

4660

## 1 ROUNDWOOD DRIVE, WELWYN GARDEN CITY, HERTS

### DESIGN AND ACCESS STATEMENT

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

#### The Site

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

1 Roundwood Drive is a detached house in a row of very different houses. It is situated at the at a bend in the road, near the junction with Sherrards Park Road.

There are many within this area, which have single storey and two storey rear, side and front extensions, front and rear dormers, rooflights, etc.

The house has been extended with a single storey front porch/hall extension and single storey side utility extension, but is in need of internal updating to the rear area of the house and the clients wish to incorporate an extension as part of their refurbishment plans. These improvements will be made to further enhance this property for both the owners use and to the benefit of the conservation area.

The proposal seeks to erect a single storey rear extension – 9.3m wide x 3.6m deep, with two roof lights.

The area of the site is approx 717m<sup>2</sup> (0.0717ha or 0.18 acres).

The existing house footprint occupies 112m<sup>2</sup> or 15.6% of the whole site.

1 Roundwood Drive and its surrounding area, is predominantly made up of detached houses which are single family dwellings.

#### Assessment

Due to the sites good width (22.7m) and its rear garden depth of 18.4m , it allows excellent amenity space around it, therefore it is more than capable of taking the rear single storey extension shown.

The proposal increases the current house footprint by an additional 33 square metres or 4% of whole site additional coverage.

The overall floor space increase is only 14% (33 sqm) which is much lower than many recent approvals given to properties within close proximity to this site.

### **Involvement**

No Planning Dept involvement has taken place, as this is a simple rear single storey extension and should not be needed.

### **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 new rear ground floor element will have a new flat roof
3. the aesthetics are very important, and we have designed the new works to be in keeping with the existing house
4. 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 rear single storey ground floor one.

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.