

**58 PLOUGH HILL, CUFFLEY EN6 4DS****PLANNING STATEMENT – 9 NOVEMBER 2017****PROPOSED DEMOLITION OF EXISTING DETACHED PROPERTY AND RE-  
CONSTRUCTION OF A LARGER DETACHED PROPERTY****EXISTING PROPERTY**

The existing property is located on the corner of Plough Hill. It is a detached property located a fair distance back from the front boundary. To the right hand side of the property there are garage doors which lead to a covered garage area. The property itself comprises four bedrooms on the first floor, along with a bathroom. The ground floor has a lounge, dining room, kitchen and ground floor WC located below the stairs. All main services are provided to the dwelling and the foul drainage is linked into the public sewers. There is adequate parking for a minimum of four cars on the front drive. The rear of the property has a 6ft close boarded fence which overlooks a new housing development being constructed on adjacent land. The front boundary of the property has a brick built wall with flank wall fencing along both boundaries. There are no trees located in either the front or rear gardens but there are small shrubs along the adjoining boundary which are located in the neighbouring property.

**PREVIOUS HISTORY**

The existing property does not seem to have had any extensions constructed. Therefore all permitted development rights should still be allocated to the property.

A planning application was submitted on 7 April 2017 and planning permission granted on 19 July 2017 for a new detached larger dwelling (Ref No 6/2017/0618/FULL). This permission covered a larger detached dwelling of approximate size 4600 sq ft.

On further reflection the client has decided that he wishes to change the design of the property to reduce the impact on both neighbours and street scene. The new design will be more sympathetic with the surrounding area and will afford the client a more useable space in the loft area.

**NEW PROPOSAL**

The proposal is to demolish the existing house in its entirety, clear the site of all patios and external garden walls, then construct a new four/five bedroom detached dwelling. The new dwelling will be located over the existing footprint of the old house, but will be larger in size to allow for additional living accommodation. The new property will have ground, first and loft area accommodation. Consideration has been given to the Rights of Light issues and also the positioning of the property to give minimum impact to the adjoining neighbours.

The adjoining neighbour to the left of the plot has seen the outline drawings of the proposed new house and has no issues relating to its proximity to his property. It was agreed with this neighbour that a 12.0 m clearance from his house to the new first floor wall is acceptable and therefore the location plan submitted indicates this.

The new dwelling will have a mansard roof which will allow for more useable space within the loft area. The new property has been located further back from the frontage and sits more squarely in the plot. By using a mansard roof the very large gable located on the front of the original design will no longer have an impact on the front elevation.

The new property will be constructed using facing brick and there will be stone lintels and cills to all windows. It is also proposed to have a stone band running around the elevations of the property at parapet level and also above stone lintels.

Windows in the side of the property will be kept to a minimum and, if appropriate, obscured glass will be installed in these windows.

The new property will comprise an integral garage and there will be a minimum of 4 parking bays allowed on the front landscaped area.

### **PROPOSED CONSTRUCTION**

The new building will be constructed of cavity walls. External skin to be facing brick, samples of which will be submitted to the Council for approval.

All windows will be double glazed to meet current thermal requirements. Samples of the style, finish and head details will be submitted to the Council for approval.

The new roof will have Eternit type slating in keeping with the style of the proposed property. Samples of the type, size, colour and pattern will be submitted to the Council for approval.

A landscaping drawing for the garden areas will be submitted to the Council alongside proposed planting and grass areas indicated. Also detailed will be any hard landscaping.