

11 Tolmers Gardens

Cuffley, Hertfordshire, Potters Bar, EN6 4JE



Planning Note

February 2023

INTRODUCTION

This statement has been prepared on behalf of Sonar Group Ltd and should be read in conjunction with the documents listed below.

The information in this statement is to support an unlisted building which is not part of any Conservation Area.

The documents forming part of this application are:

- Completed Planning Application form
- Site Location Plan (LP.01)
- Existing floor plans, elevations and sections (EX.01)
- Proposed floor plans, elevations and section (P.01- P05)
- Planning Note
- Site Photographs
- Transport Note
- Completed CIL form

SITE DESCRIPTION AND SURROUNDINGS

The site is located on the south side of Tolmers Gardens. It is a two-storey detached residential dwelling.

The building is masonry built, with casement windows and doors to the ground and first floors, with a pitched tiled roof.

The character of the area is residential, comprising of semi-detached, detached and apartment blocks. Neighbouring buildings at number 9 and 10 are semi detached residential dwellings and number 12 is an apartment block. Tolmers Gardens is sited on a sloping road, with properties following varying building lines.

The site currently shares the car forecourt and access into the garden which is communal with Number 12.

RELEVANT PLANNING HISTORY

6/2022/0922/FULL

- **Proposal:** Conversion and extension to existing single dwelling house to create 4x 1 bed apartments with associated infrastructure
- **Decision:** Refused
- **Decision Date:** 07/07/2022

S6/1985/0619/FP

- **Proposal:** Two storey rear extension
- **Decision:** Granted
- **Decision Date:** 13/11/1985

PROPOSAL

Planning permission is sought for:

- Ground and first floor extensions, loft conversion, with associated internal and external alterations to provide 4 x 1-bedroom self-contained residential units.

The proposal addresses the points raised with the delegated report of application 6/2022/0922/FULL.



Image above - rearward view of the host building.

Principle of Development

The proposal in principle is acceptable to District Plan Policy SD1, R1, GBSP2 , H2, GBSP2 , Welwyn Hatfield District Plan policy H3 , H4.

Design (form, size, scale, siting) and Character (appearance within the streetscene)

The extensions have been designed to complement and reflect the design and character of the existing dwelling. The front bay has been retained, window proportions followed, materials such as brick detailing, render, tiled roof and hipped roof have all been maintained.

The proportions to the front elevation has continued with the rhythm of the ground and first floor windows aligning, this is typical of the character of the buildings along Tolmers Gardens.

The windows are the same style and composition as the existing windows, the continuation enhances the aesthetic quality as viewed internally and externally and is an integral part of the architectural significance of the building.

The proposal seeks to be subordinate in scale by reducing mass and scale by utilising space through existing site levels. The rear of the site is lower by 1m, therefore the rear residential unit is proposed to follow the garden level. This also aids the accommodation to the first and second floor where head heights and internal space for the occupant is of high quality whilst external bulk is minimised.

The proposal of a jerkinhead rear roof style also reduces mass and bulk in comparison to a gable roof design and is a continuation of the hipped character of the roof.



