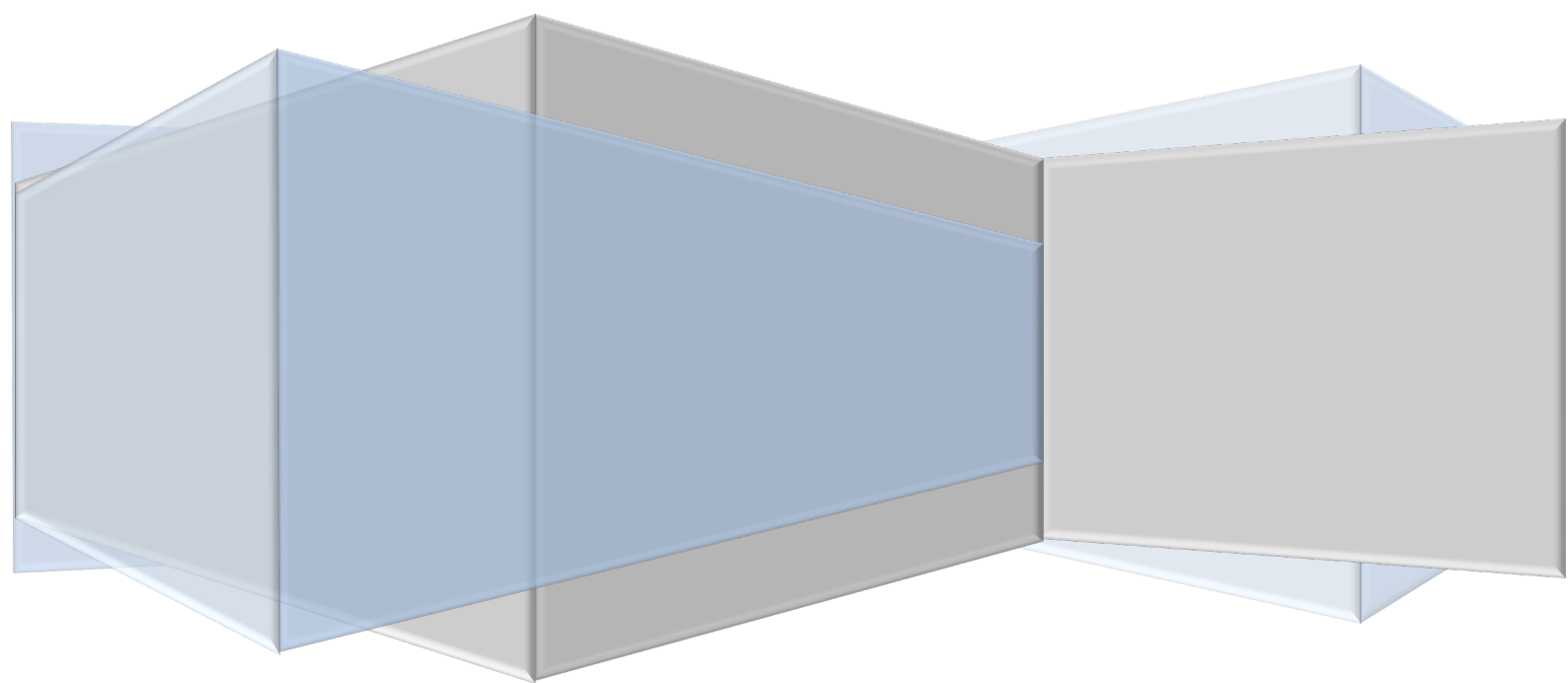


Andrew Scott Associates Architects

**DESIGN / ACCESS /
PLANNING STATEMENT FOR
PROPOSED DEVELOPMENT AT**
Rear of 52 & 54 Bridge Road, Welwyn Garden
City AL8 6UR



01.

The application which is the subject of this report entails the construction of two, two-storey detached houses and associated parking and access, on the land to the rear of 52 & 54 Bridge Road.

