

Design Statement – 44 The Ridgeway – EN6 4BA

The following design statement supports the proposed side, rear and front extension and the alteration of the driveway and access to the property. The following statement demonstrates how the design has kept in line with the planning policies and guidance provided by the Welwyn Hatfield District Plan Supplementary Design Guidance (Feb 2005), the Green Belt review stage 2 and other stated policies.

The proposal seeks a double storey side extension a single storey rear extension and a remodel of the porch. In addition to this a proposed alteration of the driveway and frontage of the property is proposed.

The property is situated within green belt land and therefore great attention has been taken so as not to encroach onto the land as much as possible. This is in line with planning policy RA2 under extensions to dwellings in the Green Belt. In paragraph 15.8 it states ‘The extension of a dwelling may be an appropriate development in the Green Belt provided that it would not result in disproportionate additions over and above the size of the original dwelling. The impact of the development on the character of the area, which may vary between different parts of the Green Belt, will also be a significant factor. As a general principle no extension will be approved that would either by itself or taken together with outstanding permissions and previous extensions to the property, make the property more prominent or visually obtrusive.’ In line with this, the side extension has been designed in such a way to mimic what is already existing and therefore appropriately blend in with the current shape and design of the building. Not only this but the side extension will be built on an existing side extension, therefore not encroaching any more on the green belt land. The rear extension is a replacement of what is existing whilst improving the aesthetics of what is existing, this has been done with the removal of the rear conservatory and replacing it with a more substantial, more in keeping with existing orangery. This improves the rear elevations overall appearance whilst still maintaining the originality. The front extension has been designed to uplift and enhance the original dwelling to provide a more contemporary frontage to the existing. This enhances the street scene. As can be seen on the sectional view A-A and also on the street view drawing, due to the height of the road and the height of the house a lot of the building is obscured and therefore will only impact minimally on the street scene. In addition to this, a proposed front wall will be constructed with the original hedge pruned back and maintained to further obscure and therefore not impact on the street scene. All these alterations are in line with the above policy as it is an appropriate development and does not result in a disproportionate addition over the size of the original dwelling or impact on the character of the road.

Further to this in the Welwyn Hatfield Green Belt Review: Stage 2 (October 2014) on page 7 it states ‘Seven sites made a limited or no contribution to all of the Green Belt purposes – see table 2’. Table 2 shows Cuf2-38-44 The Ridgeway, Cuffley as being on of these locations as making a limited or no contribution to all of the Green Belt purposes. In addition to this in the Welwyn Hatfield Green Belt Review Site Assessments on page 27 under the side Id: Cuf2 this outlines the reasons for the conclusion. It says on page 28 that this specific area which the proposal is within that ‘the site is not located within a parcel which makes a ‘partial’ or ‘limited or no’ contribution towards checking unrestricted sprawl’. This means that there is no risk of development sprawling out so therefore even a small extension such as what is proposed has no impact on the necessity for green belt. The document continues by saying that the site is not at risk of neighbouring towns merging. The green belt is not needed to protect the countryside, or to preserve the special character of historic towns as

there is no historic features or to maintain an existing settlement pattern. The site is isolated, has no potential for boundary adjustments and there are no cross-boundary issues. Therefore the site does not contribute to any of the four national green belt purposes nor for the local purpose. It is also noted that the site is rated low for visual and physical openness. Therefore despite the proposal of 44 The Ridgeway being within the green belt, this portion of green belt serves no benefit for the local or the surrounding areas meaning that despite the design being very considerate to the green belt, there is no significant evidence to show that this was needed to be done due to the low classification of the green belt where the dwelling is situated.

