

PLANNING STATEMENT

APPLICATION TYPE: HOUSEHOLDER

DATE: 15th August 2019

SITE: 4 Queen Bee Court, Hatfield, AL10 9PR

This planning statement has been prepared on behalf of

Mr Delroy Carr and Mrs Neesa Carr

Of

4 Queen Bee Court, Hatfield, AL10 9PR



Prepared By

Ink2design Ltd

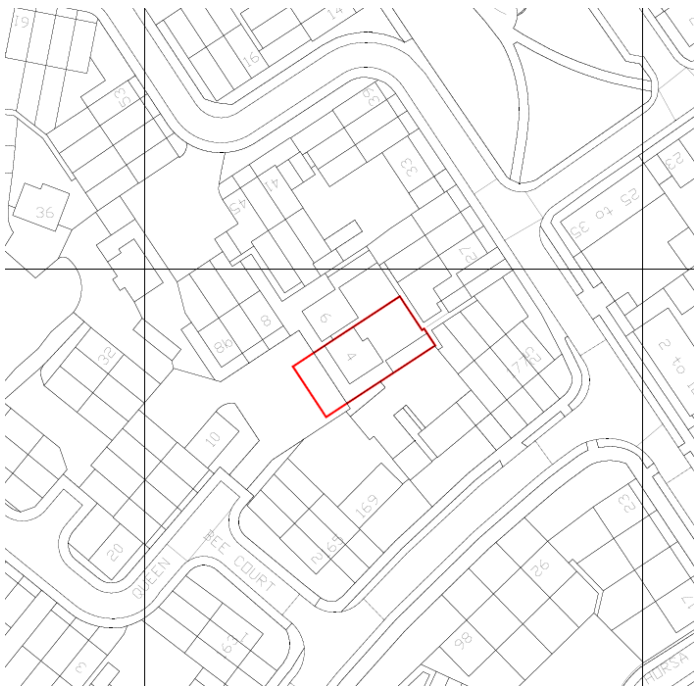
Unit 1, 200 Mile End Road

London E1 4LJ

Introduction:-

The Householder planning application relates to No. 4 Queen Bee Court, Hatfield, AL10 9PR. The application is for a single storey rear and side extension to a five bedroom detached house. The application site is located within a cluster of new build housing on the on the former Hatfield Aerodrome site development. It is our understanding, that the site has had the Permitted development rights withdrawn, and therefore the proposal is for a full householder application. The proposal is aimed at allowing some extra space for living and kitchen space and futureproofing the house for the existing expanding family to remain for the foreseeable future.

OS Map



Site Photos:-



Proposal:-

The Proposal is for a single storey rear extension projecting four meters from the original rear facing main wall, and a single storey side extension set back 400mm from the front elevation and extending all the way to the rear boundary.

The existing half width single storey rear lean to projection is to be entirely removed and replaced with a full width extension. The new rear extension will have a part flat and part pitched roof enclosed at both ends with a parapet upstand. The upstand will extend 300mm from the highest point of the flat roof to provide adequate flashing and protection from water ingress. The parapet upstands will be capped off with concrete coping stones with 50mm overhangs. The tiles to the part pitched roof will be to match the existing roof tiles and the roof-lights will have the slim line profile and project 100mm from the roof face.

The rear extension will be of bricks to match the existing masonry and the rear wall of the extension is to be divided into two parts with folding sliding UPVC doors.

The neighbouring property which is also detached already projects circa two meters in front of the applicant's property. The proposed extension projecting four meters from the rear will therefore mean the extent of the new extension is only coming out a further two meters.

The existing side garage and outhouse will be removed and replaced with a full length single storey structure that is to be connected to the proposed rear extensions. The roof of the side extension is to be a monolithic GRP flat roof with a small upstand located centrally to allow adequate rainwater run-off from the side and the front part of the side extensions. The side extension is to have a single door and small half height Upvc window.

The front elevation to the side extension will have an insulated garage door located on the front wall of a small garage space. The proposed secured garage will be sized so that it is suitable for a small Car or Motorcycle. The area within the applicant's demise will mean the reduced garage space will still leave sufficient space in front of the property to comfortably park three family sized cars.

The internal changes are to remove some internal walls to create a larger entrance hallway. Directly off the enlarged hallway will be a study/guest bedroom. The main wall to the rear is to be partially removed to open into a larger kitchen/dining area. Ancillary to these areas will be a small utility area which will be connected to the garage.

In addition there will be an internally located door leading onto the new storage/outhouse from the kitchen area.

Summery:-

As hopefully shown within the included drawings and planning statement, the new proposed single storey rear and side extension are moderate in size compared to the overall site. The development is predominantly within the remit of what would be permitted development, had this option been available to the site.

With the rear wall of the new extension only projecting two meters from the face of the adjoining neighbour's wall, the extension is also perceived to have very little impact on the amenities of the neighbours.

In addition, with the ability to be able to park three vehicles to the front of the property, the reduced garage will not impact on the existing parking provisions.

The proposed extension will be in keeping with the existing rear fenestration, and will enhance the character of the property.

We hope the planning officers will see that the proposals are beneficial and in keeping with the size and character of the existing host building as well as the surrounding neighbouring buildings.



Existing Image from Rear



Proposed Image from Rear