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DESIGN & ACCESS **STATEMENT**

Address

2 Hill Rise, Cuffley,
Herts, EN6 4EE

Proposal

Demolition of existing house and
erection of detached replacement
dwelling

May 2023

1) SITE ASSESSMENT

The application site is located within the existing built-up area of Cuffley.

The site, which is situated on the east side of Hill Rise, is occupied by a detached two storey dwelling that is accessed from the public highway via two existing vehicle entrances/crossovers.

The site is surrounded on all sides by existing residential development.

2) PROPOSED DEVELOPMENT

This application proposes the demolition of the existing house and erection of a new detached replacement dwelling.

3) PLANNING POLICY

National Policy

The National Planning Policy Framework (NPPF) 2021 sets out the Government's planning policies for England and how these should be applied.

Section 12 of the NPPF is of particular relevance in this case as it relates to achieving well-designed places.

Local Policy

The application site is located within the Specified Settlement of Cuffley, wherein, Policy GBSP2 of the adopted Welwyn Hatfield District Plan 2005 confirms that there is no objection in principle to new residential development proposals.

Under Policies D1 and D2 of the adopted District Plan all new development is required to be of a high-quality

design that both respects and relates to the character and context of the area in which it is proposed.

Other Policies of relevance are D8, which requires all development to include landscaping as an integral part of the overall design and R17, which seeks to protect existing trees, hedgerows and woodlands as part of all new development proposals.

With specific reference to transport issues Policy D5 requires all new development to take account of its impact on existing and proposed movement patterns, and Policy M14 highlights the need to comply with the Council's adopted parking standards which require the provision of three off-street parking spaces per four or more bedroom dwelling located outside of Zones 1 & 2.

4) DESIGN ELEMENT

a. Use & Amount

As identified above the site is located within the Specified Settlement of Cuffley wherein Policy GBSP2 confirms that there is no in-principle objection to the erection of new residential development.

b. Layout, Scale and Appearance

The proposed new dwelling would occupy a similar position to the existing house thereby maintaining both the existing building line along this side of Hill Rise and adequate off-street parking to the front/private amenity space to the rear for its future occupiers.

The proposal would not create any neighbour amenity issues relating to loss of light, overlooking or impact on outlook as: (1) the proposed single storey projection to the rear has been set in from the north western boundary in order to minimise any impact on the neighbouring property at no.4; and (2) it would not contain any first or second floor flank windows to main habitable rooms. The

upper floor flank window that is proposed can be fitted with obscured glazing as it would be serving an en-suite bathroom.

The proposed driveway would provide a minimum of three off-street parking spaces which would accord with the Council's adopted standards for dwellings with four or more bedrooms.

The internal layout of the proposed dwelling has been designed so as to ensure that every main habitable room is provided with an appropriate aspect overlooking the garden area to the rear or the driveway to the front.

The proposed replacement dwelling is of a high quality, traditional design that would be in keeping with the scale and character of the surrounding residential properties. The use of traditional external materials such as slate and brickwork would also help the proposal to integrate into both the street scene and the surrounding area.

c. Landscaping

The proposal would not require the removal of any significant trees from the site.

A new scheme of soft landscaping could be planted throughout the site in order to soften the visual impact of the proposed new building. This could be secured by the LPA via the imposition of an appropriately worded planning condition.

5) ACCESS ELEMENT

It is proposed that the existing vehicle accesses and crossovers serving the site will be retained and re-used. This is considered to be acceptable from a highway safety perspective as the number of vehicle movements would not significantly increase as a result of the proposed development.

With regards to the issue of internal access and circulation, the applicant is aware of the need to comply with current the Building Regulations.

6) CONCLUSION

Taking into account the above factors, it is considered that the proposed development complies with the aims and objectives of the above-mentioned Policies contained within the adopted Welwyn Hatfield District Plan 2005 and the principles set out in the National Planning Policy Framework 2021. We therefore believe that full planning permission should be granted accordingly.

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May 2023