

APRIL 6, 2020



SITE FINDING

DESIGN

PLANNING

DEVELOPING

# DESIGN & ACCESS STATEMENT

## FOR HOUSEHOLDER PLANNING APPLICATION

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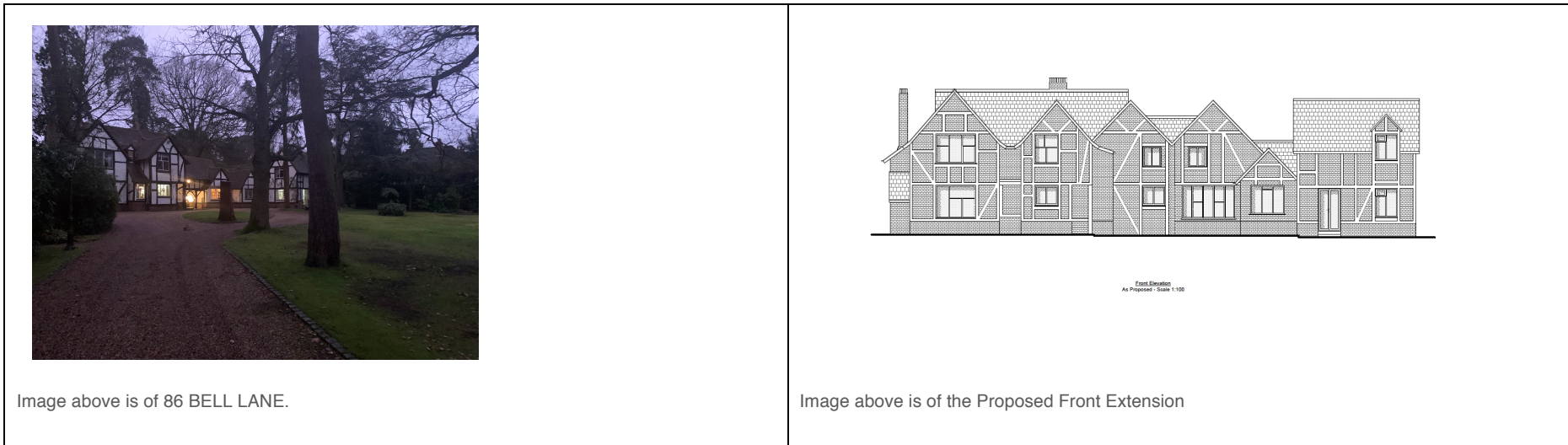


## INTRODUCTION

This application has been prepared by Alexander Gemini Ltd. Who is the agent working on behalf of the applicant to create the relevant design, drawing and application for the proposed works as detailed below.

Throughout the process careful consideration has been given to the design and nature of the proposal within the site and local area. Local Authority Planning Policies, Design Guidance and the National Planning Policy Framework have all been checked and considered when creating the proposed scheme to ensure the most suitable and recommended scheme is being applied for.

To start with, a careful site survey has been conducted to assess, measure and photograph the relevant areas that will be affected by the development. The details taken are the factors and information used to create the design and application and to implement the applicants requirements in the most sensible and affective manor.





## DETAILS OF APPLICATION

The site address is: 86 Bell Lane, Brookmans Park, Herts. AL9 7AY

Proposal: Two Storey Front Extension

Application: Householder Planning Permission

Local Authority: Welwyn Hatfield Council

## SITE AND SURROUNDINGS

The site is within a residential settlement of Brookmans Park and is very close to the Village Green which leads directly to Brookmans Park Train station. The site itself is within Green Belt Land and is around 1.3 acres, the majority of the site is covered with large mature trees and therefore would not affect the openness of the Green Belt. The Private driveway leading to the site curves around a number of mature trees which makes the house itself very secluded and hidden from the road and neighbours. The entire front boundary is also lined with trees and hedges enabling extreme privacy preventing anyone from seeing the building itself.



## THE PROPOSED SCHEME

This application being for a Two-Storey Front Extension has been sensibly designed to be incorporated into the existing building and contribute to the nature and Architecture of the existing structure. The front of the property has a large open driveway which is mostly unused as there are existing garages on site. The front of the property is unaffected by the trees on site and would not have any effect on the tree roots. Parking will not be affected from the extension as the driveway is very deep to the front and the extension will not occupy the entire front driveway.

## ARBORICULTURAL DETAILS

We have had prior consultations with a Chartered Arboriculturist for advice and guidance as well as a full Arboricultural survey of the site and TPOs. There are two large trees to the front of the house on the right side that are diseased and have reached the end of their life, of which have been recommended to be cut down. These trees and the removal will not have an effect on the proposed extension either way.



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## CONCLUSION

This application has been carefully considered in terms of planning policy, design and use within the area. The design, layout and proportion of the building will provide a good useable space for the applicants to enjoy without materially impacting on the adjoining neighbors.

We are confident that this proposal convenes the expected guidelines and standards of the Local Authority, enhancing the area and benefitting the applicants. We consider this application for approval as it clearly demonstrates a positive contribution and would welcome any feedback from the planning officer.