

15 NOV 2012

2012/2293

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12 FORDWICH ROAD, WELWYN GARDEN CITY, HERTS**DESIGN STATEMENT**

The following statement will show how and why the proposed extension and has been carefully considered and designed to be in keeping with its surroundings and that Planning Permission should be Granted.

The Site

The site lies approximately ¼ mile South of Welwyn Garden City town centre and faces W to E back to front and is in the Conservation area.

12 Fordwich Road is a detached house in a small area of similar styled houses, set back from Fordwich Road itself, just off Parkway, but nearer the junction with Rookshill.

There are many properties within the surrounding area, which have single storey and two storey side and rear extensions.

This property has not been extended before.

This extension is to facilitate larger family kitchen/breakfast area, with an additional first floor bedroom and bathroom.

The existing house is in good order, but this extension will bring it up to modern day living standards, whilst at the same time not affecting any neighbours amenity.

The area of the site is approx 364m² (0.0364ha or 0.09 acres).

The existing house footprint occupies 78m² or 21% of the whole site.

Fordwich Road and its surrounding area, is predominantly made up of semi detached houses which are single family dwellings.

Assessment

Due to the sites good width (14m) and its rear garden depth of 9.3m x width of 31m, it allows excellent amenity space around it, therefore it is more than capable of taking an extension of the size shown.

Involvement

We have not involved the Planning Department pre application.

The proposal increases the current house footprint by an additional 12 square metres or 3.3% of whole site additional coverage.

Evaluation

The following key issues have been considered at all times during the design stage:

1. The impact of the proposed extension on adjoining neighbours – the extension has no impact on any neighbour. The two storey side part of the extension is set 24m away from the rear elevation of No. 14 and although it is only 300mm off of the boundary, it has no impact on them. This, we believe, is an exceptional circumstance and should be deemed acceptable and override the Councils 1m away from the boundary for first floor extensions policy !!
2. The two storey side extension is set back from the existing front elevation wall by 676mm, which allows the new ridge to be set lower than the existing ridge height, making this proposal subservient.
3. the aesthetics are very important, and we have designed the new works to be in keeping with the existing house

Design

Our proposed extension is a two storey side/rear one.

When compared with the existing and surrounding properties, it blends in very well, as the design and character of the area is not affected.

This causes no impact with regards amenity or overshadowing on the neighbours.

We have shown the proposed extension to be subservient and reasonable in size and when combined with the surrounding area, we have a dwelling which has no impact on neighbouring properties, sits very comfortably against the existing house and blends in very well with the characteristics of the neighbourhood.

Ample amenity and good vehicular access and parking, combined with excellent modern living standards of accommodation will provide a high quality family home, which will enhance and benefit the surrounding area.

The overall increase in original floor space is approx 15%, which when compared to other large developments in the area, compares very favourably.

We trust you find our Design and Access Statement comprehensive, but should you wish to discuss this application during its course to a decision, please feel free to contact us.