

CKRAFT DESIGN AND BUILD LTD (Trading as  
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Monday, 29<sup>h</sup> August 2022

## Design and Access Statement

### **Location** – 391 St Albans Road West, Hatfield, AL10 9RU

The proposed development consists of Garage conversion and single storey rear extension to the main house & conversion of a storage shed into 2 dwelling units at 391 St. Albans Road West, Hatfield.

**Applicants:** Mrs. GLORIA ROWLAND

*This Design and Access Statement should be read in conjunction with the following documents:*

*Drawings:*

*2011-CKD-ZZ-XX-DR-A-0100-SiteLocationPlan*

*2011-CKD-ZZ-XX-DR-A-0110-ExistingSitePlan*

*2011-CKD-ZZ-XX-DR-A-0150-ExistingFloorPlans*

*2011-CKD-ZZ-XX-DR-A-0400-ExistingShedFloorPlansandElevations*

*2011-CKD-ZZ-XX-DR-A-1110-ProposedSitePlan*

*2011-CKD-ZZ-XX-DR-A-1150-ProposedFloorPlans*

*2011-CKD-ZZ-XX-DR-A-1151-ProposedGardenApartmentFloorPlans*

*2011-CKD-ZZ-XX-DR-A-1200-ExistingElevations*

*2011-CKD-ZZ-XX-DR-A-1201-ProposedElevations-MainHouse*

*2011-CKD-ZZ-XX-DR-A-1202-ProposedElevations-GardenApartments*

*2011-CKD-ZZ-XX-DR-A-1400-ProposedSections-GardenApartments*

## Site Location and Analysis

The application site is located to the south of St Albans Road West and is comprised of a two storey semi-detached dwelling with front driveway and elongated rear garden. The area is residential in character comprising of semidetached dwellings uniform in character. Many of the properties in this section of St Albans Road West have been previously extended.

The application seeks planning permission for the erection of a Garage conversion and single storey rear extension to the main house & conversion of a storage shed into 2 dwelling units.



## Relevant planning history

Application Number: S6/2014/1365/FP

Decision: Granted Decision

Date: 10/12/2014

Proposal: Certificate of lawfulness for an outbuilding for use as a games room

Application Number: S6/2014/1365/FP

Decision: Granted Decision

Date: 06/08/2014

Proposal: Erection of first floor extension and new window to side elevation

Application Number: S6/2014/1366/FP

Decision: Granted Decision

Date: 07/08/2014

Proposal: Roof alterations and rear dormer

## Planning Policies

### Relevant policies

1. Welwyn Hatfield District Plan 2005:
  - D1 Quality of Design ·
  - D2 Character and Context ·
  - D8 Landscaping ·
  - GBSP2 Towns and Specified Settlements ·
  - M14 Parking Standards for New Development
2. Supplementary Guidance:
  - Supplementary Design Guidance 2005 ·
  - Supplementary Parking Guidance ·
  - Interim Policy for car parking and garage sizes
3. Draft Local Plan Proposed Submission August 2016:
  - SP9 Place Making and High Quality Design ·
  - SADM11 Amenity and Layout ·
  - SADM12 Parking, Servicing and Refuse
4. National Policy · National Planning Policy Framework

## Evaluation

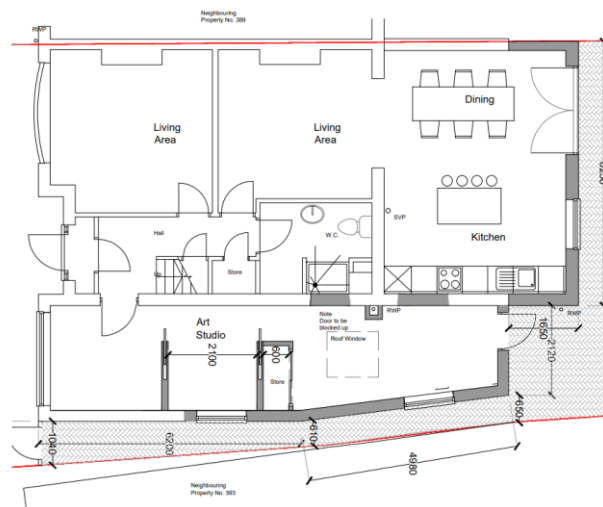
Design  
(form, size,  
scale, siting)  
and  
Character  
(appearance  
within the  
streetscene)

The National Planning Policy Framework (NPPF) chapter 12 emphasises the importance of good design as a key aspect of sustainable development. Paragraph 126 advises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development. Paragraph 130 the NPPF further advises that decisions should ensure developments will function well, be visually attractive, sympathetic to local character and establish a strong sense of place. Paragraph 134 is clear that “development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.