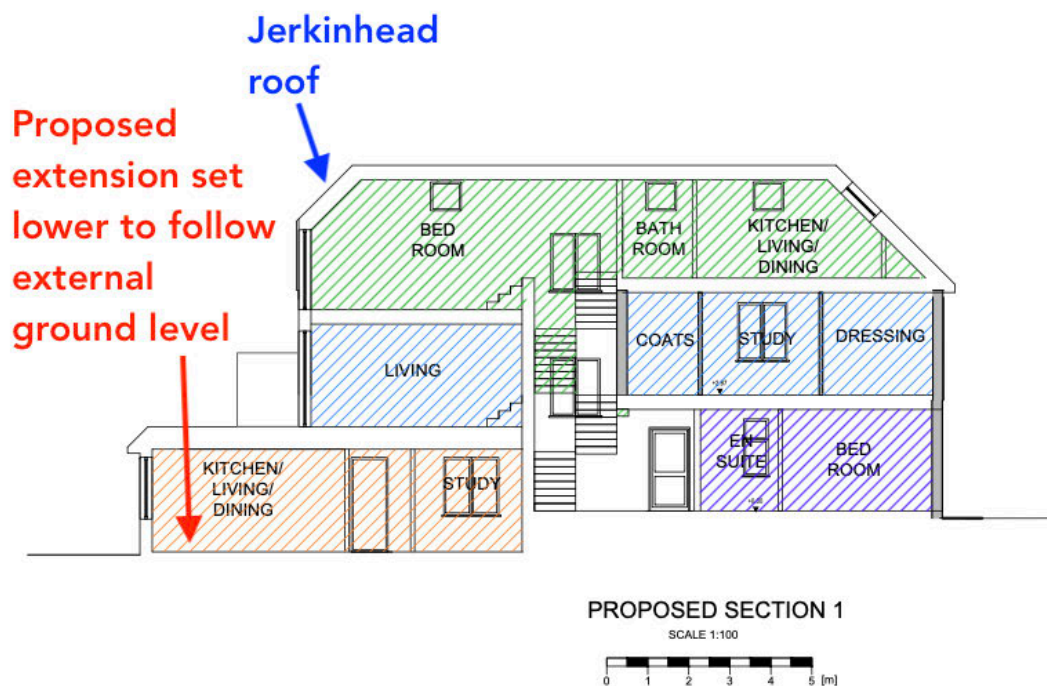
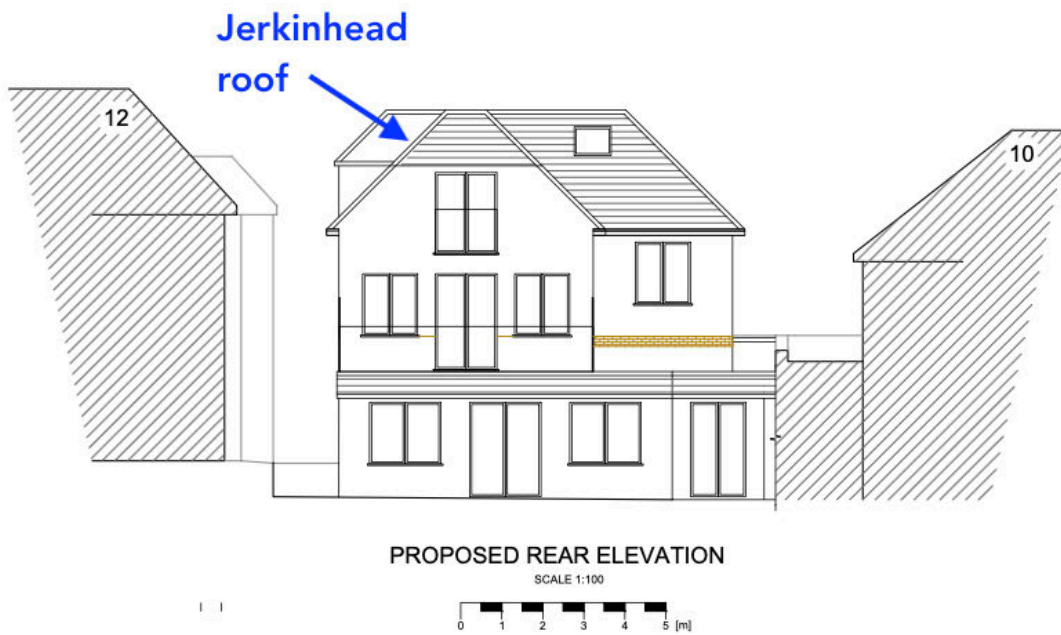
Image right - example of a jerkinhead roof.

Overall the existing dwelling structure seeks to be maintained where practically possible. A small side dormer has been introduced to the side, mid-rear ward part of the building, this is required for access into the loft conversion. A hipped roof has been proposed to this dormer to reduce the mass and bulk and follow the character of the existing roof pitch.

The ground floor extension has been reduced from a 9m projection to 4m along the boundary line with No.10 , and then set by 2.5m away from the boundary. In addition to this the extension is sited lower by 1m, thus creating space between the proposal and avoiding a sense of enclosure to the neighbouring dwelling.

