

CARBONE HOUSE, CARBONE HILL

## PLANNING STATEMENT

IN SUPPORT OF A 1 1/2 HALF STOREY FRONT EXTENSION  
& ALTERATIONS TO ENTRANCE DOOR SURROUND

to

CARBONE HOUSE, CARBONE HILL,  
NORTHAW ENG 4PL

by

PNA



# CARBONE HOUSE, CARBONE HILL

## 1.0 INTRODUCTION

This statement has been prepared to accompany the Householder Planning application for a 1½ storey front extension and alteration to the existing entrance.

## 2.0 THE PROPERTY

- 2.1 Carbone House is a large two storey detached dwelling constructed in the first half of the 20<sup>th</sup> Century and, on the whole, has been little altered externally since its original construction.
- 2.2 The main dwelling is of red stock brickwork below a steeply pitched plain tiled roof with a two storey annexe to the north-east, also dating from the first half of the 20<sup>th</sup> Century, and a single storey flat roofed element with a balcony over to the west.
- 2.3 An extension to the north-east provides a link to the adjacent annexe and was approved under planning consent SG/2001/0789/FP. The first floor conservatory approved under this consent has not been constructed.
- 2.4 Subsequently, planning consent was granted in March 2016, Ref: G/2015/2485/HOUSE for a single storey side extension following demolition of the above link extension.
- 2.5 A Class E detached pool outbuilding consented under application SG/2011/1670/LUP is located south-west of the main house within the extensive grounds extending over 1 hectare.
- 2.6 A Class A single storey Permitted Development extension obtained a Certificate of Lawful Development in May 2016 Ref: G/2016/0448/LAWP to extend the existing study.

## 3.0 DESIGN

- 3.1 The property has had only minimal extension since 1948 and the officer's report to application G/2015/2485/HOUSE concluded the single storey dining room extension would not result in a disproportionate addition to the original dwelling and therefore represents appropriate development within the Green Belt.
- 3.2 The property and its linked lodge building are of a considerable size and both pre-date 1948 and therefore form the 'original' building as it existed on 1 July 1948.

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- 3.3 The gross external floor area of the house and lodge are approximately 582sqm and 151sqm respectively, providing a total floor area of 733sqm for the original building.
- 3.4 The single storey extensions referred to above have added approximately 36sqm for the dining room extension and 22sqm for the study which equates to approximately 58sqm or an increase of 7.9% over the size of the original building.
- 3.5 The extensions proposed within this application add approximately 11.99sqm at ground floor level and 17.72sqm at first floor level, providing a total of approximately 29.71sqm or, when added to the previous extensions, represents an increase of 11.9%
- 3.6 The footprint of the proposed extension sits between the existing entrance gable and the two projecting side wings of the front elevation and remains subservient in scale similar to the arrangement it has been designed to replace.
- 3.7 The design of the extension proposed complements the scale, design and character of the original dwelling and results in only a minor increase in the overall bulk and mass of the building and will not be apparent when viewed against the silhouette of the existing dwelling.
- 3.8 We therefore consider the above proposals represent appropriate development in the Green Belt in accordance with the NPPF and policy RA3, GBSP1 and GBSP2 of the Welwyn Hatfield District Plan 2005.

PNA

September 2016