

# **ACCESS, PLANNING & DESIGN STATEMENT** **To ACCOMPANY PLANNING APPLICATION**

## **Location**

5 Cornflower way  
Hatfield  
AI10 9FY

## **Current Proposal**

The proposal includes: planning application for erection of a single storey rear extension to the application property.

## **Site Description**

The property is a two storey semi-detached family dwelling located in a quiet residential area of Hatfield.

## **Access**

The entrance into the property is from Cornflower Way. Mainly pedestrians use the entrance. The walls are designed to take furniture aids; the windows are with low-level sills, the sockets and controls also are at low levels between 450mm and 1200mm

## **Relevant Planning Policies**

- General Principles
- Quality Design
- Density Dwelling mix, Floor space minima, Conversions, Extensions and Lifetime Homes
- Privacy, sunlight and daylight

## **Impact**

## **Character of the Area/Amenity**

The above policies have been considered. The development has

been proposed to maintain uniformity with the parent building and other buildings along Cornflower Way.

The proposed scheme has been designed to ensure the harmony, rhythm and setting of similar properties in the area. Therefore ensures a satisfactory standard of street scene, character, external appearance and visual amenity of the area.

Similar extensions prevail in the area and the scheme is not incongruous. It is not considered that the proposed development would result in overlooking or loss of privacy for adjacent and adjoining properties to the side, rear or front of the application building. It is not considered that it would cause any significant reduction to the amenity of the property.

### **Car Parking**

The property is located close to Hatfield Rail Station and the area is well served by buses. The proposed development would not be detrimental to the parking facility of the area.

### **Design Issues**

The scale and proportion of the existing building and the surrounding urban landscape has been retained. The design of the development is in keeping with the style of the parent building.

### **Materials**

Materials to be used for the scheme have been specified to match the existing property.

### **Noise**

No implications

### **Summary and Conclusion**

The proposal is to erect a single storey rear extension to the application property. The property is located in Hatfield.

The surrounding area is mainly residential in character with a large number of properties also consisting of similar scheme.

The development complies with relevant councils planning policies, complements the character of the area and is of nature and scale that is sensitive to Hatfield.

The proposal complies with the council's design guidelines in respect of residential extensions and loft conversions in Hatfield. It is sympathetic to the character of the terrace and the scale of development in the area, will not harm neighbours amenity in an unacceptable way. The proposal is considered acceptable and is recommended for approval.