

3758

12 ROOKS HILL, WELWYN GARDEN CITY, HERTS

DESIGN STATEMENT

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

The Site

The site lies approximately ¼ mile South of Welwyn Garden City town centre and faces S to N back to front and is in the Conservation area.

12 Rooks Hill is a semi-detached house in a road of similar styled houses dating from the 1930's/40's and is the last one of this style on the southern side of Rooks Hill.

There are many properties within the surrounding area, which have single storey and two storey side and rear extensions.

This property has been extended before, with a conservatory style structure, but this is now very dilapidated and needs replacing.

This extension is to facilitate larger family kitchen/breakfast area, with an additional first floor bedroom with ensuite.

The existing house is in good order, but this extension will bring it up to modern day living standards, whilst at the same time not affecting any neighbours amenity.

The area of the site is approx 346m² (0.035ha or 0.086 acres).

The existing house and detached garage footprint occupies 81m² or 23% of the whole site.

Rooks Hill and its surrounding area, is predominantly made up of semi detached houses which are single family dwellings.

Assessment

Due to the sites good width of 10.3m and its rear garden depth of 16.6m, it allows excellent amenity space around it, therefore it is more than capable of taking an extension of the size shown.

Involvement

We have not involved the Planning Dept prior to this application.

The proposal increases the current house footprint by an additional 15 square metres or 4.3% of whole site additional coverage.

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 – the extension has no impact on any neighbour. The two storey part of the extension is set 2.5m away from the side boundary with No10 and 3.3m away from the boundary with No14.
2. The two storey extension is set in from the existing side elevation wall by 200mm, which allows the new ridge to be set lower than the existing ridge height and maintains the original brick corner to the rear, when viewed from the side which is aesthetically preferable and making this proposal subservient.
3. the aesthetics are very important, and we have designed the new works to be in keeping with the existing house

Design

Our proposed extension is a single storey and two storey rear one.

When compared with the existing and surrounding properties, it 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.

We have shown the proposed extension to be subservient and reasonable in size and when combined with the surrounding area, we have a dwelling which has no impact on neighbouring properties, sits very comfortably against the existing house and blends in very well with the characteristics of the neighbourhood.

Ample amenity and good vehicular access and parking, combined with excellent modern living standards of accommodation will provide a high quality family home, which will enhance and benefit the surrounding area.

The overall increase in original ground and first floor space (inc garage) is less than 19%, which when compared to other large developments in the area, compares very favourably.

We trust you find our Design and Access Statement comprehensive, but should you wish to discuss this application during its course to a decision, please feel free to contact us.