There will be minimal impact to No.12 as the proposed rear extension projects 2.4m from No.12's building line and its outlook is angled away. In addition the extension is nearly 3m from the flank walls.

To the first floor a 1m gap from the boundary line with No.10 has been proposed, thus creating a 3.2m sky gap between flank walls. To the rear first floor extension the proposed building line is within a 45 degree projection line from No.10 first floor window.



The roof has been redesigned from the previous application to maintain a proportional hipped roof design which is in character to the area. The ridge height has been marginally increased to accommodate for current Building Regulations, yet does not project beyond its neighbouring ridge heights, thus being in keeping to the street scene.

The proposals adhere to District Plan Policies D1 and D2 , Council's Supplementary Design Guidance (SDG) , the Emerging Local Plan (SP1 and SP9) and the NPPF.



Living conditions for future occupiers

The proposals seeks to extend the rear and side, convert the loft and reconfigure the internal layout, to create quality accommodation for all of the occupants.

Space standards for each residential unit and individual rooms are compliant with local and national policy.

Schedule of Accommodation

No.	No.of bed	GIA	Location	Amenity
Flat 1	1 bedroom	80m ²	ground floor	526m ² *
Flat 2	1 bedroom	80m ²	ground floor	526m ² * and 30m ² private
Flat 3	1 bedroom	113m ²	first floor	526m ² * and 9m ² balcony
Flat 4	1 bedroom	72m ²	second floor	526m ² *

* shared communal amenity between No.11 and No.12

Habitable rooms all have principal windows.

Obscure windows to side elevations are proposed to allow for natural daylight and ventilation to enter into secondary rooms and the communal staircase whilst retaining privacy to both occupants and neighbours.

To the first floor balcony, side screens are proposed in obscure glazing, and will be 1.8m high, they do not project more than 1.5m in depth and is only located to No.12 side where No.12 has the same arrangement. Therefore the balcony will not overlook onto the neighbours.

The amenity to all units comprise of a shared garden with No.12 of 526m². The private garden is located to the rear of the site and is an open space for the use of all residents, thus making best use of its function in terms of layout, orientation, size and shape.

Two of the units will also have the benefit of their own private amenity. Unit 2 has its own private amenity to the rear, this would create a boundary be beneficial between the unit and

the communal area. Unit 3 utilises the space to have its own private amenity from the living area.

The proposed amenity for the maximum amount of occupants will be sufficient as per District Plan Policy H4 '(iv) Adequate usable amenity space can be provided' and the Supplementary Design Guidance Policies 5.3, 5.4, and 5.6

Impact on Neighbours

The proposals do not result in dominant or overbearing scale, mass and bulk to either neighbour at No. 10 and No.12.

To the ground floor it is proposed to project 4m along the boundary with number 10 and step away 2.5m from the boundary. the extension is sited lower by 1m to reflect the natural topography of the site and mitigate any adverse impact towards No.10 as the site slopes down Tolmers Gardens.

The extensions are behind the projected 45° line at first floor level.

Access, car parking and highway considerations

Please refer to the Transport Note.

Refuse and Recycling

Each residential unit will be provided with a full height cupboard for for internal refuse and recycling storage. A Refuse and recycling store has been located to the the side rear of the extension, accessible via the communal access. This allows for refuse and recycling to be brought onto the verge of the property on collection days whilst avoiding street scene clutter as well as occupancy clutter. The furthestmost travelling distance is 26m.

Cycles

A secure cycle store is located to the rear of the site via the communal access, providing 8 spaces, this is to encourage sustainable travel for the occupants, making best use of its central Cuffley location.

Conclusion

The proposed extensions would not be overbearing to the neighbours on Tolmers Gardens nor would it cause a harmful loss of daylight or sunlight. The proposed extensions are sited in a discreet location with no overlooking posed by the proposed works, the design and materials preserve and enhance the character and appearance of the locality.

The application to create an additional 3 quality residential units in a central Cuffley location to will provide accommodation for occupants and Welwyn Hatfield to meet their targets by utilising a sustainable brownfield site in accordance to Local and National Planning Policies.