

WELDON HATFIELD
 PLANNING
 OFFICE COPY
 10 NOV 2010
 No. 2010/2735

Design and Access Statement

Re: Proposed Single Storey Side Extension To Existing Dwelling

Site Address: Stocks, Lysley Place, Brookmans Park, Hatfield, Hertfordshire, AL9 6NZ

The Site and Context Appraisal

Surrounding Area

The property is located within a recent new residential development at the former site of Queenswood Home Farm and comprises a converted stock barn with detached garage, along with driveway area between and large landscaped garden area.

The dwelling is approached through a gated walled enclosure from the south side, since the dwelling proposal is to extend the north end (opposite side to entrance via gates) the proposal is mainly hidden from its approach. The dwelling is single storey with a pitched slate roof and sits behind a gated walled enclosure. The walls to the dwelling are timber cladded

Surrounding properties comprise of large detached dwellings of a similar age and building materials. The adjacent property 'Grey Gable' has a large single storey side extension and rear extension.

The site is located within the Metropolitan Green Belt.

Planning History

Application Number	Proposal	Decision
S6/2005/1233/FP	Erection of single storey extension at stocks	Refused 28/11/05
S6/2002/0202/FP	Erection of timber gates with maximum height of 2.15 metres	Granted 25/03/05
S6/2000/1062/FP	Erection of single storey rear extension and alterations to front porch	Granted 23/10/00

S6/2005/1233/FP Note that this application proposal is for a larger side extension, this which would have resulted in net total addition of floor space of 87.5 sq metres or 24.5 sq metres as per S6/2005/1233/FP. On 28/11/2005 although "the proposal is considered to comply with polices D1, D2 of the Welwyn Hatfield District March 2005 and supplementary Design Guidance February 2005" & "the proposal is not considered to have unreasonable impact to this neighbor in terms of light, outlook or privacy". "Again, the proposal is considered to comply with the recommendations of the local district planning, including the provisions within the Supplementary Design Guidance. In conclusion it was refused "it fails to comply, in principle, with green belt policy" for the reasons of having a 75% increase.

Description of Proposal

The proposed extension is to extend the north side again but with reduced area and chimney stack to, the design again is to respect and to relate to a domestic scale and character of the main existing building. The width is maintained, along with extended matching ridgeline, addition of chimney stack to northern end, 1m above existing and proposed ridgeline. At present the roofing shape is part hip/part gable, the proposed roof would be a gable end, this reflects a number of gable features in adjacent dwelling within the overall site. Also a proposed gable end will balance out the building when viewed on elevation (west side).

The dwelling sits within a large plot of land, although the dwelling sits forward on the site, the proposed extension is the the northern end of the property and would not be prominent when viewed from neighbouring properties, or the entrance on the south side to this residential development.

The proposed side extension would result in net total addition of floor space of 81.5 sq metres or 18.5 sq metres as per this application. The extension measures 2.5 metres wide x 7 width (width of existing) It would have an floor area of 18.5 metres, which means extending the existing living area, along with chimney stack 1 metre above existing ridgeline, the overall height measures 6.2 metres high.

The proposal itself is quite modest, when compared to original dwelling.

Conclusion

I consider the proposal to be acceptable due to the reasons noted below

- The existing garage would partly mitigate views of the extension from this property and is less likely to have an impact to neighbouring properties i.e. 'The Barn'
- Also as the extension would be sited to the northern of the dwelling and would extend beyond front and rear building lines, it would not have an adverse impact to neighbouring 'Grey Gable' which is located to the south side of the site. (Refer to Sketch 01)

- Since the property sits within a large plot of land and is positioned forward the extension is proposed at the northern end and would not be prominent within the landscape when entered to this development from the south side.
- The dwelling is single storey which has minimum impact when compared to its adjacent neighbours which are significantly larger and of two storeys.
- Also nearby properties appear to significantly extended by more than 50% from original footprint.