

Application for Planning Consent for a
two storey side and rear extension
inc. single storey rear extension
at 45 Kentish Lane, Brookmans Park
Herts. AL9 6NG

Design and Access Statement

Town & Country Planning Ltd
13 Evelyn Road
Cockfosters
Herts. EN4 9JT
martin@tcpltd.net

Contents

1.0 INTRODUCTION

2.0 DESIGN

3.0 ACCESS

4.0 PLANNING CONSIDERATIONS & LOCAL PLANNING POLICY

5.0 CONCLUSIONS

1.0 INTRODUCTION

1.1 This statement explains the thinking behind our planning application. It also highlights that we have thought carefully about how everyone, including disabled people, older people and very young children will be able to use the proposed development.

1.2 This design statement is written in support of 6 bedroom house at 45 Kentish Lane, Brookmans Park, Herts. AL9 6NG

1.3 This application is consistent with planning policy as set out by the Welwyn Hatfield District Plan 2005 (Saved Policies September 2008) as well as supplementary planning guidance.

1.4 Planning History

S6/2012/0348/LUP - Certificate of lawfulness for proposed replacement stable block with garage - Refused - 16 April 2012

S6/2012/0338/LUP - Certificate of lawfulness for proposed erection of two storey rear extension and single storey rear and side extensions, basement, loft conversion incorporating rear dormer window and garage conversion – Granted - 20 April 2012

S6/2011/1999/LUP - Certificate of lawfulness for the erection of the erection of two storey rear extension, single storey side and rear extension, loft conversion, garage conversion, basement, swimming pool and new garage – Refused - 03 November 2011

S6/2011/1567/LUP - Certificate of lawfulness for the erection of two storey rear extension, single storey side and rear extension, loft conversion, garage conversion, swimming pool and garage – Refused - 03 November 2011

S6/2011/0008/LU - Certificate of Lawfulness for a proposed two storey rear and single storey side extension and loft conversion incorporating rear dormer and garage conversion – Granted - 17 January 2011

S6/2010/2281/LU - Certificate of Lawfulness for a proposed rear single storey and first floor extension and side single storey extension and loft conversion incorporating rear dormer and garage conversion – Refused - 24 November 2010

24 November 2010 - FORMATION OF NEW CROSSOVER AND DRIVEWAY AND ERECTION OF NEW BOUNDARY WALL AND GATES – Refused - 18 May 2010

S6/2006/0641/FP - REPLACEMENT OF EXISTING SMALL STABLE BLOCK, TACK ROOM AND HAY BARN – Granted - 11 July 2006

S6/2003/1687/FP - ERECTION OF SINGLE STOREY SIDE EXTENSION AND DEMOLITION OF EXISTING UTILITY ROOM – Granted - 09 February 2004

S6/2004/1104/FP - ERECTION OF ONE NEW DWELLING – Refused - 10 September 2004

2.0 DESIGN

2.1 THE PROCESS

The physical characteristics of the scheme have been informed by a rigorous process outlined below:

Assessment

45 Kentish Lane is currently a large and spacious plot. The house is mid 20th Century but with no specific architectural distinction. The property is two storeys with a steeply pitched roof. The house sits approx. 40M away from No 43 and 4.7M away from No 47. The character of Kentish Lane is varied with no overriding architectural style or aesthetic. Natural building materials of brick, tile and render are common and used in a variety of composition.

The width of the existing house is 14.8M, the depth is 11.1M. The width of the plot including the adjoining land owned by the client is 53.6M. The house is set back from the road by approximately 24.7M.

Evaluation

The requirement is to extend the existing property to provide a better laid out and designed building to facilitate modern family living requirements.

Layout

The extension is set out in keeping with the building line and set back approximately 24.7M from the road. The proposal will increase the full width frontage of the existing house by 2.1M after the existing side elevation garage has been removed taking the width to 16.9M. It is separated from No. 47 by 7.7M and by 34.6M from No.43. The positioning of the building allows for the retention of significant mature tree screening from the road and does not intrude upon a notional 45 degree from the adjacent houses' ground or first floor windows.

