



31 Chennells Close
Hitchin,
Hertfordshire,
SG4 0EA

Development Management,
Welwyn Hatfield Borough Council,
The Campus,
Welwyn Garden City,
Hertfordshire,
AL8 6AE

37 Sherrardspark Road, Welwyn Garden City

Design and Access Statement

The applicants wish to redevelop the existing property to include:

1. Side Extension at First Floor Level to include the installation of Velux Rooflights and Juliet Balcony to the Rear Elevation.

The proposed works are to provide additional amenities for their family.

Property Description/ Setting

The existing property is an original Welwyn Garden City predominately detached property. The existing dwelling is constructed using red brick and the roof is covered using Plain tiles. The existing dwelling is of the original Welwyn Garden City vernacular. The existing fenestration is not original. The property has been extended to the side and rear. The property falls within the Welwyn Garden City Estate Management Scheme and is located in the Welwyn Garden City Town Centre Conservation area. The property is not listed.

Design process

First Floor

The proposed works at ground floor level has been designed so to be in keeping with the existing dwelling. The materials used will match the existing dwelling. The proposed fenestration will match the existing dwelling. The proposed extension has been designed to be subservient to the existing dwelling. The proposed side extension has been set back 2m from the principal elevation and 1m from the boundary line. The proposed ridge height will be lower than that of the existing dwelling and the eaves line will be consistent with the existing. The proposed extension will have no negative impact on the neighboring properties. The proposed extension will complement the existing dwelling. The existing parking allowance within the curtilage has not been reduced.

Use

The site is a two level single family dwelling. The proposed development will not change the use of the property.

Amount

No additional residential units are proposed on the site. The existing single family dwelling house is to be modified for the sole use of the client

Layout

The site fronts onto Sherrardspark Road, a public road with two way traffic. The property being a private dwelling provides no public space. The position and orientation of the property remains unaffected within the site.

Scale

The proposed works at ground floor level has been designed so to be in keeping with the existing dwelling. The proposed extension has been designed to be subservient to the existing dwelling. The proposed side extension has been set back 2m from the principal elevation and 1m from the boundary line. The proposed ridge height will be lower than that of the existing dwelling and the eaves line will be consistent with the existing. The proposed extension will have no negative impact on the neighboring properties.

Landscape

The house has a typical suburban garden hard landscaping and lawn. No trees will be removed as part of the proposed works.

Appearance

The proposed first floor side extension has been designed to be in keeping with the existing dwelling and the vernacular of the surrounding area. The materials used will match that of the existing. The fenestration will match the existing windows. The proposed side extension will not have a negative impact on the existing street scene.

Access and inclusivity

The existing single family dwelling will not have general public access. The existing Parking allowance will remain as per existing.

Flood Risk Assessment

The proposed conversion will have no impact on the permeability of the site. Run-off from this development will not increase flood risk elsewhere in the catchment. The area of permeable surfaces will not be reduced as a result of the proposed.

Planning History

This planning application follows on from the withdrawn Planning Application reference 6/2020/2952/HOUSE and Welwyn Garden City Estate Management Application reference 6/2020/2967. The Case Officers raised concerns regarding the proposed design and recommended that the applications be withdrawn. The Case Officer wrote via email on 16/12/20 and her concerns are as follows:

- *First floor side extension – the modest set down and set back is not significant enough to make the extension appear subordinate to the main property. It would also be contrary to the SDG which states extensions at first floor should be at least 1 meter from the boundary, and it would impact upon the spacing within the street scene (at first floor).*
- *Removal of the chimney - The replacement of the existing original chimneys will only be acceptable should the proposed design reflect existing architecture, details, materials, styles and proportions relating to both existing property and wider street scene. This is not the case with this proposal as no replacement is proposed.*
- *Juliet balcony – whilst a Juliet balcony would likely result in a similar level of overlooking to the existing windows, there is a concern that the flat roof extension below could be used as a balcony which would in turn result in*

increased levels of overlooking to the rear garden of 2 Densley Close. This could potentially be controlled by a condition however.

In response to the concerns raised within the withdrawn application the following steps have been taken:

1. The set back from the boundary has been increased from 0.5m to 1m in accordance with the advice received.
2. The set back from the principal elevation has been increased from 0.3m to 2m. By doing, the side extension will be completely subservient to the existing dwelling and have a minimal impact on the street scene.
3. The existing chimney has been retained.
4. The Juliet balcony has been removed.

In support of this application, local precedents have been found in where existing dwellings have had similar first floor side extensions:



Precedent A – 7 Densley Close, Welwyn Garden City



Precedent B - 8 Sherrardspark Road, Welwyn Garden City



Precedent C - 34 Sherrardspark Road, Welwyn Garden City



Precedent D - 31 Roundwood Drive, Welwyn Garden City