, and positioning of the outbuilding are entirely proportionate to the substantial size of the residential garden. The building replaces a dilapidated timber shed, representing a significant visual upgrade. It features a premium material palette, combining high-quality natural cedar cladding with contemporary grey aluminium glazing. The minimalist flat-roof design minimises visual impact on neighbouring properties. The refined aesthetic ensures the structure complements the existing garden landscape while enhancing the visual amenity for both residents and onlookers

The garden room will provide additional space for the homeowner.



Materials will be as follows:

- Foundations: Screwpile foundations
- Structure: Pre-designed timber frame panels
- Roof: Single-ply EPDM rubber membrane
- Exterior cladding: Timber-clad in Cedar with powder coated aluminium grey facias
- Door and window frames: Thermo-efficient, double-glazed doors with aluminium powder coated frame and windows.

