



Development of Two Houses at **The Spinney**

High Road, Essendon, Herts, AL9 6HP

Design Statement

Submitted in support of a Section 73 Application for Minor Material Amendments

prepared by **Chassay Studio Ltd**, architects

for Essendon Property Ventures Ltd

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In October 2016 planning consent (ref 6/2016/1118/FULL) was granted for the development of two new dwellinghouses following the demolition of existing buildings at The Spinney, High Road, Esendon, Herts, AL9 6HP.

Consent is now being sought to make certain limited and specific amendments to the consented site layout.

This Design Statement has been prepared in support of a Section 73 application for minor material amendments to the consented scheme.

This report is accompanied by the following:

Architectural Drawings
by Chassay Studio Ltd

Supporting Statement
by UK Planning Agency Ltd

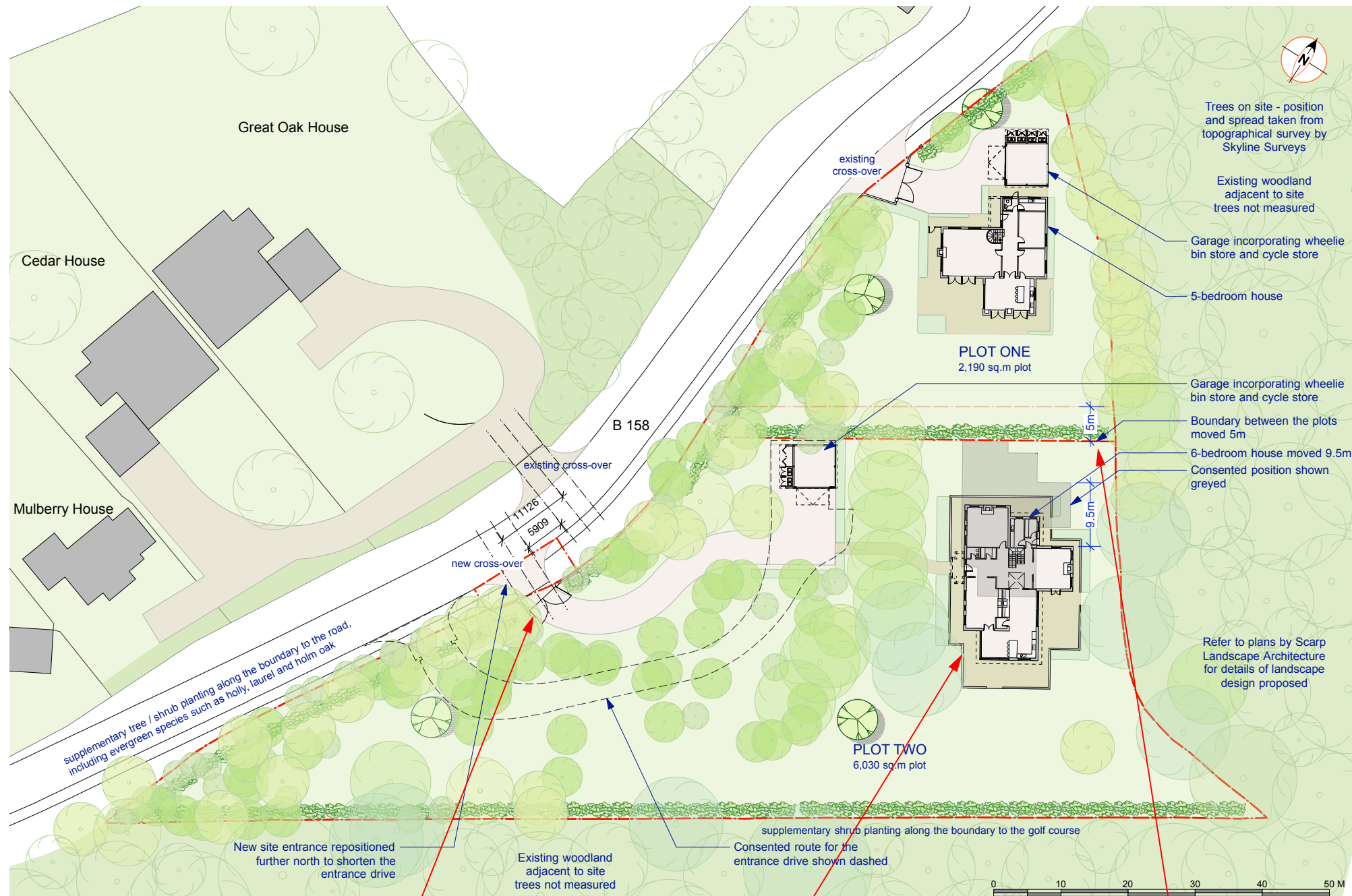
**Landscape Visual Appraisal
Landscape Design Drawings**
by Scarp Landscape Architecture

**Arboricultural Impact Assessment
Arboricultural Method Statement
Tree Protection Plan**
by ACD Arboriculture

Transport Statement
by JMP Consultants Ltd

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Proposed site plan showing comparison between the consented position of the house on Plot 2 and the proposed position of the house on Plot 2.

The new site entrance serving the house on Plot 2 is to be repositioned further north so that the entrance drive can be shorter, thus reducing the amount of hardstanding

The house on Plot 2 is to be repositioned further south to increase the separation between the two house and hence increase the privacy afforded to each one.

The landscaped boundary separating the two plots is to be repositioned further south to increase the size of the garden for the house on Plot 1, thereby improving the amenity for that house

In October 2016 planning permission was granted for two new homes at The Spinney, Essendon. (Ref. no. 6/2016/1118/FULL).

Since this application was granted, Essendon Property Ventures has purchased the site and now wishes to make several minor material amendments to the planning permission. Essendon Property Ventures is a local business which is associated with the neighbouring Essendon Golf Course.

The proposed amendments are designed to improve the residential amenity of the approved development. We are seeking to make these changes by varying the plans of the consented scheme.

The proposed alterations are minor and will not alter the overall bulk, mass, appearance or orientation of the consented scheme. The changes are as follows:

- Repositioning the landscaped boundary between plots one and two by 5 metres further south, allowing for a more generous garden space in plot one
- Repositioning the house on plot two slightly further south, providing a greater separation distance between the properties and thereby improving privacy
- Relocating the second site access further north to create a shorter driveway towards plot two, thereby reducing the amount of hardstanding required within the development
- Removing several trees to facilitate this work, including only one additional category B tree (T12), whilst retaining others that had previously been identified for removal

These changes will make both houses more attractive for new residents by improving the privacy and amenity space available. We believe that these minor changes will make a significant improvement overall.