

PLANNING STATEMENT

in support of a Householder Planning Application

for a

Single Storey Rear Extension, Garage Conversion, First Floor
Extensions, & Replacement Detached Garage

At

“RAVENSBURGH”
BARTON ROAD
HEXTON
HITCHIN
HERTFORDSHIRE
SG5 3JN

JRT ARCHITECTURAL DESIGN LIMITED

Jeremy Tilston MCIAT
Chartered Architectural Technologist
25 Shorham Rise
Two Mile Ash
Milton Keynes
Buckinghamshire
MK8 8BS

Existing Use

Detached Private Dwelling House

Proposed Use

Detached Private Dwelling House

Background Information on the Proposals

The applicants made a pre-app submission (your ref. 24/01541/PREH) the comments contained in which have been taken into account in the finalised proposals.

- The extensions have been reduced from approx. 69% to 61.7%
- The loft conversion has been deleted
- The elevational treatment of the front first floor extension has been changed from a flat roof to pitched roofs, in keeping with the existing house
- The garage position has been amended to suit the tree report

The proposals are needed to provide additional living accommodation and to modernise the property to provide a good sized family house, without significantly increasing the building footprint.

The style of the proposals will be similar to the existing property using similar materials.

A tree report is including in support of this application.

As the overall increase in floor area is only marginally over the 60% given in the guidelines and the proposals would not cause harm to the Green Belt, we would ask that the proposals be granted approval.