



32 SHERRARDS PARK ROAD, WGC, HERTS

DESIGN STATEMENT – REV A

The following statement will show how and why the proposed extension, has been carefully considered and designed to be in keeping with its surroundings and amended to suit Planning Dept requests.

The Site

The site lies to the North of Welwyn Garden City town centre and faces S to N (front to back) and is in the Conservation area.

It is a detached, two -storey house, which was extended some 40 years ago with an a single storey front infill extension and an additional attached garage.

There is a complete mixture of different property types and styles, along this road and in the area generally, of which they are mainly single family detached dwellings, which have been largely extended.

The area of the site is 738m² (0.0738ha or 0.18 acres). The existing house footprint occupies 151m² or 20% of the whole site, with the remaining being all front and rear gardens.

The new extension will increase its footprint by 37 m², which brings the % of site area covered up to 25.5%.

Assessment

The site is more than capable of taking an extension of the size shown.

The space around the property and heights of adjacent dwellings, allow for the extension, as shown, without loss of privacy to any neighbours or intrusion in the street scene.

The design of this proposed ground floor extension, is such that it reflects exactly the existing house, with facing brickwork, windows to match existing and brick on edge parapets with tiled crease detail and indeed, reflects almost what is currently there at the moment.

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Involvement

This application replaces a very recent application, which was withdrawn to deal with two planning issues :

- 1 projection of new front wall, further towards highway
- 2 style of two new front windows

we have resolved both issues with the Planning Dept and these are shown on the new drawings.

Evaluation

The following key issues have been considered at all times during the design stage:

1. The impact of the proposed extension on adjoining neighbours - no impact due to the extension, being single storey and to the side.
2. the proposed windows, face the front and rear and achieves no loss of privacy to any neighbours.
3. the extensions will be constructed using brickwork, windows and roof style to match the existing house.

Design

Our proposed extension is a single storey ground floor one, which when compared with the existing and surrounding properties, blends in very well, as the design and character of the area is not affected. This causes no impact with regards amenity or overshadowing on the neighbours.

The proposal is sub servient to the main dwelling.

We have shown the proposed extension in a location which has no impact on neighbouring properties, sits comfortably against the existing house and blends in very well with the characteristics of the neighbourhood.

The proposals will benefit the property, which lies within the conservation area, being of good design, materials and adding character and we believe, should be granted Planning Permission.

It has been amended in line with Planning Officers recommendations.