

WELWYN HATFIELD
PLANNING

24 OCT 2013

No:

3018

7 DENSLEY CLOSE, WELWYN GARDEN CITY, HERTS

DESIGN STATEMENT - REV A

The following statement will show how and why this proposed 're built' extension has been carefully considered and designed to be in keeping with its surroundings and that Planning Permission should be Granted.

The Site

The site lies approximately 400m North of Welwyn Garden City town centre and faces E to W back to front and is in the Conservation area.

7 Densley Close is a detached house in a cul-de-sac of similar styled houses and sits at the end of the road.

There are many within the surrounding area, which have single storey and two storey side and rear extensions.

No 7 has had one previous ground floor extension, to the southern side.

This Proposed Rebuild extension is being carried out, due to the existing garage and storage buildings subsiding and falling down. There are many very large cracks in the external walls and it will be more cost effective to rebuild, than to underpin and repair. At the same time as this re build, it is planned to facilitate re configured ground floor accommodation, in this area, as drawn.

At the other end of the house, where the existing southern extension is, it is planned to raise the existing flat roof and parapets by 300mm, as the extension floor is two steps lower than the main house. The previously Refusal, had a proposed raised parapet height of 525mm, which was deemed too much, making this proposal 43% lower.

The existing house is in good order, but this extension will provide updated and more enjoyable living space, providing easier and safer access, whilst at the same time not affecting any neighbours amenity.

The area of the site is approx 1094m² (0.12ha or 0.27 acres).

The existing house and current side extension footprint occupies 208m² or 19% of the whole site.

Densley Close and its surrounding area, is predominantly made up of detached and houses which are single family dwellings.

Assessment

Due to the sites good width (26.4m) and its rear garden depth of 25.7m , it allows excellent amenity space around it, therefore it is more than capable of taking an extension of the size shown.

Involvement

We have involved the Planning Department at pre application stage.

The proposal increases the current house footprint by an additional 12 square metres or 1.1% of whole site additional coverage.

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 – the extension has no impact on any neighbour.
2. The extension is in keeping with many extensions we have designed in the past, which have been approved.
3. The aesthetics are very important, and we have designed the new works to be in keeping with the existing house, including brickwork and windows/doors.

Design

Our proposed extension is to re build the garage and storage areas and raise the flat roof of the existing southern extension.

When compared with the existing and surrounding properties, it 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.

We have shown the proposed to match what it is replacing and when combined with the surrounding area, we have a dwelling which has no impact on neighbouring properties, sits very comfortably against the existing house and blends in very well with the characteristics of the neighbourhood.

Ample amenity and good vehicular access and parking, combined with excellent modern living standards of accommodation will provide a high quality family home, which will enhance and benefit the surrounding area.

The overall increase in original floor space is approx 5%, which when compared to other large developments in the area, compares very favourably.

We trust you find our Design and Access Statement comprehensive, but should you wish to discuss this application during its course to a decision, please feel free to contact us.