

30 THE CHILTERNNS,
HITCHIN
SG4 9PP

DESIGN AND ACCESS STATEMENT

Householder application

PROPOSAL – Extension to existing driveway parking to allow side by side parking



PROPOSED SCHEME

1. The Property

30 The Chilterns is a 1930s semi-detached house within the Hitchin Conservation area. The conservation area dictates that any alteration to the front elevation of the property normally considered permitted development, must be approved by the council beforehand. The current front garden consists of a tarmac driveway with block paving surround, and the remaining area as grass.

2. The Proposal

The proposal is to enlarge the existing driveway, maintaining the original entrance width but increasing the area closer to the property. The present tandem arrangement is impractical with parking and also causes issues when the applicants need to charge their electric cars as the charging point is on the front of the property. Increasing the driveway will also allow a space for guests to park and avoid parking on the private road which can become congested at times.

Proposed finish is a hardy resin bound gravel to the drive instead of tarmac, with block paving edging as per existing.

As part of the works its proposed to plant a new native evergreen tree as shown on the plan.

- Details of how access will be addressed
 - o Access will remain the same at the entrance to the site and into the house.
- Details of the layout of proposed property
 - o Layout of the property remains the same. The driveway is increased in width closer to the house.
- Scale/appearance of the proposed development
 - o Scale and appearance of the property remains the same. The driveway only is being enlarged.
- Details of the landscaping in the proposed development
 - o Two laburnum trees to be removed as agreed in letter ref: 25/00312/5DN. Existing tarmac driveway to be removed and replaced with larger resin bound gravel drive as shown on plans. New layout to grass area, planting bed and new native evergreen tree as shown on plans.

3. Photos of Front Garden and Driveway as Existing