District Plan Policy GBSP2 of the Welwyn Hatfield District Plan notes that development within the specified settlements will be limited to that which is compatible with the maintenance and enhancement of their character. Policies D1 and D2 aim to ensure a high quality of design and to ensure that development respects and relates to the character and context of the locality, maintaining and where possible enhancing the character of the existing area. These policies are expanded upon in the Council’s Supplementary Design Guidance (SDG) which requires the impact of a development to be assessed giving regard to the bulk, scale and design of the proposal and how it harmonises with the existing building and area.

### A. Garage Conversion & rear extension to the main house

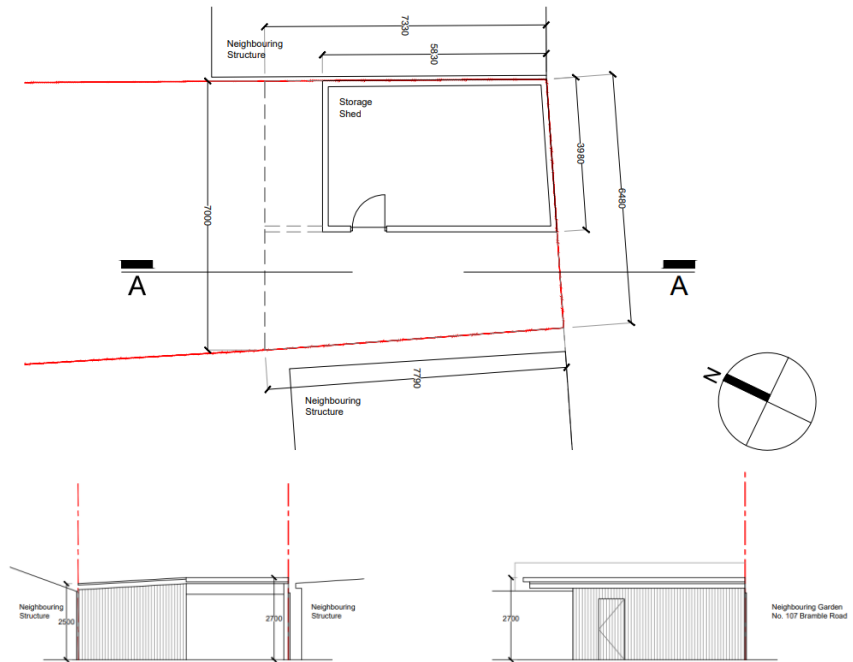
- The existing garage space is no longer suitable for the storage of contemporary vehicles. The conversion intends to repurpose this space for a creative space for the family to practice various crafts. The space will have its own external access along with access from the main house by means of a door from the entrance hallway.
- The existing garage door is to be replaced with a window that is in keeping with that of the neighbouring dwellings. The proposed single storey rear extension is not visible from the road.



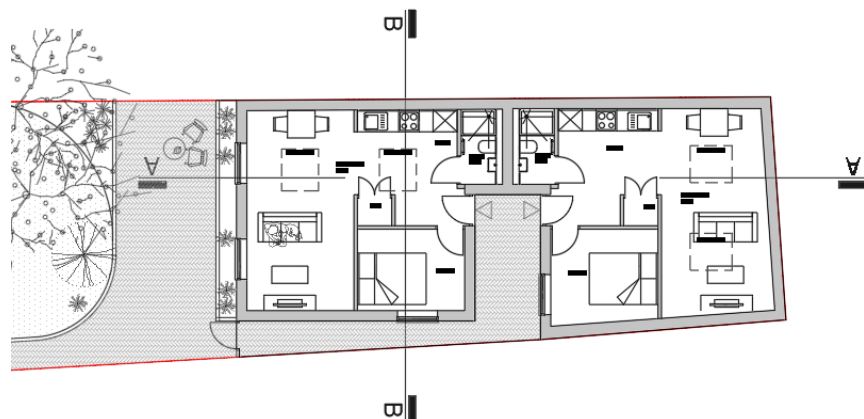
- The rear extension extends outward into the garden by 1.65m. The façade and roof treatment along with the layout of the fenestration remains the same as the existing structure albeit extended by 1.65m.

**B. Rear garden dwelling units**

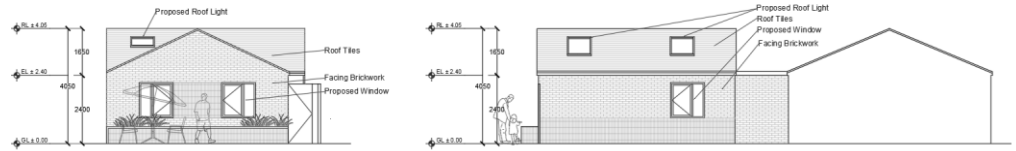
The rear garden is 30 meters long measured from the rear elevation of the house. There is an existing structure to the back of the Garden which spans the width of the garden and extends 5.8m from the rear boundary.



