

3018

7 DENSLEY CLOSE, WELWYN GARDEN CITY, HERTS

DESIGN STATEMENT

The following statement will show how and why this proposed extensions have 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.

The proposed first floor extensions are required for bathrooms, due to the existing property not have enough facilities to meet modern day standards.

At the front of the house, we propose to remove to existing small windows and replace them with one larger one, to provide adequate natural daylight in to an existing dark landing and hallway.

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.

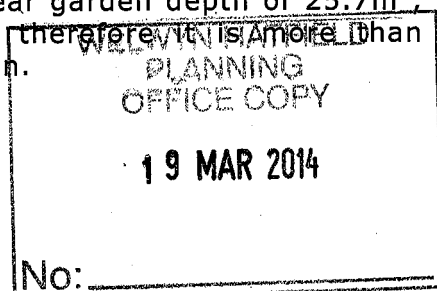
The area of the site is approx 1094m² (0.12ha or 0.27 acres).

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 are involving the Planning Department with this pre application information.

The proposal increases the current house footprint by an additional 48 square metres or 4.4% 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 modest extensions on adjoining neighbours – the extensions have no impact on any neighbour.
2. The modest extensions are 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 extensions are very much sub servient to the main original dwelling..

When compared with the existing and surrounding properties, they blend 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 proposals to match the existing dwelling 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 13% over and above the current, original floor space, 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.