

2932 – REV B

24 ROOKSHILL, WELWYN GARDEN CITY, HERTS

DESIGN STATEMENT

The following statement will show how and why the revised proposed extension has been carefully considered, amended 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 S to N back to front and is in the Conservation area.

24 Rookshill is a semi-detached house in a road of similar styled houses dating from the 1930's/40's and is the last one of this style on the southern side of 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 with ensuite and larger existing family 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 315m² (0.0315ha or 0.08 acres).

The existing house and detached garage footprint occupies 66m² or 21% of the whole site.

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

Assessment

Due to the sites good width of 12.7m and its rear garden depth of 19m, it allows excellent amenity space around it, therefore it is more than capable of taking an extension of the size shown.

Plus this is the last house of this style on the southern side of Rookshill, before they change to a newer style of dwellings (flats) built approx. 10 years ago. These dwellings (flats) also turn the corner at 90 degrees to ours and have their rear communal garden abutting the side of ours.

Involvement

Since receiving the recent Planning Refusal, we have liaised with the previous case officer, Mr M Nicolaidis, to come to a mutually agreeable proposal, which is this application.

The proposal increases the current house footprint by an additional 29 square metres or 9.2% 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 now set 1.5m away from the side boundary with the rear gardens of 26 and 28 Rookshill (which are flats). The first floor rear part of the proposal, is set 3.9m away from the attached neighbours boundary and does not conflict with any 45 degree site lines from ground or first floor windows.
2. The two storey side extension is set back from the existing front elevation wall by 1000, 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 and 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 ground and first floor space (inc garage) is less than 50%, 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.