

**3975**

## **5 THE REDDINGS, WELWYN GARDEN CITY, HERTS**

### **DESIGN STATEMENT – SEPTEMBER 2016**

The following statement will show how and why the proposed first floor extension and alterations have been carefully considered and designed to be in keeping with its surroundings and that Planning should be Granted.

#### **The Site**

The site lies approximately ½ mile North West of Welwyn Garden City town centre and faces N to S back to front and is in the Conservation area.

5 The Reddings is a detached house in a row of very different houses.

There are many within this area, which have single storey and two storey rear, side and front extensions, including the neighbour at No7, who has just recently completed an almost identical extension.

The neighbouring property at No7 has both a two storey side and single storey rear extension, with an increase of approximately 70% over and above the original dwelling.

No 5 has been extended previously, on the ground floor rear and this proposal is to go over it.

The whole house also needs modernising and these proposals are crucial to allow the property to be brought up to modern living standards, whilst at the same time not affecting any neighbours amenity.

The area of the site is approx 835m<sup>2</sup> (0.084ha or 0.21 acres).

The existing extended house footprint occupies 136m<sup>2</sup> or 16% of the whole site.

5 The Reddings and its surrounding area, is predominantly made up of detached houses which are single family dwellings.

#### **Assessment**

Due to the sites good width (17m) and its rear garden depth of 32m , it allows excellent amenity space around it, therefore it is more than capable of taking the rear part single and part two storey extension shown.

The proposal does NOT increase the current house footprint as it is a first floor extension.

The overall floor space of the house increase is only 18% (18 sqm) which is much lower than many recent approvals given to properties within close proximity to this site.

## **Involvement**

We have NOT involved the Planning Department at the Pre application stage

## **Evaluation**

The following key issues have been considered at all times during this design stage:

1. The impact of the proposed extension on adjoining neighbours – the extension has no impact on either neighbour.
2. The two storey part is set approx. 5.6m from the boundary with No7 and 6.7m from No 3.
3. the aesthetics are very important, and we have designed the new works to be in keeping with the existing house, including bricks, eaves details, roof tiles and brickwork.
4. Due to the width of the proposed first floor element, the new ridge height will be 900mm lower than the existing house ridge.
5. When comparing this proposal to similar ones in the same area, we have an extension which is much less in size than recently approved ones

## **Design**

Our proposed extension is a first floor rear extension.

This proposal is subservient to the original dwelling.

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 extension away from adjoining boundaries 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.

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.