

DESIGN & ACCESS STATEMENT

for

PROPOSED EXTENSION
TO

at

**12 Days Close
Royston
Herts
SG8 9DH**

2993 / Doc / 01

ALLEN SMITH ASSOCIATES

Architectural Planning and Design

Tel : 01763 - 247400 – E mail : arcitek@allensmith.co.uk

DESIGN & ACCESS STATEMENT

Re: Proposed Extension, 12 Days Close

This design & access statement is relative in detail to the aims of the planning application it accompanies and is produced to highlight matters and support the proposed scheme.

History:

Within this site there is a single end of terrace dwelling, which forms part of the Days Close development. The house is of late 1950's style and two storey with an elongated outbuilding to the side of the house. It is located within the core of the housing development with a parking to the in front of the main house.

The site is bounded to rear and sides with a mix of close boarded fencing and walls, there is good separation to the rear and the houses beyond in Princes Mews and Briary Lane. The house is attached to one side but is the last on the terrace with good spacing to properties to the West

The Proposal

In terms of planning policy, the construction of additions are deemed acceptable provided they cause no undue harm to the surroundings and character of the area, are not to the detriment to adjoining owners and provide a positive enhancement to design.

This scheme is for the removal of the existing attached outbuilding structure and the erection of a two storey side addition with a single storey and two storey rear extension.

The extension takes the form from the style of the existing house and those around and is in keeping with other adjacent properties, with gable ends, tiled roof and brickwork.

This property is located to the West of the immediately attached house; the main bulk of the addition is to the West and North (Rear) aspect of the building which has minimal impact on the neighbouring house. The single storey section is low key and being to the North will not cause loss of natural sunlight or over shadowing. The two storey rear part sits comfortably within a 45 degree line taken from the neighbouring rear window at first floor level.

The scheme has been considered relative to all prevailing site conditions and applicable policies. The site does not fall within a Flood Risk Area and is outside the conservation area. The building is not listed.

The plot size is adequate to accommodate the dwelling and extension as shown and is not over development of the site.

The first floor side addition is set slightly forward of the main property enabling the formation of a lower roof line mirroring that of the property No10 to the West. This feature forms similarity to the extension recently constructed to that property. The distance to the boundary is generally in excess of 2.0m at ground and first floor, thus maintaining good separation and spaces between dwellings at both levels

The first floor element does not exceed 50% of the width of the original dwelling.

Planning Considerations:

- Living conditions of neighbours
- Any harm caused to the character and appearance of the area and street scene.
- Any harm to trees of amenity value.

The proposal is such that it is of a size and design not dissimilar to the adjoining properties within this particular area of Royston which have already been extended and is not disproportionate for its position in the locality.

There would be no impact on any major street scene due to the positioning of the property within its own development within the Cul-de-sac. The complete design package would provide a positive enhancement to the building and area, balancing dwellings while still maintaining a mix of styles. Further it would not cause any undue impact on the neighbouring properties.

The proposal has been discussed with the neighbours either side and to date there have been no objections raised.

Future use:

While the proposal is large it is intended to be the permanent long term home of the applicants and has been designed to future proof for later years in life. There is a history of mobility issues within the family, the space has therefore been considered for the ease and use of wheelchair access / circulation and to allow for further adaptation in the future.

- The Ground floor will adapt to a bedroom.
- The cloakroom is sized to allow for the provision of a shower & access would be made off the bedroom space through a current opening or a new door to the bedroom provided by the staircase giving a wardrobe space to the front of the bathroom.
- The open space areas to the rear of the house will give full manoeuvrability / access to living, kitchen and dining spaces.
- A work from home study space at ground floor is maintained.

National Planning policy Framework 2012:

The NPPF states that local plans should set out policies that use buildings to create attractive and comfortable places to live and supports the refusal of applications that are of poor design that fail to improve the character and quality of an area. It is, however, proper to seek to promote or reinforce local distinctiveness. Furthermore paragraph 64 states permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. We firmly believe that the submitted proposals are in line with these requirements.

Neighbour Impact:

There is no perceived impact upon neighbours with the extension. To the immediate neighbour to the West, the two storey extension is far enough away as to have no adverse impact and there are no direct overlooking windows to their private amenity space. The single storey element to the rear also retains privacy to the neighbour with no direct overlooking.

Good frontages and spaces between dwellings are no different to that which exists retaining the random pattern of development to the area.

Although in the course of building works it is inevitable that there will be a degree of disruption and some inconvenience to neighbours but this is relatively short lived in the overall scheme of things. Subject to approval any contractor on site would be part of the 'considerate builder's scheme' to help minimise disruption. The working and storage of materials on site would be very specific regarding the areas for both, to maintain good public relations.

Access:

Currently there is no on site parking. This will be provided in the form of a new crossover, levelling of the existing front garden and the provision of two tandem horizontal parking spaces. The plans indicate the 2No. 2.4x4.8m spaces which sit comfortably within 2x 6m length x 3m wide spaces.

Disabled access will be catered for in retaining a hard level surface from the access drive to the principle entrance of the property via ambulant steps and any new paving will be formed as to be permeable.

Royston has direct main rail services to surrounding towns and local bus routes. The area is well serviced for access and travel and shops without further requirements, therefore the development is, in this respect, sustainable.

Emergency vehicles have easy access due to the location of the property and house position.

Conclusion:

In concluding we would submit that this building design clearly shows that an extended dwelling can successfully be accommodated on this site. It retains a good unaltered private amenity space in excess of that required in policy terms.

In these circumstances, it is maintained that the proposal would accord with the adopted North Hertfordshire Planning policies and the National Planning Policy Framework and would be in keeping with the character and appearance of the area. It is not considered to have an unreasonable detrimental impact on residential amenities of neighbouring occupiers. It is therefore hoped that the Council will recognise the benefits of this development, and grant Planning Permission in due course.

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