

Planning Access and Design Statement for Second Floor Extension and Rear Single Storey Extension at 88 Bearton Road, Hitchin, Herts. SG5 1UP.



View of the front of 88 and 89 Bearton Road.



View of the rear of 88 and 89 Bearton Road.

Background Assessment.

The application house is semi-detached and is connected with 89 Bearton Road that has been recently extended both with a rear single storey extension and a second floor extension that includes a large rear dormer. 88 and 89 Bearton Road are similar to other houses in the road but have lost their symmetry. The application house is the first house along Bearton Road from Bedford Road so doesn't have a neighbouring house to the west. The application house was extended by the previous owner with a single storey rear 3.5m extension but this has made an uncomfortably proportioned living room that is too long and underlit and has a disjointed and relatively small kitchen/dining room. The existing second floor seems to have been produced by converting a large loft space but is accessed by an awkward gloomy staircase that cuts the loft room into two spaces.

Site Assessment.

Physical.

The semi-detached house is soundly constructed but has:-

- an unsatisfactory ground floor layout with overly long living room that has a dark inner half
- a kitchen/dining room that is an odd shape and is too small to contain a large family dining table.
- a large bathroom on the first floor but no bedroom has an en-suite.
- a second floor room that is split in two by an awkward gloomy staircase.

Due to the recent second floor extension of 89 Bearton Road, the symmetry of the semi-detached houses has been lost but could be re-established with the proposed second floor extension to the application house.

Social.

The site is within a well-established residential area.

Economic.

The economy of the area is linked broadly to local business and commuting into London.

Involvement.

The applicants have discussed with the agent the potential of extending the house to improve the ground floor layout and to create a main bedroom with an en-suite and walk-in-wardrobe

whilst restoring the symmetry of the house with the adjoining extended semi-detached house when seen from the road, in particular.

Evaluation.

The poor ground floor layout can be improved by reducing the length of the living room, relocating the utility room, enlarging the kitchen/dining room and providing a boot room where the dog can be cleaned before entering the rest of the house. The second floor can be enlarged and the awkward gloomy staircase up to the second floor can be replaced with an extension of the existing staircase. None of these works will adversely affect neighbours and the house will more closely mirror the attached semi-detached house.

Design.

The second floor extension will re-establish a symmetry to the pair of semi-detached houses. The rear elevation will include a zinc faced dormer and zinc eaves to the ground floor extension that is a material that has been used in the extensions of 89 Bearton Road. The rear windows and rear ground floor doors will be grey framed like those to the rear of 89 Bearton Road.

Use.

The proposed enlargement of the second floor will provide a master bedroom with an en-suite and walk-in-wardrobe and a more generous and better naturally lit staircase. The ground floor alteration corrects the size of the living room and the rear extension corrects the size of the kitchen/dining room and provides a dog-wash/boot room.

Amount.

The second floor is proposed to be enlarged to mirror the gable ended roof of the attached semi-detached house at 89 Bearton Road and is to be extended at ground floor for part of the width of the house to align with the rear extension of 89 Bearton Road.

Layout.

The overall layout of the house will be improved.

Scale.

The scale of the house will be more similar to the attached semi-detached house.

Landscaping.

There will be slight reduction in the area of lawn.

Biodiversity.

The area of the rear extension and decking with steps is less than 25msq and therefore the proposal is exempt from a Biodiversity Net Gain Assessment.

Appearance.

The front of the house will look more like that of the attached semi-detached house with the second floor extension. The rear of the house will also look more similar to a mirror image of the attached semi-detached house.

Access.

The principal pedestrian access to the house will remain via a main entrance within the side elevation and with secondary access via a new side door into a boot room and rear access to the rear garden via new sliding folding doors of the kitchen/dining room.

Vehicular access to the house will remain the same and cars will continue to use the drive for parking cars.