

DESCRIPTION:

**DEMOLITION OF EXISTING HOUSE AND
ERECTION OF REPLACEMENT BUILDING
CONTAINING FIVE SELF-CONTAINED FLATS**

SITE AT:

**11 BROOKMANS AVENUE
BROOKMANS PARK, HATFIELD, HERTS AL9 7QH**

APPLICANT:

MR AND MRS S. MORRIS

PLANNING STATEMENT

AUGUST 2016

**PREPARED BY ALAN COX ASSOCIATES
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1. **SITE DESCRIPTION**

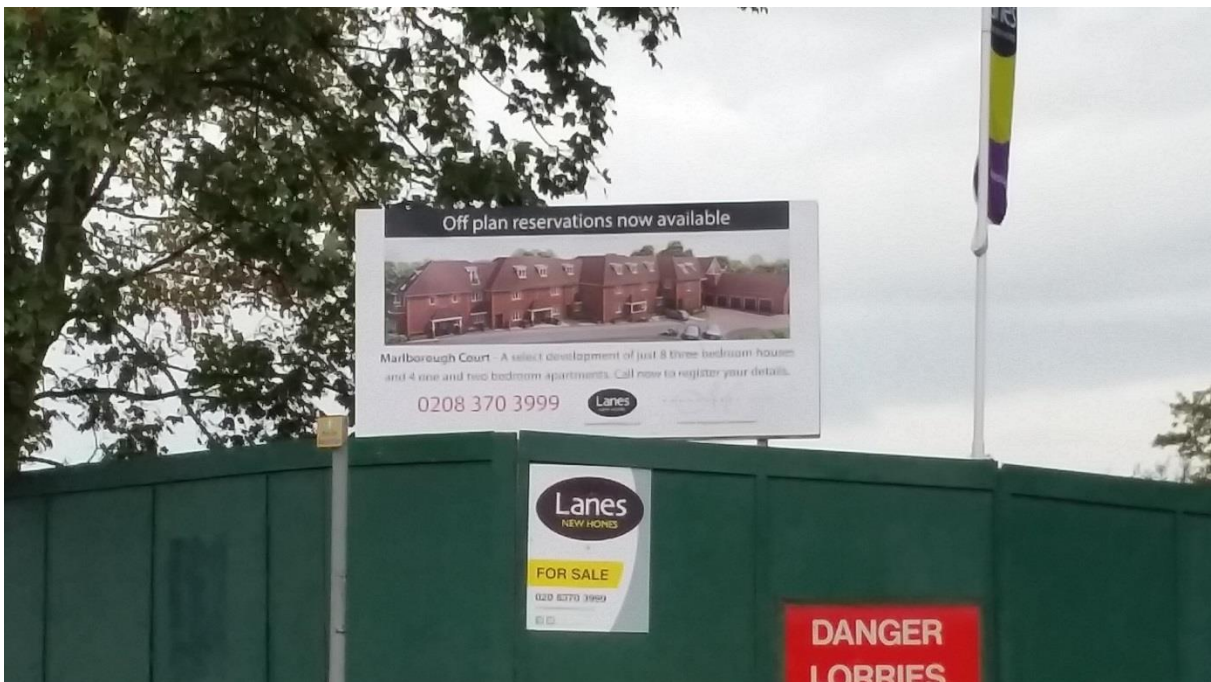
- 1.1 The property is situated on the Northern side of Brookmans Avenue immediately opposite its junction with “The Close”.
- 1.2 The site has a width of approximately 18 M and a depth of 62 M providing a site area of 0.11 ha.
- 1.3 Either side of the property are large single family dwellings and to the rear is Brookmans Park Golf Club.
- 1.4 The footprint of the existing building is 234 M².
- 1.5 The original property has been extended substantially with single storey side extensions and a two storey rear extension. The property has a tiled roof with a crown roof section and a rear valley gutter and the external walls are facing brickwork.
- 1.6 The character of the area is predominantly large single family dwellings but recently constructed flats have been completed at the following:



