



Planning Permission, Architecture Designs & Structure Consultants

PLANNING STATEMENT

SITE ADDRESS:

23 Kingswell Ride Cuffley Hertfordshire EN6 4LH.

Dated:31-08-2022

PROPOSAL DESCRIPTION:

Erection of rear outbuilding to be used as a home storage/gym.

PLANNING & DESIGN STATEMENT:

The application site is detached building. The proposal is for rear out building with flat roof profile and maximum height of 2.5meters from the ground level.

The proposal will provide a much-needed space to the occupants and additional storage /home office and indoor gym facility. It is our understanding that this additional facility will not affect the amenities of the neighbouring properties.

The area is characterised by two storey detached residential properties. The existing property is not listed. The site is not located within a conservation area.

The property is situated within easy reach of many local amenities including schools, shops, super markets, places of worship, open spaces for social venues and transport options.

The proposal is sustainable and appropriate in the overall context of the area. It will contribute positively towards the overall betterment of the area in general and the site in particular.

It is pertinent to mention here that due to its unique location, proposed development will not spread any obtrusive effect and will form sympathetic to the design and character of the existing building.

IMPACT UPON NEIGHBOURING AMENITY:

The proposal has been drawn considering the effects/elements on neighbouring residential properties in terms of natural light, overshadowing, overlooking or overbearing to and found moderate as all windows are opening to rear on its property.

QUALITY OF ACCOMMODATION:

The proposal will provide an additional space to residential in terms of home office, storage, gym and toilet.

ASSESSMENT AND EVALUATION:

The proposed development respects and enhances the character and appearance of the original building as well as the adjacent properties in terms of scale, massing and materials.



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