An application for a pair of semi-detached houses in the same location has been previously granted (Application No.N6/2014/2504/FP). The approved scheme agrees to an access road running from the access to 52 Bridge Road.

02.

The existing site is located on the north side of Bridge Road, with the proposed development to the rear of the site. Bridge road is a well-established residential road in the north-west area of Welwyn Garden City centre.

The site is in a Conservation area and is controlled by the Estate Management Scheme. Bridge Road comprises of a mixture of different housing types, creating a different feeling to much of the rest of the west side of Welwyn Garden City. The town centre is located a short walk from the site and provides amenities and transport access.

03.

The site of the proposed development combines the land at the rear of both 52 Bridge Road and 54 Bridge Road. 52 & 54 Bridge Road are a pair of semi-detached houses, with large and long rear gardens.

To the north of the site is a National Route 12 footpath; it is a disused railway line, which closed in 1965. There is a tarmac path to the west of the site, which was previously the access route to the railway line. It is now used as pedestrian and cycle access to the National Route 12 Footpath, as well as vehicular access for maintaining the woodland to the north of the site. No. 56 Bridge Road also uses the tarmac path to access a garage at the rear of their property. The eastern boundary is marked by a

2m high wooden panel fence and to the north, there is a concrete retaining wall with an iron fence on top.

04.

Application No.N6/2014/2504/FP, granted on 22/06/2015, was for a pair of semi-detached houses at the proposed site. The approved scheme is very similar to the proposed scheme in this application and includes an access route on the land of 52 Bridge Road. The owner of 52 Bridge Road has implemented the consent with the construction of a driveway, making the permission extant.

05.

The proposed scheme is intended to draw influence from the surrounding properties on Bridge Road and nearby Valley Road and is intended to be part of the Garden City vernacular. Particular importance has been given to the design, specifically the steep roof slopes, the wall dormers and use of materials, which draw from the local context and allow the proposal to sit comfortably within the site and area. The height of the proposal has been kept to a minimum, with the first floor mostly being accommodated in the roof space, to prevent the design being overbearing. The proposed houses are in accordance with the local style and use brickwork, render and clay tiles as finishes, which are materials similar to several local properties. The windows are in keeping with the style of the surrounding properties. Traditional elements, such as bay windows and wall dormers, have also been incorporated.

06.

The design is aimed to be a contributory improvement to the visual amenity of this site and will make a positive contribution to the local area, whilst being in keeping with the local character and design style. It is intended that the design will thereby accord with National Planning Policy Framework, the Welwyn Hatfield District Plan and the Welwyn Hatfield District Plan Supplementary Design Guidance.

07.

The proposed scheme will be very similar to the approved scheme, with variation of having two detached dwellings as opposed to two semi-detached dwellings. The proposal is very similar in size to the approved scheme and is of a higher quality of design. The proposal will use the existing and previously approved access way from the main highway, currently serving No. 52 Bridge Road.

08.

The proposal will have 5 no. parking spaces on the site, which exceeds the councils requires of 1.5 spaces per dwelling. Due to the proximity of the town centre and access to public transport, the future occupants of the proposal are far less likely to be reliant on vehicles.

09.

Approved application *N6/2014/2504/FP* granted an access driveway, with no-dig construction, to the east of 52 Bridge Road. It is within the root protection area of the protected oak tree and provides access and parking adjacent to the approved houses.

This application proposed to use the same no-dig solution for the access driveway. Further information about trees and their protection is provided on drawing No. *1644.P.05* and the *Tree Protection Plan*.

10.

The proposal will create sufficient amenity for both dwellings, to the north of the site.

11.

The proposal will create a very similar impact on the neighbouring properties as the approved application *N6/2014/2504/FP*. As the proposal is comparable to the approved scheme it is deemed that the impact on neighbours will be acceptable.

12.

The applicant considers this to be a well balanced, good quality, sustainable development, which will be able to co-exist with its neighbouring properties in relation to both scale and massing. It is believed the proposed development will make a positive contribution to the local area, and will accord with relevant planning policies and guidance.