

DESIGN & ACCESS STATEMENT

for

PROPOSED EXTENSION
TO

at

**67 Old North Road
Royston
Herts
SG8 5ER**

2996 / Doc / 01

ALLEN SMITH ASSOCIATES

Architectural Planning and Design

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

DESIGN & ACCESS STATEMENT

Re: Proposed Extension, 67 Old North Road.

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 detached bungalow fronting Old North Road, with a gentle sloping front to rear site, which is well screened from the main road and footpath by tall hedging. There is direct vehicle and pedestrian access to the property from the road and good visibility from the gated entrance on exit. The property is of mid 1930's style single storey with a detached double garage rear / side of the house. It is located within the core of the housing development with a surrounding varied mix of property types.

The site is bounded to rear and sides with a mix of close boarded fencing and established hedging, there is good separation to the rear and the houses beyond in Kingsway and Donne Close to the North.

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 detached garage that is in the need of repair and the erection of a single storey side and rear extension to provide the necessary improvement to the existing dwelling. The side addition allows space for a garage with utility and study / home office and allows the direct connection to the existing house with the rear kitchen addition.

This property is located to the North of No.65 & 63 which are a 1970's style pair of houses and is located to the South of the rear gardens of the 1970's style properties in Donne Close. The main bulk of the addition is to the South and East (Rear) aspect of the building which, as single storey, has minimal impact on the neighbouring houses and their gardens.

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 considered over development of the site.

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 other 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 quite secluded, site off the main road. The complete design package would provide a positive improvement to the accommodation and improve the circulation within, while retaining a good balancing of dwellings and a mix of styles to the area. Further it would not cause any undue impact on the neighbouring properties.

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

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. It is far enough away from the properties to the North and East to have no overlooking or direct impact. To the adjacent property to the South - the single storey extension while being on or near the common boundary does have a contemporary flat roof to minimise the height and does not project as far into the rear garden as the current garage (to be demolished) does. There is no direct overlooking into No.65.

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 on-site vehicle and pedestrian access, which remains unaltered together with the current turning facility, enabling egress in a forward gear.

Disabled access will be catered for in retaining a hard level surface from the access drive to the principle entrance of the property 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.

Materials:

Existing roof – slate covering

Existing walls – Mix of face brick and some render to the rear

Existing windows – White upvc

It is proposed to retain the existing pitched roof covering and make good where necessary, the new flat roof will be formed with a EPDM flat roof covering with flush fascia's having extended overhangs front and rear, allowing for hidden guttering behind.

The new walls will have a rendered and colour washed off white finish to complete the modern feel to the rear of the dwelling, while the garage front walls would be constructed in brickwork to match the existing dwelling.

The South side elevation of the extension to the common boundary would similarly be built in brickwork to avoid any future decoration maintenance associated with render finishes.

New windows and doors are to match existing.

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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