



175 PARKWAY, WGC, HERTS

WELWYN HATFIELD
PLANNING
OFFICE COPY
31 JUL 2009
No: N6/2009/1660/PP

DESIGN STATEMENT

The following statement will show how and why the proposed extension, has been carefully considered and designed to be in keeping with its surroundings.

The Site

The site lies to the South of Welwyn Garden City town centre and faces E to W (front to back) and is in the Conservation area.

It is a mid terraced, two -storey house, with an existing, originally built single storey rear storage extension, linked with the neighbour.

There is a complete mixture of different property types and styles, along this road and in the area generally, of which they are mainly single family dwellings, which have been largely extended.

The area of the site is 264m² (0.0264ha or 0.065 acres). The existing house footprint occupies 58m² or 22% of the whole site, with the remaining being all front and rear gardens.

The new extension will increase its footprint by 16 m², which brings the % of site area covered up to 28%.

Assessment

The site is more than capable of taking an extension of the size shown.

The space around the property and heights of adjacent dwellings, allow for the extension, as shown, without loss of privacy to any neighbours or intrusion in the street scene. No-one will see the extension.

The Northern boundary has the side of our extension which extends to only 3265mm (previously 3365mm)which then steps away from the boundary by 900mm (previously 750mm), extending out for a further 888mm (previously 788mm).

You can see that we have reduced our original pre app submission, to be in line with Planning Officer comments.

The design of this proposed ground floor extension, is such that it reflects exactly the existing house, with facing brickwork, windows to match existing and brick on edge parapets with tiled crease detail.

We have installed French doors, for the added enjoyment of the owners, with no extra loss of privacy.

Involvement

Pre Application advice was sought and given - see ref.no. N6/2009/1140/PA

Evaluation

The following key issues have been considered at all times during the design stage:

1. The impact of the proposed extension on adjoining neighbours - no impact due to the extension, being reduced in depth along the boundary.
2. the proposed windows, face the garden and achieves no loss of privacy to any neighbours.
4. the extensions will be constructed using brickwork, windows and roof style to match the existing house.

Design

Our proposed extension is a small ground floor one, which when compared with the existing and surrounding properties, blends in very well, as the design and character of the area is not affected. This causes no impact with regards amenity or overshadowing on the neighbours.

The proposal is sub servient to the main dwelling.

We have shown the proposed extension in a location which has no impact on neighbouring properties, sits comfortably against the existing house and blends in very well with the characteristics of the neighbourhood.

The proposals will benefit the property, which lies within the conservation area, being of good design, materials and adding character and we believe, should be granted Planning Permission.