

Design & Access statement

Proposed Conservatory at Woodfield, Woodfield Lane, Brookmans Park AL9 6JJ

1.0 Introduction

- 1.1 This Design & Access Statement has been developed in support of a full planning application for the erection of a single storey conservatory extension to the South elevation of the existing house.
- 1.2 The last planning application on this site was made in 2014 to separate the two properties, Northfield and Woodfield, that had been co-joined by a complicated flying freehold. The application was successful (S6/2015/1402/MAJ granted 27/1/2015). The flying freehold element was removed from both houses, situated to the north side of Woodside, to create a small gap, with a new narrow two storey addition to the south side of the house. Both houses were of a similar size, with Woodfield being the more compact and resulting in a 7% (34.48m²) reduction in area.

2.0 Site Description

- 2.1 The application site is in the Metropolitan Green Belt outside Brookmans Park and located opposite the Twelve Apostles Church adjacent to the junction with Woodfield Lane and the B158.
- 2.2 Woodfield is a detached 2.5 storey house sitting in a large garden (*11.37 hectares*) in a hamlet of dwellings. The house is set well back from the road, having a substantial front garden and two neighbouring houses, Woodfield Lodge and Northfields, between it and the road. The property has a large single storey garage to its north and a forecourt area to the front of the house to take several cars. To the east of the house, and separated from the house, is a single storey permitted development swimming pool set about 2.3m below ground floor of the house.
- 2.3 The substantial garden is surrounded by trees, except on the boundary to Northfields which it was historically attached to. There will be no public view of the proposal and the public vantage points will be unaffected and the visual impact on the locality and its neighbours will be negligible. As a result, any extension on the rear of the building will not have a detrimental effect on the openness of the Green Belt and are consistent with Local Plan Policy and Government guidance.
- 2.4 The proposal will not affect any trees on site.
- 2.5 There will be no other dwellings in the immediate vicinity of the site which would be affected by this proposal, this includes the absence of any overlooking and no impact on outlook or sunlight/daylight in relation to the property or neighbouring properties.

3.0 Designations

- 3.1 According to the proposals map, there are no designations on or immediately surrounding the site. Although the site is located within the Metropolitan Green Belt, the applications site is located outside any other area of landscape value or wildlife areas.
- 3.2 According to the Historic England advice register of listed buildings there are no statutory listed buildings on or in the vicinity of the site.

4.0 Description of Proposed Development

4.1 The application proposes a single storey conservatory on the southern façade of the house looking onto the garden. The area of the proposed conservatory is 43.656 m² and represents an 8.43% increase in the size of the existing property and amounts to just over a 9m² increase in the area of the house prior to its separation from its neighbour, Northfields, which represents 1.66% over its pre-2015 size.

4.2 It is of traditional Victorian design and is 3,000mm high to parapet and a further 730mm to the ridge of the glass roof and sits asymmetrically, but very comfortably, with the south elevation. This ensures it is sympathetic and of an appropriate size as not to detract from the house itself or from the overall view.

5.0 Access

5.1 With this proposal there is no change to the access provision.

6.0 Conclusion

6.1 The proposed development is an appropriate response to the opportunities and constraints presented by the site and its context and policy implications. It is neither a disproportionate increase in the size of building nor will it have an adverse visual impact, through its prominence, size, bulk or design, on the character, appearance and pattern of development of the surrounding countryside.

6.2 The design approach for this scheme promotes a development which is sympathetic in scale and design to the main dwelling and ensures the conservatory is subservient to the parent dwelling.

6.3 No issues of design, parking, trees or neighbouring amenity arise as a result of the extension.

6.4 This is a high-quality development which meets with good practice and adheres to Local Planning Policies and the National Planning Policy Framework.

6.5 This proposal should be supported as it does not conflict with the constraints set by the Green Belt.