Bradmore House, Bradmore Way



Oaklands Avenue opposite United Reform Church



Green Close, Station Road – New flat development under construction

2. THE PROPOSALS

- 2.1 The proposals are to demolish the existing building and erect a new building comprising of 5 flats consisting of 2, two bed flats at ground and 1st floor levels with a 3, two bed flat in the roof space.
- 2.2 The proposals are shown on the following submitted drawing nos:
1. 419814/6 Site survey and existing street scene.
 2. 419814/7 Proposed plans, sections and elevations
 3. 419814/8 Proposed site plan and street scene
 5. O/S extract
- 2.3 The building has been designed to provide the appearance of a single family dwelling and follows the characteristics of numerous other extended properties in Brookmans Avenue. The flank walls have been set in a minimum of 1 M from both boundaries and the eaves height adjoining No. 9 has been lowered to match the eaves height of this property.
- 2.4 The height of the building at level 108.00 is as existing, and the single storey elements of either side of the existing property, which have been constructed on the boundary, have been removed providing a more open space between the application property and adjoining buildings.
- 2.5 The depth of the building has also been restricted so as not to have an adverse impact on the light to Nos. 9 and 13.
- 2.6 There is no site character of front elevations within Brookmans Avenue and these vary from Mock Tudor, Mock Georgian, Contemporary and buildings constructed in the 1960's and 1970's. All along Brookmans Avenue buildings have been extended to within one metre of their boundaries and therefore the proposals are considered to be in character with the street scene.

2.7 The proposed accommodation consists of three no two bed flats with the following floor area:

➤	Ground floor	:	Flat 1, two bed	:	118 M ²
			Flat 2, two bed	:	120 M ²
			Flat 3, two bed	:	106 M ²
			Flat 4, two bed	:	108 M ²
			Flat 5, three bed	:	161 M ²

The total gross internal floor area is 684 M².

The top floor will be occupied by the applicants and current owners of the property and the remaining flats will be occupied by local residents who wish to downsize from their existing large detached properties in the area.

2.8 **Secure by Design**

It is intended that the scheme adopts best practice in relation to safety and security for both residents and the public. Our scheme design has been developed in accordance with Secured by Design 2010 New Homes Guide.

The design adopts a traditional approach in seeking to provide clarity of definition to private and public realm, with the access, parking and approach to the dwellings being clearly defined.

2.9 The building has the benefit of a lift and each flat will comply with “Lifetime Home Standards.



Aerial View from South



Aerial View from North



Nos. 11, 13 and 15 Brookmans Avenue



Nos 9, 11, 13, and 15 Brookmans Avenue



Property at No. 15 extended recently to within 1 metre of boundary

3. PLANNING POLICIES

3.1 The following National, Regional and Local planning policies have been considered in the preparation of this application:

- National Planning Policy Framework;
- Hertfordshire County Council Waste Core Strategy (Nov 2012);
- Welwyn Hatfield District Plan 2005;
- Policies GBSP1, SD1, R3, R11, M14, M6, D1, D2, D3, D8, D9, H2, H6, H10 and CLT 13;
- Welwyn and Hatfield District Plan, Supplementary Design Guidance, Feb 2005: and
- Welwyn and Hatfield District Plan, Supplementary Planning Guidance, Parking Standards, Jan 2004.

Other considerations include:

- Ground conditions survey confirming the suitability and stability of the land mindful of chalk geology and historic chalk mining and
- The site is within parking zones 4 and subject to the LA parking policies.

4. **ACCESS**

- 4.1 The existing site is accessed via a carriage drive with two crossovers from Brookmans Avenue.
- 4.2 Pedestrian access will be from the existing position but access is also now available along each side of the building.
- 4.3 The main entrance will have a level threshold and there is a lift in the building to enable the flats to be "Part L" compliant and each flat will be built to "Lifetime Home Standards"
- 4.4 The building is sited within a highly sustainable area with bus routes and a British Rail station within a few minutes' walk of the property. There are also shops and restaurants a few hundred yards from the site and Central London can be reached in 20 minutes

5. **LANDSCAPING**

- 5.1 The existing rear garden will be retained and the landscaping to the front garden can be dealt with by way of a Condition.

6. **CONCLUSION**

- 6.1 Planning application no. S6/2014/2242/FP was refused on 9 January 2015 for the following reasons:

- 1. *The development of three flats would result in a significant departure from the prevailing character, pattern and form of Brookmans Avenue which comprises large detached houses on generous plots where no other flatted developments exist within the context of the application site. The proposal, therefore, fails to respect and relate to the character and context of the locality and would have a material and harmful effect on the character of the area contrary to saved Policies GBSP2 and D2 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.*

2. *Given the identified harm to the character of the area, the proposal fails to satisfy the principle of sustainable development and fails to accord with the objectives and policies of the Local Plan contrary to saved Policy SD1 of the Welwyn Hatfield District Plan 2005 and the National Planning Policy Framework.*

6.2 The appeal was upheld under reference APP/C1950/W/15/3128952 on the 19 January 2016 which overruled the above reasons for refusal.

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