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**DESCRIPTION:**  
**SINGLE STOREY SIDE AND REAR EXTENSIONS,  
ALTERATIONS TO TWO SINGLE GARAGES TO FORM A  
DOUBLE GARAGE AND INCREASE IN WIDTH OF EXISTING CROSSOVER**

**SITE AT:**  
**34 SHERRARDS PARK ROAD  
WELWYN GARDEN CITY  
AL8 7JS**

PLANNING  
DEPARTMENT

23 AUG 2012

No.: 6 ~~2012/1700~~

**APPLICANT:**  
**MR AND MRS W. GRIFFITHS**

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**DESIGN AND ACCESS STATEMENT**

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**AUGUST 2012**

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**DESIGN AND ACCESS STATEMENT  
34 SHERRARDS PARK ROAD, AL8 7JS**

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**1. SITE DESCRIPTION**

- 1.1 The application site is situated at the junction of Woodlands Rise and Sherrards Park Road and consists of a two storey detached house with single storey side extension.
- 1.2 Two detached single garages are situated in front of the building line which are accessed from a single crossover on the North side of Sherrards Park Road.
- 1.3 The site area is 1,150M<sup>2</sup> with a plot width of approximately 28M and depth of approximately 4.1M.

**2. THE PROPOSALS**

- 2.1 The proposals can be split into four areas as follows:
  - a. Single storey rear extension to form glazed bay projecting approximately two metres from the main rear wall with a width of approximately 2.8M.
  - b. A single storey side extension to increase the size of the kitchen and provide a store and utility room linked to the garage. This work involves the demolition of the existing single storey outhouse and the removal of the existing ground floor flank wall to the main house.
  - c. The forward extension of the single garage by 380mm and the rear extension by 810mm together with the levelling of the garage door and removal of the inter-connecting wall to provide a large double garage with a double garage door.
  - d. The increase in width of the existing crossover to 4.8M.

### **3. ACCESS**

- 3.1 The existing vehicular and pedestrian access is retained with an increase in the width of the vehicular to allow for easier "on site" parking.

### **4. LANDSCAPING**

- 4.1 No changes are proposed to the existing landscaping.

### **5. CONCLUSIONS**

- 5.1 Although the property is situated within the conservation area, the proposals are not detrimental to their amenities.
- 5.2 The proposals do not result in loss of light or overlooking to adjoining properties.
- 5.3 Apart from minor alterations to the front elevation of the garage, the proposals cannot be viewed from Sherrards Park Road, Woodlands Rise or any public open space.
- 5.4 The proposals comply fully with National, Regional and Local planning policies.

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