

Design and Access Statement

8 Rooks Hill, Welwyn Garden City

Full Planning Application
Part single and part two storey rear extension

April 2013

1.0 Introduction

1.1 This Application relates to a full Planning Application to provide a part single and part two storey rear extension.

1.2 This Planning Application is submitted by A.T. Design (Welwyn) Ltd.

1.3 Key planning considerations are summarised within this Statement. In reaching a decision, the Council should have regard to this Statement together with Application Forms, and all submitted drawings.

2.0 Pre-application approach and Planning Policy

2.1 A pre-application enquiry has not been made due to the client's timescale and the existence of two very similar extensions at Nos 2 and 4 Rooks Hill.

2.2 The client has met with his adjoining neighbour at No6 Rooks Hill and discussed the application with them.

2.2 Welwyn Hatfield District Plan 2005:
GBSP2 Towns and Specified Settlements
D1 Quality of Designated
D2 Character and Context
Supplementary Design Guidance
Parking Standards

2.3 It was confirmed that the application site is located in a Conservation Area.

3.0 Description of Site and Surroundings.

3.1 The Application site is located a short distance from the centre of Welwyn Garden City.

3.2 The properties in the local area are uniform in appearance. They are modern two storey with landscaped front gardens and good sized rear gardens.

3.3 No 8 Rooks Hill is the left hand side pair of semi-detached houses. No 6 is a similar but not identical style house.

3.4 The existing boundaries of the site consist of fencing and hedging. This is to be retained as part of the proposal.

3.4 The site is surrounded by existing and permitted residential uses. There have been examples of properties being extended in the recent past, notably Nos 2 and 4 Rooks Hill.

Principle of Residential Development

3.5 The site is located in the urban area of Welwyn Garden City wherein the principal of residential development is acceptable subject to complying with all relevant Local Planning Policies.

3.7 The proposed extension reflects the original dwelling and is sympathetic in scale to its environment and the original property.

3.8 The location of the extension will ensure that there are very limited views of the proposal from the public domain; the street scene to the front of the property will be unaffected. It is considered that the proposal will not affect the established character of the area when viewed from public vantage point because of its location.

Use

3.9 The site is a conforming residential use and this will not change.

Amount

3.10 There is no increase in unit numbers.

Layout

3.11 The proposed extension does not affect the public views surrounding the dwelling. The private space associated with the dwelling will be reduced only slightly, but the rear garden will continue to be an enjoyable, highly usable area.

The garden will remain large in comparison to most in the local area.

Scale

3.12 The proposed extension will fit into the site comfortably as the extension does not extend the property's overall width.

3.13 The extension respects the size of the original dwelling and does not add an unacceptably disproportionate amount of floor space. When the property is seen in the context of the large plot, it does not appear overly large, nor does the application site appear cramped. The extension utilises the property's design merits.

3.14 The proposals increase the floor area of the property from 97m² to 122.6m². This is a modest increase of 26%.

3.15 This extension reflects the existing roof angles and respects existing eave and overall heights. The height of the building remains unaffected the extension has a subordinate ridge height.

Design and Materials

3.16 Materials are to be subject to Planning Condition, however, it is considered that a local brick and tile will be utilised so as to match the existing property.

3.17 The proposed extension creates much needed additional floor space for a growing family. The design of the extension takes a lead from the existing features of the dwelling. The new windows proposed respect the size and proportions of the existing windows and are located to allow for a good quality internal living space.

Access and Parking

3.18 Parking is provided by a detached garage with 2 parking spaces in front. There are no proposals to change this configuration. This provision fully accords with the Council's parking standards.

3.19 The submitted plans show the extension has avoided the necessity for flank first floor windows in the proposed extension, thus ensuring privacy is maintained. First floor rear windows are proposed, however, these will not overlook any neighbouring properties. The existing property already has first floor windows and the introduction of a new windows will not materially alter neighbouring relationships.

A small window is proposed on the existing flank wall facing No10 but this will be obscured with no openings below 1.7m from floor level.

The garden area will not be significantly reduced. Its size remains large compared to many in locality.

3.20 The single storey element protrudes by 3.6m astride the boundary with No6 Rooks Hill. The client has spoken to the owners of No6 and agreed to show the wall built astride the boundary so that the owners can use the wall if they decided to extend in the future. This wall would become subject to a Party Wall Agreement in the future.

3.21 At first floor level the extension is situated away from the boundary by 3.1m. As is shown on the plans, the extension respects the 45 degree line when taken from the first floor windows of No6.

4.0 Conclusions

4.1 On the basis of the Agents analysis of the surrounding character, the proposed development is an appropriate response to the opportunities and constraints presented by the site and as demonstrated by the diversity of built form available within the immediate and wider area.

SUMMARY

Using Local Planning and Planning Design Guidance the attached proposal is acceptable and should receive Officers support.

To summarise;

1. The extension will ensure an attractive place to live.
2. The proposed extension will respect the scale and size of No.8 Rooks Hill and other neighbouring properties. Two storey dwellings are typical in this area and this proposal continues the established street scene.
2. The proposed internal layout provides a comfortable living space for a growing family.
3. By utilising the usable space we have ensured efficiency of space while at the same time minimised significant increases of scale and mass.
5. Parking provision will meet relevant Local Plan Policies. Parking is provided by an existing garage and existing spaces.
4. As you will see from the submitted plans we have avoided the necessity for first floor windows which would cause overlooking.
7. The existing fencing and hedges will be retained on the shared boundary to ensure an acceptable level of privacy to amenity spaces is provided.
8. The rear garden will remain in line with others in the local area.