Scale

The extended dwelling is a two storey property with loft accommodation. The height of the eaves is 5.24M above proposed external ground level and the ridge is 9.92M above proposed external ground level. This is unchanged to the existing house.

Design

The property has been designed using natural materials of brick / render and tile in keeping with the materials found in the immediate locality. The dwelling features a pitched roof and shows a double front symmetry with the existing gable end structure, the proposed addition is set back to complement the existing design and shows a subordinate nature to the overall appearance. The house has a comfortable arrangement of casement windows which is complemented by detailing across the fenestration and the project has been carefully designed to incorporate an interesting render and tile decorative details.

2.2 USE

Domestic dwelling house.

2.3 AMOUNT

Existing floor area = 225 m² gross external

Proposed floor area = 420 m² gross external

3.0 ACCESS

3.1 VEHICULAR AND TRANSPORT LINKS

As existing.

3.2 INCLUSIVE DESIGN

The design allows for a level access and a new part M compliant ground floor WC.

4.0 PLANNING CONSIDERATIONS & LOCAL PLANNING POLICY

4.1 The proposals have been tested relative to the following policies. Each policy has been taken in turn and it has been demonstrated how the proposals meet the objectives of each policy requirement:

Policy D1 Quality of Design

The Council will require the standard of design in all new development to be of a high quality. The design of new development should incorporate the design principles and policies in the Plan and the guidance contained in the Supplementary Design Guidance.

- The proposals do not adversely affect the amenity of the Borough's residential area and seek to uphold its character in style and materiality. The proposals utilise traditional construction similar to that used in the local area and the style of the dwellings elevations is sympathetic to the existing street scene. The proposals meet with the objectives of the Policy D1.

Policy D2 Character and Context

The Council will require all new development to respect and relate to the character and context of the area in which it is proposed. Development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area.

- The proposed dwelling is designed to utilise traditional construction in an aesthetically pleasing manner, with architectural design features that comfortably uphold the locality's style and character. The proposals meet with the objectives of the policy D2.

Continued

Policy D3 Continuity and Enclosure

The Council will expect all new development to incorporate the principles of continuity and enclosure to distinguish between public and private spaces.

- The proposed dwelling uses the existing fencing where possible, and where new fencing is required it is of timber construction and sympathetic to the character and appearance of the area. The proposed plot is of a greater size to that of surrounding plots and is set on the building line of the existing houses. The proposed dwelling seeks to retain the areas quality, whilst the architecture aims to continue the areas' characteristics of large individually designed houses. The proposals meet with the objectives of the policy D2 & D3.

Policy R3 - Energy Efficiency

The Council will expect all development to: (i) Include measures to maximise energy conservation through the design of buildings, site layout and provision of landscaping

- The proposed dwelling seeks to harmonise the existing street scene by creating a house that is energy efficient and aesthetically pleasing in the locality. The proposals meet with the objectives of the policy R3.

Policy RA4 – Green Belt

The applicants are fully aware that 45 Kentish Lane is in the Metropolitan Green Belt where there continues to be a presumption against inappropriate development, which includes new residential properties. However, Green Belt policy, both national and local, anticipates that some development is not inappropriate and therefore acceptable in principle. So far as national policy is concerned, this is exercised through PPG2: "The Green Belts". The intention of the policy is set out in paragraph

1.4:- The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the most important attribute of Green Belts is their openness.

A detailed assessment of the development against Green Belt policy as set out in PPG2 is given later in this statement.

In terms of local policy, the Welwyn Hatfield District Plan was adopted in 2005. In view of the requirements of the Town Planning & Compulsory Purchase Act 2004, the Council has received a Direction from the Secretary of State "saving", or not, as the case may be, policies of the District Plan, those "saved" to remain in operation until such time as the Council's Local Development Framework is adopted. Policies referred to in this statement have been "saved". So far as the matter of Green Belt is concerned, the Council's policies generally follow the policy and advice in PPG2 and, in this respect, in particular Policy RA4, which deals with replacement dwellings in the Green Belt is the most relevant policy determining the principle of redevelopment of the existing plot.