The proposed intends to demolish the existing structure and replace it with a permanent structure that contains two independent dwelling units. These units would be accessed from the garden. The dwellings are intended to house older members of the family.



The new structure measures 15m in length from the rear boundary and extends the width of the garden.

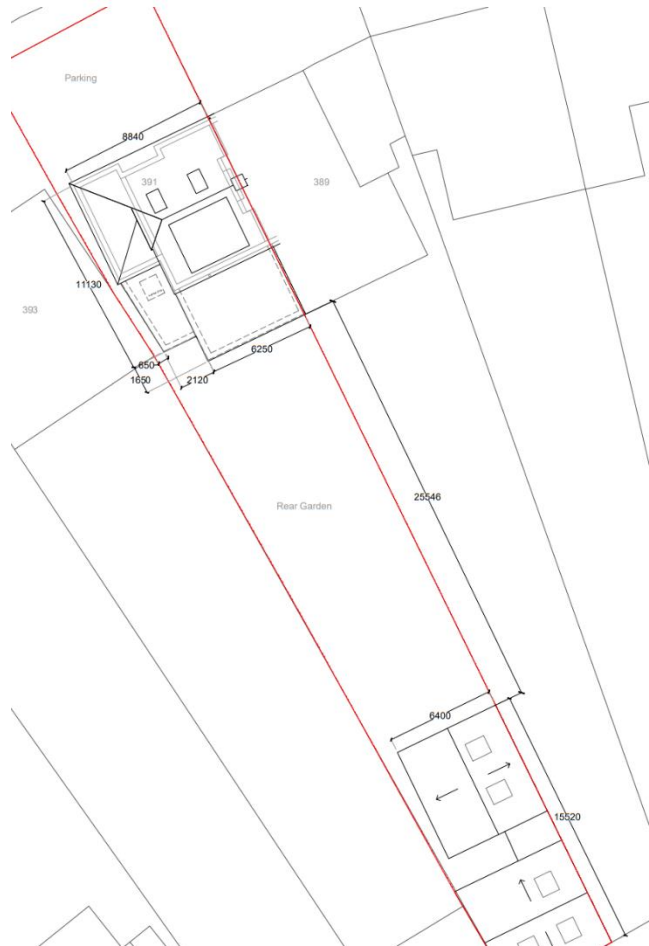


The eaves of the proposed structure are 2.4m in height. The ridge height is 4m.

Impact on neighbors

Policy D1 of the District Plan and the SDG state that any extension should not cause loss of light or appear unduly dominant from an adjoining

property or result in a detrimental loss of privacy. Policy SADM11 of the Emerging Plan aims to preserve neighbouring amenity. The most impacted neighbours would be those located to either side of the application site (No. 393 and No. 389 St Albans Road West)



*Figure 1 Proximity of Rear Units from neighbouring properties*

The proposed rear extension does not extend past the neighbouring rear extensions of number 393 & 389. The proposed units to the rear of the site are in keeping in size with the structures to the rear of the neighbouring gardens and they do not infer any negative impact on privacy as there is no windows overlooking onto the neighbouring gardens. The proposed units are more than 25 meters from the rear face of the neighbouring dwellings. The roofs of the two dwellings are pitched and contain roof lights that avoid any issues of overlooking.

Access, car parking and highway considerations

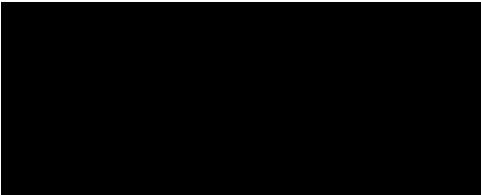
The proposed extension would increase the number of bedrooms at the property from six to eight and involve the loss of the existing garage, The proposal has considered the Council Parking SPG and Interim Parking Standards. Given the location of the application site (which does not belong in zone 1 or 2) and the number of bedrooms proposed it is considered that the development provides four off street car parking spaces.

The front of the property already benefits from a large area of hardstanding at the frontage that allows for the parking of at least four parking spaces. Furthermore, the size of the existing garage falls below the minimum space dimensions set out in Council's Interim Parking Standard and is therefore considered inadequately sized for many modern cars.



## Conclusion

The proposal at 391 St Albans Road West would be in keeping with the character and appearance of the street and would not appear jarring or incongruous as a result. The proposed development represents an acceptable standard of design as it respects the character and appearance of the subject dwelling, its site and the immediate locality. It is considered that the proposed development would be in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan; the Supplementary Design Guidance; and the National Planning Policy Framework.



Emmanuel  
**CKRAFT DESIGNS**