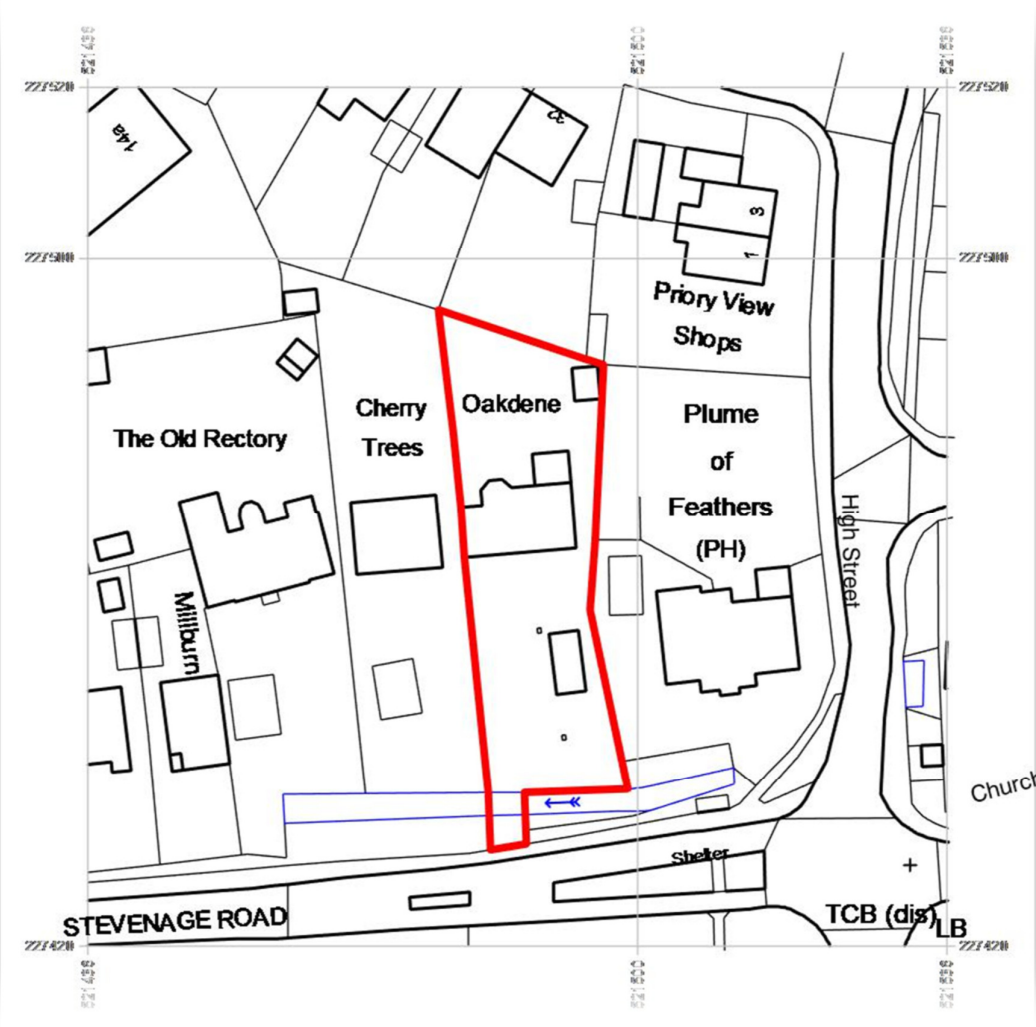


PLANNING STATEMENT



PicklePlanning

Contents:

1.0 Introduction

2.0 Site & Existing Building

3.0 Proposal

4.0 Heritage Foundation

1.0 Introduction

The planning statement has been prepared by PicklePlanning, in support of full planning application **PP-xxxxxxx** for the following: **Extension and conversion of garage to annex @ Oakdene, Stevenage Road, Little Wymondley, Hitchin, Hertfordshire, SG4 7HY**

This application is being made on behalf of the property owner of Oakdene, Little Wymondley – Mr Mark Ellis.

This property and proposed scheme has received Pre-application advice, 25/02507/PREH – 12th December 2025 – William Thompson.

2.0 Site and Existing Building

The site is located on the northern side of Stevenage Road, in the village of Little Wymondley, adjacent to the Plume of Feather Public house in the centre of the village.

The original dwelling is set back from the carriageway by approximately 34m, 2/3rds of the distance into the site.

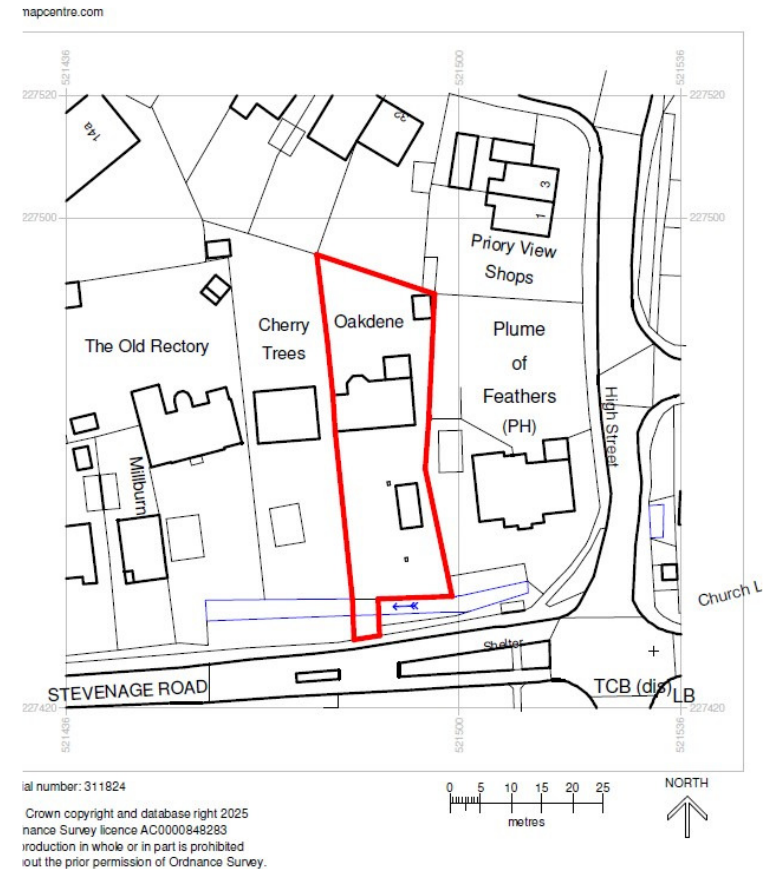
The existing garage is positioned in front of the dwelling, 9.5m from the front elevation and 16.5m from the carriageway, sited 1.5 – 2.5m from the boundary with the plume of Feathers.