Continued

Also of relevance are those policies which deal with design as follows: - The local planning authority recognises the importance of tree preservation orders in protecting trees and woodlands in the landscape and will make orders where the possible loss of trees or woodlands would have a significant impact on their surroundings.

The Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area.

- The proposals have been designed to complement and enhance the amenity and character of the local area through an understanding use of traditional materials and aesthetic design principles. The proposals meet with the objective of the policy.

Buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities of existing houses are safeguarded.

- The proposals are designed to allow adequate daylight to penetrate into and between the buildings and the proposals do not impact on the surrounding houses' amenities. The proposed dwelling is set away from the side boundaries to avoid a 'terrace' affect with the neighbouring houses. The proposals meet the objectives of the policy.

Residential Extensions 5.1 & 5.2

Planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

- The proposals are designed to enhance and support the local residential amenity by sustaining the existing street scene and not dominating the locality. The proposed dwelling is sited in line with the adjacent plots and the proposed roof line continues along this part of Kentish Lane. The proposals meet with the objectives of the policy.

New residential buildings or extensions should provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings, and which is usable in terms of its shape and siting.

- The proposals provide sufficient amenity space for occupants according to the HDAS Supplementary Planning Document: Residential Layouts (July 2006). The proposed dwelling is sited in line with the neighbouring plots and with the existing house currently on the site. The proposals meet with the objectives of the policy.

Continued

The design of new buildings should protect the privacy of the occupiers and their neighbours.

- The proposals protect the privacy of the occupiers and their neighbours by not having windows that look directly out onto neighbouring plots. The proposal is not within 21m of any facing habitable rooms and does not intrude upon a notional 45 degree from the adjacent houses' ground or first floor windows. Where there are windows on the side elevations of the proposed dwelling, these are bathroom and kitchen windows which will be opaque and are there to allow natural light into the rooms, rather than to allow for views out. The proposals meet with the objectives of the policy.

Development proposals will be expected to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate. Planning applicants for planning consent will be required to provide an accurate tree survey showing the location, height, spread and species of all trees where their proposals would affect any existing trees.

- The proposed development retains and utilises the topography of the site as much as possible. The site slopes down from road level and the proposed dwelling is sited in line with the neighbouring plots so as to minimise the impact on the local amenity already in existence. An accurate topographical survey is provided with this application. The proposals meet with the objectives of the policy.
- The proposed dwelling does not include the felling of any existing trees on or around the site. The proposals meet with the objectives of the policy.

The council will encourage dwellings suitable for large families, where the needs of the area suggest it is appropriate, by :-

(iii) Negotiating the provision of larger dwellings by the private sector in new development, bearing in mind the need to ensure such housing meets local needs.

- The proposals are designed in keeping with the size and surrounding houses and the approval of similar sized dwelling applications in the area. Please find attached a selection of the neighbouring buildings.

Recent planning applications approved in Kentish Lane:

S6/2012/2153/FP - Demolition of existing dwelling and erection of new detached dwelling – 27 Kentish Lane Brookmans Park HATFIELD AL9 6NG - Granted - 07 December 2012

S6/2007/1766/FP - ERECTION OF DWELLING WITH INTEGRAL GARAGE, FOLLOWING DEMOLITION OF EXISTING DWELLING – 39 KENTISH LANE BROOKMANS PARK HATFIELD HERTFORDSHIRE AL9 6NG - Granted - 16 January 2008



No 47 Kentish Lane



No 51 Kentish Lane



No 53 Kentfish Lane



Kentish Lane

5.0 CONCLUSIONS

5.1 This statement has demonstrated how the replacement dwelling will make for an attractive and well-considered property in keeping with design, materials and quality of those in the immediate neighbourhood. For these reasons the report concludes that when tested relative to the above referenced policies this planning application for the replacement of 45 Kentish Lane with an extended 6 bedroom house complies with the Council's planning policies.

5.2 The application can be considered with a recommendation to grant approval.