

Design & Access Statement

77 Benslow Lane
Hitchin
Hertfordshire
SG4 9RA

REVISION A



Context

The site is located on the eastern side of Hitchin, within convenient walking distance of the town centre and railway station, thereby providing sustainable access to a wide range of local services and public transport connections.

The existing dwelling is a modest four-bedroom detached property incorporating a single-storey side extension, conservatory and converted loft space. It occupies a generous plot and is enclosed by a variety of mature trees and hedgerows, which contribute positively to the character of the site and provide a strong sense of privacy.

Use

The proposal seeks to provide a larger, family-sized home that better meets the needs of modern living. In addition, the design incorporates enhanced and dedicated workspace to support home working, whilst enabling a sustainable and balanced relationship between work and family life.

Description of the Proposed Development

The proposal comprises a two-storey rear and side extension, together with associated alterations to the fenestration. The existing driveway arrangement will be retained, continuing to provide adequate off-street parking to accommodate the additional bedroom space created by the development.



Fig 1: Existing front elevation of property

Access

Access to the property is taken from Benslow Lane. In accordance with the North Hertfordshire District Council Supplementary Parking Standards, a minimum of two parking spaces is required for dwellings comprising two or more bedrooms. The proposal will continue to provide ample off-street parking and therefore complies with the adopted parking standards. As such, the development will not give rise to any adverse impact on highway safety or on-street parking provision.

Layout

The proposed two-storey rear and side extension will provide additional space at ground and first-floor levels, creating larger living areas and improved bedroom provision. The layout also allows for flexible internal space, including potential home-working areas, enabling the dwelling to adapt to changing household needs. The extensions are contained within the existing built footprint of the site. The side extension extends to the boundary sufficient space remains around the dwelling to maintain an open character within the plot and avoid a cramped appearance.

Appearance

In accordance with Policy D2 of the Local Plan, the proposed development has been carefully designed to respond positively to the established character of the area. The selection of materials and detailing has been considered to ensure that the extensions integrate seamlessly with the existing dwelling and remain sympathetic to the prevailing street scene.

The external walls of the proposed extensions will be constructed in brickwork and render to match the existing property. The roof of the two-storey side extension will be finished in plain roof tiles to correspond with the existing roof covering, thereby maintaining visual continuity. The roof of the existing single-storey side extension will be replaced with a flat resin system, incorporating parapet-style walls with stone coping.

Landscaping

The property is shielded via trees and hedgerow, creating a secluded feel to the plot as you enter Benslow Lane. To comply with Policy D1 the design will incorporate a Sustainable Drainage System by way of new soak aways.

Justification/ Conclusion

The proposed development has been carefully designed to remain proportionate to the host dwelling and sympathetic to the established character of the surrounding area. The extensions will improve the functionality of the property by providing additional living space while maintaining the openness of the site and respecting the relationship with neighbouring properties.

Overall, the proposal represents a well-considered and appropriate form of development that integrates with its surroundings and complies with the relevant planning policies and guidance.

Home Extension Team