

Design and access planning statement

Porch extension

at

13 Pix Road, Letchworth Garden City,
SG6 1PU

Introduction

This Design and Access Statement has been prepared in support of the planning application for a porch extension at **13 Pix Road, Letchworth Garden City, SG6 1PU**. The proposal seeks to enhance the functionality and aesthetic appeal of the property while respecting the character of the surrounding area.



Site Context:

The site is a two-storey residential dwelling located in a well-established suburban area. The surrounding properties feature a mix of architectural styles, with several examples of existing porch extensions in the vicinity. The property is set back from the road, with a front garden and driveway providing off-street parking. The existing dwelling features a symmetrical front elevation, and the proposed porch extension has been designed to be proportionate to the existing structure.

Neighbouring property with similar porch



17 Pix Road



11 Pix Road

Design Proposal

The proposed porch extension will have an external projection of **1.5m from the existing front elevation** and a width of **2.0 m**, aligning with the entrance width. The extension will provide an enclosed entrance space, improving thermal efficiency and security while enhancing the visual character of the property.

Materials and Appearance:

The proposed extension will be constructed using materials that complement the existing property, including:

- **Walls:** Render wall
- **Roof:** Pitched roof with roof tiles to match the existing dwelling.
- **Windows and Doors:** Double-glazed units with white uPVC frames, matching the existing fenestration.

The front elevation will maintain a symmetrical design with the door centrally positioned, and side windows to provide natural light. The design has been carefully considered to blend harmoniously with the host dwelling and surrounding properties, ensuring a high-quality finish.

Access and Parking

The proposed extension has been designed in accordance with **Letchworth Garden City planning policies** and relevant national guidance, ensuring:

- The development respects the character and appearance of the area.
- The scale and materials are appropriate for the location.
- There is no adverse impact on neighbouring properties.

Planning Policy Compliance

The proposed extension has been designed in accordance with **Letchworth Garden City planning policies** and relevant national guidance, ensuring:

- The development respects the character and appearance of the area.
- The scale and materials are appropriate for the location.
- There is no adverse impact on neighbouring properties.

Relevant Planning Policies

The proposal complies with the **North Hertfordshire Local Plan 2011-2031**, adopted on **8 November 2022**, which outlines the district's approach to development. Key policies relevant to residential extensions include:

- **Policy D1: Sustainable Design** – Development proposals should respond positively to their context, enhance the public realm, and respect the character of the surrounding area.
- **Policy D2: House Extensions and Replacement Dwellings** – Extensions should be sympathetic to the existing dwelling and the character of the area in terms of design, scale, and materials.
- **Policy HE1: Designated Heritage Assets** – Given Letchworth's heritage significance, any development affecting heritage assets should preserve or enhance their character and appearance.

Similar Planning Applications

The proposal aligns with previous approvals in the area, such as:

- **5 The Dale, Letchworth Garden City (Application Reference: 22/00698/FPH):** This application involved the erection of a front elevation porch, assessed for its impact on the character of the area and neighboring properties. The approval of similar applications strengthens the case for granting permission for this porch extension.

Impact on Neighbours

The porch extension will not result in any loss of light or privacy for neighbouring properties due to its modest scale and location at the front of the dwelling. The proposal has been designed to be in keeping with similar developments in the area. It has been carefully designed to ensure no overbearing impact on adjacent properties

Conclusion

This proposal seeks to provide a practical and visually appealing enhancement to the property while respecting the surrounding environment. The modest scale, appropriate material selection, and careful design ensure that the extension will be a positive addition to the property and the wider streetscape.

Given its compliance with planning policy and the minimal impact on the surroundings, we respectfully request that the application be approved.