

27 MAR 2012

DESIGN STATEMENT – 6 FORDWICH ROAD
WELWYN GARDEN CITY HERTFORDSHIRE

No.: 6 --2-0-1-2-/-0692

THIS STATEMENT IS WRITTEN TO ACCOMPANY THE ABOVE PLANNING APPLICATION AS REQUIRED BY THE TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) (AMENDMENT) (ENGLAND) ORDER 2006[SI 1062 2006]/TOWN AND COUNTRY PLANNING (GENERALDEVELOPMENT PROCEDURE) ORDER1995 ARTICLE 4C

1. SITE ANALYSIS

THE EXISTING DWELLING IS SITUATED TO THE SOUTH OF THE TOWN CENTRE.

THE SITE IS SCREENED ON ALL SIDES. THERE ARE NO NATURAL FEATURES OF ANY IMPORTANCE AND NO IMPORTANT TREES ARE AFFECTED BY THE PROPOSALS. .

2. DESIGN PRINCIPLES

THE PROPOSED WORKS INVOLVES A SINGLE STOREY SIDE AND REAR EXTENSION. CAREFUL CONSIDERATION HAS BEEN GIVEN TO ENSURE THAT THE PROPOSED EXTENSION MAINTAINS THE PRIVACY OF NEIGHBOURING PROPERTIES. WINDOW POSITIONS ARE SUCH THAT NO OVERLOOKING OF PRIVATE AMENITY AREAS WILL OCCUR. THE PROPOSAL MEETS WITH THE COUNCILS DESIGN CRITEREA D1 AND D2 AND GBSP2

3. DESIGN SOLUTION

IT IS CONSIDERED THAT THE PROPOSED EXTENSION DOES NOT HAVE AN UNACCEPTABLY HARMFUL IMPACT ON RESIDENTIAL AMENITY OR CHARACTER OF THE AREA IN WHICH IT IS LOCATED AS THE DEVELOPMENT PROPOSED IS IN KEEPING WITH THE ORIGINAL BUILDING IN TERMS OF SCALE AND DESIGN AND DOES NOT RESULT IN UNACCEPTABLE OVERLOOKING OR LOSS OF PRIVACY FOR NEIGHBOURING USES THERE ARE NO ACCESS PROBLEMS.