The property is accessed via a small driveway bridge, across the Ash Brook.

The other neighbouring property (Cherry Trees), shares the access point with Oakdene and a similar layout with the garage forward of the main dwelling.

The existing driveway has parking for approximately 5 vehicles with comfort.

The dwelling runs in an east-west orientation, boundary to boundary and is of a basic 4 up – 3 down layout



3.0 Proposal

This application proposes alterations/extension to the existing front garage, and conversion to annex accommodation for family members.

The proposal consists of the extension of the existing garage footprint, from 25 to 35m², approximately 1.5m to the width and 1.3m to the length, 0.2m in additional height.

The extensions will facilitate an open plan living dining space to the ground floor, ancillary WC area, and bedroom and bathroom to the loft space.

The annex is proposed with its own heating system (most likely gas central heating), however the gas and electrical supplies will be taken from the existing dwelling supply and not separated/metered independently.

Applicant statement:

"This application seeks permission to convert the existing garage into a one-bedroom annexe ancillary to the main dwelling.

The proposed annexe is intended to provide accommodation for my son and his husband, who were recently married. The aim is to allow them to remain within the family home while having their own independent living space, which cannot be achieved within the current footprint of the main house.

Both occupants are employed as paramedics with the East of England Ambulance Service. The proposed accommodation would enable them to live close to their operational base, supporting their ability to respond efficiently and contributing positively to the local community.

The development also seeks to address current housing affordability challenges. By providing accommodation within the family property, it will allow them to reduce living costs and save towards a future deposit for their own home.

The design has been carefully considered to minimise impact on neighbouring properties. The proposal involves only a modest extension to the existing garage footprint and will utilise materials that are sympathetic to, and in keeping with, the existing dwelling and surrounding area.

The annexe will remain ancillary to the main dwelling and will not form a separate, independent unit of accommodation."

Planning policy as per pre-app:

Policy HS6 of the Local Plan 2011-2031 sets out the requirements for introducing residential annexes.

These criteria advise that permission will be granted provided:

- "a) a genuine need for the accommodation is demonstrated;*
- b) the annex is subordinate to the main dwelling and designed in such a way that it can be easily (re-)incorporated into the main house if use as an annex ceases;*
- c) any development would not exceed the size of extensions that would otherwise normally be acceptable; and*
- d) the occupation of the accommodation is restricted by condition.*

Free standing annexes will be allowed where the above criteria are met and it can be demonstrated that adaptation or extension of the main house is not possible."

- a) Please see applicant statement above
- b) The proposal is for the conversion of the existing garage, therefore would not be re-incorporated into the main dwelling should use cease, it can however be reconverted to a garage (its original purpose).
- c) The proposal looks to add only 10m² to the existing garage footprint (1.3m to the length and 1.5m to the width).
- d) Extension of existing property is not feasible from either a practical or cost perspective, the large central hallway and 2 number full chimney breasts at ¼ distance in from either flank wall make splitting of the property difficult. Without a full reworking of the entrance hallway, staircase and landing, an alternative location for a new staircase would not be possible without compromising required floorspace.
Further extension of the eastern side of the existing property, could only be added to the rear, due to the proximity of the boundary. Rearward extensions have previously been avoided, due to the impact it would have on the neighbour to that side – these impacts have been discussed and agreed with the neighbour that no further extension will be made to that side of the property.
Finally, location of a new entrance point to the annex would require a new entrance door to the front elevation, as the flank wall is directly onto the neighbouring property, and rear access would require passing through any segregated private amenity space and around the existing conservatory.
Any new door to the front elevation would look unsightly and cause harm to the existing building character.

Use of the existing garage forms a far more practical solution, the extensive frontage to the property allows for a

conservative extension to the garage, and gives ample parking and private amenity space without impacting the parking and private space to the main dwelling.
This use would also comply with item b) and negate any re-integration into the main house.



4.0 Conclusion

This application for conversion of an existing garage, to self contained annex accommodation has been carefully considered to make best use of the available site.

The requirement for the annex as proposed in the applicants statement and further details above, outline the limitations of the existing dwelling and the greater potential of the existing garage structure.

Due to the size of the site frontage, it is possible to extend the garage, while retaining all existing parking spaces, turning head and shared access route, without causing detrimental harm to the application site or neighbouring properties outlook.

We would therefore consider that the extension of the garage is a far more viable solution to the addition of an annex living space, than extension or alteration of the existing dwelling.