

DESIGN AND ACCESS STATEMENT TO SUPPORT PLANNING APPLICATION BY Mr and Mrs Tuske

AT
1 STANBOROUGH MEWS,
STANBOROUGH ROAD,
WELWYN GARDEN CITY,
HERTS
AL8 6DB

1. INTRODUCTION

This Design and Access Statement has been prepared to support the design principles and external appearance for the planning application, which has been submitted for the proposed two storey extension to the existing property at 1 STANBOROUGH MEWS, STANBOROUGH ROAD, WELWYN GARDEN CITY, HERTS AL8 6DB

The Statement sets out information concerning the details of the proposals including materials and methods of construction.

2. EXISTING SITE

Stanborough Mews is a cul-de-sac located to the South West of Welwyn Garden City, Herts, accessed off of the A6129, Stanborough Road. The dwelling is an established 5 bed dwelling with a standalone double garage. The applicant has approval for change of use of the garage to a home office, planning application ref; 6/2017/0738/HOUSE approved under permitted development. This includes removal of the garage doors and introduction of a window and new door set.

3. PROPOSED DEVELOPMENT/WORKS

Floor Area

The proposals do not increase the floor area of the existing double garage. Insulation requirements will reduce the internal area.

Layout

The layout has been designed to provide an annex that can be used independently from the main house and utilises the position of doors and windows approved under the previous application. A double bedroom, small kitchen and sitting area and shower room is to be provided. The garage was the site office for the development at STANBOROUGH MEWS and will utilise the existing drainage.

Scale

The proposal does not add any physical additional floor space to the existing property, utilising and sat within the existing garage structure. The proposals are not overlooked and do not overlook adjacent properties.

Landscaping

The existing landscaping (matured) will remain largely unaffected.

Appearance

The building will remain largely as current with two elevations from the four receiving amendments. The NE elevation is proposed to have a small amendment in the position of the external doorset will be relocated to suit the internal layout, whilst the SE elevation (Front) will have both double garage doors removed, face brickwork to match the existing toothed in with windows and a doorset (as approved as part of the previous application) installed.

Access

Access to the ground floor elements will from the front of the property, whilst a second access is provided from the properties garden.

Use

The proposals provide additional living and bedroom space, not uncommon in modern properties, whilst being sympathetic to the existing property and neighbouring properties. The room will be offered for rental or use by the occupants visiting friends and family, will remain part of the property and is not to be marketed on the open market. The existing property exceeds Welwyn Hatfield parking spaces and an additional room is not seen as an issue.

4. CONCLUSION

The owners of the property having received an approval for a home office recognise the need for residential rooms within the area and believe this is the best use of this existing building.