

Design and Access Statement

Single storey rear extension with
roof lights and part conversion of
garage to habitable area

at

2 Hook Lane,
Northaw, Herts EN6 4DA

Proposal

Single storey rear extension with roof lights and part conversion of garage to habitable area at 2 Hook Lane, Northaw, Herts EN6 4DA

Use

The property is a single family dwelling and will remain so

Amount

The proposal is to increase the size of the existing kitchen with a small rear extension. This would normally fall within permitted development but in order to keep the roof consistent with the existing the height of the new extension will be over 4.0m and therefore requires consent. The height is mitigated as the adjoining property ground level is approx. 1.0m higher than that at No 2.

It is also proposed to convert part of the remaining "garage" which is currently a store as is too small to house a vehicle.

Appearance

Walls to be part rendered and part facing brick to match the original design.

New pitched roof areas to be covered with tiles to match the existing main roof in terms of pitch angle and colour.

Windows to match the existing.

Access

No new vehicle or pedestrian access is proposed.

There is off street parking for at least 3 vehicles.

Conclusion

The proposals to the greater extent will fall within the permitted development allowance for a single family detached dwelling in that

- a) The volume of the additional roof space is less than 50 cubic metres for a detached house
- b) No part of the extension is beyond the plane of the existing roof slope of the principal elevation that fronts the highway

- c) No part of the extension is higher than the highest part of the roof
- d) Materials used will be similar in appearance to the existing house
- e) There are no verandas, balconies or raised platforms
- f) The side facing window will be obscurely glazed and will not have any opening part within 1700mm of floor level
- g) The property is not in a designated area
- h) Velux windows will not project more than 100mm above the plane of the roof surface

Overall the proposals by being within the permitted development allowances are not detrimental to the street scene and will not unduly affect any adjoining properties.