

DESIGN & ACCESS STATEMENT

50 THE RIDGEWAY, CUFFLEY, HERTS

THE SITE

The site is on the east side of the Ridgeway and is approximately 0.55 Ha in extent. It slopes towards the east and comprises lawns and mature trees and planting.

The present house is a small, modern chalet bungalow set about 15 metres back from the road. It comprises a lounge, dining room, kitchen and garage at ground floor and three bedrooms and a bathroom at first floor.

THE PROPOSAL

The scheme was originally approved in February 2002 under reference 36/2002/59FP but this approval has lapsed. This new application is exactly the same as the previous one and seeks to reposition and rebuild the existing double garage, add a new family room and laundry room, and create a study at ground floor level and create two additional bedrooms with ensuite bathrooms at first floor level.

Even with the proposed extension the house remains very modest compared with most of the other properties in the Ridgeway.

APPEARANCE

The extensions were designed to be sympathetic to the main house using matching materials and details. The ridge is the same height as the existing house and at the front the extension protrudes no further than the existing garage. At the rear the proposal extends 3 metres beyond the back of the house.

ENVIRONMENT

The proposed extension will have no adverse effect on the site nor on the local environment.