

PLANNING STATEMENT

12 Wilkins Green Lane, Hatfield,

August 2021

Introduction

The site is located within the green belt and is approximately 6,500m sq surrounded by a dense boundary of large trees and hedging. With its long driveway, and with the existing house located in the middle of this very large plot, is almost impossible the dwelling from the road. The existing house was built in the 1980 and has a basement, and is of a contemporary design with white rendered walls, a large slate roof and grey aluminium windows. The existing single storey roofs to the front and side elevations of the house have very large overhanging eaves at 1.5m. Since it's construction, the house has not been extended from its area of 352.5m sq to the ground and first floors. There are two balcony areas to the front elevation on top of the single storey roofs.

Design

The proposal here is to extend the house to an area of 127msq additional to the existing dwelling (an increase of only 36%) with an increase to the ground floor footprint of only 38m sq. Much of this extension in floor area is actually under the existing single storey eaves, so the apparent increase is minimal. The existing attached garage is converted into a new family lounge with a bay window to the front.

The front of the house is extended to the first floor to form a larger bedroom 1 area with a roof form over similar to the design of the existing house. It has no impact on any adjacent houses as it is so far away from any site boundary and the site is very private due to the surrounding trees. There is also a modest side two storey extension towards the main large garden area to provide more accommodation to bedrooms 5 and 6. The family room area has also been extended single storey to this side with a glazed roof over.

There is no increase in size of the existing basement apart from the introduction of a small light well off a newly created bedroom

An existing swimming pool changing room structure in the rear garden area is demolished (15msq) and a new detached garage block is built to the rear side of the house of 36msq.

There is no impact on the existing trees on the site as all the proposed works are beyond the root protection zone of the trees.

There is also extensive proposed additional tree planting to the driveway area to enhance the visual appearance of the development.

Conclusion

Overall, the extensions have little if no impact on the openness of the green belt and only amounts to an increase of 36% from the existing house that has never been extended. The existing architectural character of the original house has also not been affected and there is no impact on the amenity of the neighbour's houses.