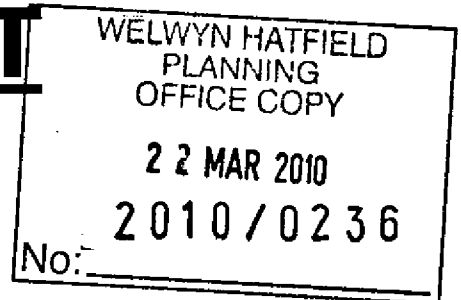




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DESIGN & ACCESS **STATEMENT**



Address

Land r/o 101 Brookmans Avenue,
Brookmans Park, Herts, AL9 7QG

Proposal

Erection of a five bedroom
detached residential dwelling

February 2010

1) SITE ASSESSMENT

a) Physical Characteristics

The application site is located within the existing built-up area of Brookmans Park to the north of Potters Bar and east of the A1(M). The site, which is situated on the west side of Golf Club Road, currently forms part of the residential garden of 101 Bookman's Avenue. The area surrounding the site is predominantly characterised by two storey detached houses.

b) Social Characteristics

It is believed that the area immediately surrounding the site is predominantly characterised by owner occupied residential properties. The erection of this proposed new dwelling would therefore have limited impact upon the social characteristics of the area.

c) Economic Characteristics

Although the proposed development would not directly contribute to the local economy through the creation of additional employment or services, the provision of an extra residential unit on this site would lead to an increase in population, which would go some way to helping the viability of existing/future shops and services within the local area.

2) LOCAL PLAN POLICY

The application site is located within the Specified Settlement of Bookman's Park, wherein, Policy GBSP2 of the adopted Welwyn Hatfield District Plan 2005 confirms that there is no objection to new development proposals.

Under the 2005 District Plan, proposals for windfall residential development are considered under Policy H2, which states that such proposals will be assessed for potential and suitability against the following criteria: (1)

the availability of previously developed sites and/or buildings; (2) the location and accessibility of the site to services and facilities by transport modes other than the car; (3) the capacity of existing and potential infrastructure to absorb further development; (4) the ability to reinforce existing communities, including providing a demand for services and facilities; and (5) the physical and environmental constraints on development of land.

In line with Policies D1 and D2 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 R1, which encourages development proposals that maximise the use of previously developed land, together with 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.

3) DESIGN ELEMENT

a. Use & Amount

The application proposes the erection of a five bedroom detached dwelling.

As identified above the site is located within the Specified Settlement of Bookman's Park wherein Policy GBSP2

confirms that there is no in-principle objection to the erection of new residential development.

Taking into account the location of the site within a predominantly residential area, together with its proximity in relation to neighbouring dwellings, it is considered that any use other than residential on this site would not only be out of character with the surrounding development, but it would also be likely to have an adverse impact upon the amenities of adjoining residents.

b. Layout, Scale & Appearance

The proposed dwelling has been sited so as to provide a 24.5m long garden to the rear and a front driveway that utilises the existing vehicular entrance onto Golf Club Road. This 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 that are located outside of Zones 1 & 2.

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

The privacy of the 'donor' property (no.101) has been adequately maintained by avoiding the inclusion of any first floor windows to main habitable rooms in the south facing elevation. The south facing window to the proposed en-suite could be fitted with obscured glazing, the provision of which could be secured via the use of an appropriately worded planning condition. The 40m separation between the proposed and 'donor' properties would also ensure that the outlook and light available to the occupiers of no.101 is adequately preserved.

The size and scale of the proposed dwelling would be in keeping with the character of the surrounding area which predominantly consists of large two storey detached dwellings.

The proposed development has been designed so to complement the character and appearance of the surrounding residential area. This has been achieved by continuing the relatively simple form and hipped roof design of the adjoining houses, and through the use of external materials that either match or are sympathetic to those existing dwellings. Further interest has been added to the design via the inclusion of brickwork quoins and a front porch that match those found on the 'donor' property, together with use of stone calls & headers and the addition of an external chimney stack to the north elevation.

c. Landscaping

The proposed development would unfortunately require the removal of a number of trees from the rear garden of no. 101; however, none of the identified trees are considered to be of significant amenity value. It is also our understanding that the applicant would not need permission to carry out these works as there do not appear to be any Tree Preservation Orders at the property and it is not located within a Conservation Area.

It is envisaged that a new landscaping scheme could be planted in order to soften the visual impact of the proposed new building and compensate for the loss of the above mentioned trees. The provision of this additional soft landscaping could be secured by the Local Planning Authority via the imposition of an appropriately worded planning condition.

4) ACCESS ELEMENT

It is proposed that vehicular access to the site will be provided via the existing entrance and gates onto Golf Club Road.

Overall, it is considered that the limited number of additional traffic movements associated with this proposal

would not significantly impact upon road congestion, highway safety, or the general surrounding environment.

With regards to the issue of internal access and circulation, the applicant is aware of the specific requirements of the Disability Discrimination Act, together with the need to comply with current Building Regulations.

5) 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 and Hatfield District Plan 2005, and therefore we believe that full planning permission should be granted accordingly.

Hertford Planning Service
February 2010