

Design & Access Statement

1. Introduction

This Design & Access Statement has been prepared in support of a planning application for the construction of a single storey detached garage in front of the principal elevation of the property located at Deblins Green, Pirton Road, Holwell, Hitchin, SG5 3SS. The proposed development site is within the curtilage of a 4-bedroom bungalow, which has no garage currently.

2. Site and Context Analysis

The property is situated on Pirton Road in Holwell, a predominantly rural area characterised by detached residential properties and open fields. The site is bordered to the north by a public footpath separating it from the nearest neighbour, a two-story house with a front garage. The eastern boundary abuts Pirton Road, while the southern and western boundaries are adjacent to open fields.

3. Proposal Description

The proposal is to construct a detached garage with dimensions of 10m x 6.5m. The garage is intended to accommodate two vehicles and provide additional storage space for garden equipment. Currently, there is no garage on the premises to provide security for vehicles or garden equipment. The structure will be positioned in front of the principal elevation of the existing bungalow, within the current garden area. The existing bungalow will not be screened by the garage due to the proposal being offset along the southern boundary of the property.

The external walls will be brick construction, sympathetic to the existing bungalow and the pitched roof will have plain tile covering with proposed solar array on the south facing pitch in the future.

The garage will be set back from Pirton Road to minimise visual impact on the street scene and ensure safe access and egress for vehicles.

4. Design Principles

4.1 Scale and Layout

The proposed garage is designed to be proportionate to the size of the existing property and sympathetic to the surrounding built environment. The layout and positioning ensures that the garage is positioned to maximise accessibility while minimising any overshadowing or impact on the main dwelling. Garages on Pirton Road are a common feature, with the nearest 2 neighbours having garages in front of the principal elevation.

4.2 Appearance and Materials

The garage will be constructed using materials that complement the existing bungalow, including brickwork and roofing tiles that match the primary residence. The choice of materials ensures that the new structure blends seamlessly with the existing property and maintains the rural character of the area. The roof will be pitched to reflect traditional architectural styles in the locality.

4.3 Landscaping and Boundary Treatments

The proposed development will maintain existing landscaping where possible to provide a natural screen from Pirton Road. Existing boundary hedges and fences will be retained to maintain a coherent boundary treatment that is in keeping with the character of the area.

5. Access and Movement

5.1 Vehicular and Pedestrian Access

The primary access to the site will remain unchanged, utilising the existing dual entrance driveway from Pirton Road. The garage has been positioned to allow for safe and efficient manoeuvring of vehicles within the property boundaries, minimising the need for reversing onto the public highway. There is adequate space for vehicles to enter and exit the site in forward gear.

5.2 Inclusive Access

The proposed garage is designed to be accessible to all users, with level thresholds and sufficient space to accommodate mobility requirements. The internal layout provides clear and unobstructed access to the vehicle bay and storage areas.

6. Planning Policy Considerations

The proposed development is consistent with local planning policies as outlined in the North Hertfordshire District Council Local Plan. The proposal respects the character and appearance of the area and will not impact neighbouring properties.

The NPPF emphasises high-quality design that reflects local character. The proposed garage is designed to compliment the existing bungalow in terms of materials, scale and appearance, ensuring it integrates well with its surroundings.

7. North Hertfordshire District Local Plan

- **Policy 6 (Rural Areas Beyond the Green Belt):** This policy allows for limited development in rural areas, provided it is compatible with the character and function of the area. The proposed garage is a typical ancillary structure that supports the residential use of the site and does not detract from the rural character of Holwell.
- **Policy 28 (House Extensions):** This policy supports extensions and outbuildings that do not dominate the existing dwelling or the plot. The proposed garage is appropriately scaled and positioned to ensure it remains subordinate to the main dwelling.
- **Policy 57 (Residential Guidelines and Standards):** This policy requires new development to respect the character and context of the surrounding area. The proposed garage will use materials matching the existing bungalow, and its design reflects the rural character of Holwell, ensuring compliance with this policy.

8. Sustainability

The garage has been designed with sustainability in mind, utilising locally sourced materials where possible. The construction will incorporate energy-efficient methods and adhere to current building regulations to minimise environmental impact. A solar array installation also aims to benefit from the orientation of the roof and provide energy efficient charging for electric vehicles.

9. Impact Assessment

9.1 Visual Impact

The proposed garage has been designed to minimise visual impact on both the property itself and the wider area. Its orientation, form, and materials have been chosen to ensure it integrates seamlessly with the existing bungalow and surrounding properties. The positioning of the garage respects the established building line along Pirton Road and maintains the open character of the site.

9.2 Impact on Neighbouring Properties

The proposed garage will not result in any overshadowing, overlooking, or loss of privacy for neighbouring properties. The structure is positioned well away from the nearest neighbour to the north. The scale of the garage ensures no impacts on light or views from adjoining properties.

10. Conclusion

The proposed detached garage at Deblins Green is designed to enhance the functionality and utility of the property while respecting the character and appearance of the surrounding area. The careful consideration of scale, materials, and access ensures that the development is in keeping with local planning policies and meets the needs of the property owner without affecting neighbouring properties or the broader community.



Current view of property from front (Pirton Road). The principal elevation of the dwelling would not be obscured by the proposed garage and would therefore retain the character and appearance of the dwelling and its contributions to the locality and street scene. Existing trees to be retained to maintain natural look of property from street scene.



Proposal to be several metres behind fencing panels in above photo. Visibility will be limited from the street scene due to established trees and vegetation along the front boundary of Deblins Green.