

29 JUL 2013

2013 / 1626

PROPOSED EXTENSION AT No:
16 BROCKSWOOD LANE, WELWYN GARDEN CITY

DESIGN & ACCESS STATEMENT

This planning application is for a rear extension, mainly single-storey but with a section of the main roof carried down in a 'cat slide' which includes a small dormer window all in a style to match the existing features. On the west side the single- storey extension will be the same depth as that of the extension to the adjoining property, and on the eastern side it's depth will 500mm less than the depth to the extension to that house, leaving a passageway between the extension and the boundary.

The extension is required to provide more living space on the ground floor and an extra bedroom and a larger bathroom on the first floor.

The style of the extension will match that of the existing house, and identical materials will be used in the construction in that the pitched roof will be finished with clay plain tiles, and the walls of all parts will have a rendered finish to match the existing finish. The single-storey section will have a flat roof in keeping with the theme of all properties in this Conservation Area.

The proposed extension will be similar in scale to several other extensions recently built, and under construction, to the rear of other properties along this side of Brockswood Lane.

The proposal will have no affect on the social or economic characteristics of the area.

Access to and within the house will remain unchanged. A new vehicular access is included to provide off street parking for two cars, as there is none at present. Planting areas around the paved space will be provided. The paving will be permeable, in the form of hoggin with a shingle finish.

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PHOTOGRAPHS

1) The existing front elevation.



2) The existing rear elevation.