The Welwyn Hatfield District Plan Supplementary Design Guidance (Feb 2005) p32 states 'The overall aim of the District Plan for Welwyn Hatfield is to make development more sustainable in order to improve peoples quality of life.' Due to the distance between no.44 The Ridgeway and the neighbouring property on the side of the proposal no overlooking issues will ensue, this will also not change any impact on the daylight or privacy of the neighbouring property. The proposal seeks to alter the frontage of the property, due to the frontage being south facing the vast amount of glass being used on the frontage will help to increase solar gains, and as this is in the middle of the property, any solar gain from this extension will benefit the majority of the house across the top three floors. The rear extension is a replacement of the existing conservatory which had very poor thermal efficiency, by replacing this with a more substantial extension using cavity wall construction and more thermally efficient glass will help to reduce the carbon footprint of the property. The idea behind the improved access and redesign of the driveway is to accommodate wheelchair access throughout the entire property, the addition of the lift to the LHS of the property means that someone who has additional needs is able to access all floors of the building, is able to access a bedroom with ensuite and move about the house freely with minimal help, this is a significant improvement to what is existing where a wheelchair user was only able to access the ground floor. The existing trees, hedges and other natural features have been preserved at the best of our ability, this has been done by retaining the hedges on the front access and no significant alterations to the rear garden of the property. This helps to improve the security of the property, by adding gates to the frontage and a wall but still maintaining the hedge this is in line with paragraph 12 which states 'avoid solid fences giving easy access for burglars.'

Paragraph 5.2 under residential extensions within the Welwyn Hatfield District Plan Supplementary Design Guidance (Feb 2005) explain what is required for a residential extension, the following justifies what has been designed.

Part i) 'extensions should be designed to complement and reflect the design and character of the dwelling and be subordinate in scale'. The side extension will be built on top of an existing side extension, by building on top of this the aesthetics of the rear elevation will be improved also by mimicking the existing roof angles and materials used this helps to blend the extension in with the existing and therefore will have minimal impact on the existing building. The front extension is a contemporary addition, this helps to enhance and modernise the frontage of the dwelling thus extending its lifespan, this can also be said for the rear extension, other than the obvious environmental benefits of this the additional space and improvement of the visual appeal once again helps to improve the lifespan and modernise the existing building whilst still being sympathetic to the existing.

ii) 'the extension must not reduce the space around the dwelling to such an extent that the dwelling looks cramped on its site. The spacing of buildings adjacent to and in the locality of the site should be reflected.' The size of the plot that the dwelling is situated in is large in comparison to the size of the dwelling, the extensions are minimal. Additionally to this as the side extension is only over an existing extension this doesn't reduce the size of the side access. The frontage is a replacement with the

existing porch and therefore doesn't reduce the frontage and the rear extension is a replacement, improvement and minor enlargement of the existing conservatory and due to the depth of the rear garden, this extension in no way has any significant impact on the reduction of the garden space.

iii) 'the extension should not cause loss of light or be unduly dominant from adjoining properties, as a result of either the length of projection, the height or the proximity of the extension.' Due to the neighbouring property on the LHS being situated so far from the proposal there will be no loss of light and will not be unduly dominant in any way.

iv) 'the materials of the extension should match those of the existing dwelling.' All materials used in the extension will be to match as closely as possible the existing.

v) 'for all multi-storey, two-storey and first floor side extensions, a minimum distance of 1m between the extension and the adjoining flank boundary must be maintained; it is important that existing spacing in the street scene is reflected which may result in larger distances being required. This spacing is to prevent over development across plot widths and a terracing effect within areas of detached and semi-detached properties, to ensure that the extension of a dwelling does not prejudice the ability of an adjacent occupier to extend without destroying any separation spaces that exist and to preserve the amenity of adjoining dwellings including those whose rear gardens adjoin the proposed extension.' The side extension is over one storey and definitely over 1m from the neighbouring boundary and in no way will cause a terracing effect, existing space in the street scene is also reflected and retained.

vi) 'dormer windows should be contained within the roof slope, be subservient to the roof of the property and be in proportion to the existing fenestration of the property. They must not extend above the ridge height of the existing dwelling and the dormer cheeks should be at least 1 metre from the flank wall of the property or of the party wall with the adjoining property.' There will be no dormers constructed other than the lift shaft which will be disguised as best as possible.