



DETAILED **PLANNING**

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Planning, Design and Access Statement

9 Hook Lane, Potters Bar, EN6 4DA

Applicant: **Mr James Yelland**

Client Ref: **1780JY**

Agent: **Mr Paul Cramphorn BSc (Hons) MCIAT – Detailed Planning Ltd**

Date: **November 2020**

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Existing Site/Use

The site contains a detached 2-storey semi-detached property with large rear garden, integral garage to the side, and front driveway.

The site is located to the North-West Side of Hook Lane. The property is a part of a small group of dwellings accessed via a single track lane, with open countryside to the rear. The site is not situated within a conservation area, nor is it listed, but it is situated within the Green Belt designated in the Welwyn Hatfield District Plan and Landscape Character Area.

Proposal

The proposal includes a side dormer extension to facilitate habitable rooms above the integral garage.

The extension will provide an additional en-suite to the existing rear bedroom and a proposed walk-in wardrobe for the front bedroom. This increase in rooms is to provide additional space for a growing family and would be suited to any modern family.

Relevant Planning History

Application No: S6/1988/0172/FP
Decision: Granted
Decision Date: 25 April 1988
Proposal: Two storey and single storey rear extension

Application No: S6/1988/0173/FP
Decision: Granted
Decision Date: 25/04/1988
Proposal: Two storey rear extension and dormer to side elevation

Application No: S6/1989/0895/FP
Decision: Granted
Decision Date: 27 November 1989
Proposal: First floor side extension

Application No: S6/1989/1397/FP
Decision: Granted
Decision Date: 15 July 1991
Proposal: Single storey rear extension

Application Number: 6/2020/2181/HOUSE
Decision: Granted
Decision Date: 22/10/2020
Proposal: Erection of a single storey rear extension

Application Number: 6/2020/2180/LAWP
Decision: Refused
Decision Date: 22/10/2020
Proposal: Certificate of lawfulness for installation of 1x side dormer to facilitate loft conversion

Prior to this application, this proposal was submitted under a lawful development application for a proposed use but was refused. It was stated within the officers report that,

“The proposed side dormer window would be partially sited above and be attached to the single storey side/ rear extension granted under ref. S6/1988/0172/FP. Accordingly, in their totality, the proposed additions to the dwelling would represent a wraparound extension. This may not be classed as permitted development under Class A i, A j (i), (ii) and (iii), A j (a) and A k (iv) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.”

Similar Applications in the Area

Neighbour No. 10 Approved Side Dormer

Application no: S6/1988/0173/FP
Decision: Granted

Amenity

Due to the nature of this semi-detached house, there is a large gap to the Northern boundary, minimising the impact of the development to the neighbour. Therefore this proposal is not considered to raise any amenity concerns.

Design measures have been taken to ensure consistency with the other approvals within the area, in addition to a historic approval on the property but has not been implemented.

Scale/Mass/Appearance

The proposed development has been designed to ensure the appearance and the mass of the extension is well designed. Design measures have been taken to ensure the proposal is consistent with the other approvals in the area.

The side dormer has been stepped back 1m from the front facade to remain subordinate, and the roof finished with tiles to provide a seamless connection with the existing.

In addition to the above the extension has been carefully designed to match with that of approved extension at no.10. Therefore the proposal would balance the pair of semi-detached properties, and continue the character of the streetscene.



Side elevation of No. 10

Conclusion

The proposal has been sensitively and carefully designed, with considerations, and design measures taken to reduce impact and compliance with relevant policies. It is believed that the design will harmonise with the existing property and respect the character of the surrounding area.

There have been a number of similar extensions approved within the immediate, and surrounding area. The size, position and height of the extension would be a sympathetic and complementary addition to the existing property and would remain subordinate in size and massing, while also reducing bulk.

Detailed Planning Ltd (The Agent), look forward to any discussions with the planning department throughout this application. I trust that the enclosed information is sufficient to approve the application, however, should you require any further information, please do not hesitate to contact me.

Kind Regards,

Paul Cramphorn BSc (Hons) MCIAT
Chartered Architectural Technologist
November 2020

Appendix

Site Photographs







