

PLANNING STATEMENT - 65 Browning Drive, Hitchin SG4 0QR

PROJECT: Two storey side extension

This Statement accompanies the application for Householder Planning Permission and should be read in conjunction with all associated documents and drawings.

1.0 The Proposal

The proposal comprises the construction of a 2-storey side extension and relocation of the front door.

2.0 The Site & Property

The application site relates to a semi-detached property located on a corner plot in Hitchin. There is a garage and parking space to the rear of the site.

3.0 Relevant Planning History

None.

4.0 Main Design & Planning Considerations

The main design and planning considerations of the proposal are:

- (a) The extension is set back from the principal elevation of the main dwelling.
- (b) There are alternative roof designs, but the proposed form is economic to construct, set back, subservient and reduces bulk.
- (c) External materials, including brickwork and detailing, will match existing.
- (d) The extension will appear subordinate to the host dwelling when viewed from the main road.
- (e) Existing parking provision includes a garage and off-road parking space. Although the garage does not meet current internal dimensional standards, the overall provision is considered adequate without the need to utilise some of the rear garden for additional parking.
- (f) The property is in a sustainable transport location with access to nearby bus routes.
- (g) The proposal will not adversely affect the character of appearance of the street scene, where similar extensions have been undertaken.
- (h) Due to the corner plot location, the proposal will not result in any adverse impact on neighbouring properties.

5.0 Conclusion

In conclusion, this Statement outlines the main design and planning considerations of the proposal, demonstrating that the development is appropriate to its context and can be achieved without harm to the character of the area or the amenities of neighbouring properties.



8 Short Hale | Pitstone | Buckinghamshire | LU7 9FF

Directors: Jo Mitchell BSc (Hons) MRICS Dip CII (Claims) BDMA & Andrea Mitchell BA (Hons)

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