



PLANNING STATEMENT

1. Introduction

This Design and Access Statement has been prepared in support of a householder planning application for the demolition of an existing conservatory, the erection of a single-storey rear extension, and the conversion of an existing detached garage to provide ancillary habitable accommodation.

The proposal has been designed to enhance the functionality of the dwelling while respecting the character of the host property, safeguarding neighbouring amenity, and complying with the relevant policies of the North Hertfordshire Local Plan 2011–2031.

2. Site Context

The application site comprises an existing residential dwelling located within an established residential area. The surrounding context is predominantly residential in character, with properties of similar scale and appearance.

The site benefits from an existing driveway capable of accommodating sufficient off-street parking for the dwelling.

3. Design Principles and Amount

Rear Extension

The proposal includes the demolition of the existing conservatory and its replacement with a single-storey rear extension projecting 3 metres from the rear elevation. Importantly, the extension will not project any further rearward than the existing conservatory, ensuring no increase in the building footprint beyond what is already experienced on site.

The extension is modest in scale and has been designed to remain clearly subservient to the main dwelling, in accordance with Policy D1 (Sustainable Design) and Policy D3 (Household Extensions) of the Local Plan.

4. Scale, Height and Massing

The proposed extension will feature a pitched roof with a gable end, reflecting the architectural form of the host dwelling. The eaves height is positioned below 3 metres, ensuring that the extension does not appear overbearing or dominant when viewed from neighbouring properties.

The development has been carefully assessed against the 45-degree guideline which is shown on the submitted plans, and it is confirmed that the extension remains fully within the 45-degree line taken from the nearest habitable room window of the adjacent property. This demonstrates compliance with Policy D3, ensuring that neighbouring properties will not experience unacceptable loss of light or outlook.

5. Appearance and Materials

External wall materials will match the existing dwelling, ensuring visual continuity and a high-quality appearance consistent with the character of the host property and surrounding area. This approach accords with Policy D1, which seeks development that responds positively to its context.

Rooflights are proposed within the roof slope of the extension to maximise levels of natural daylight within the new accommodation. These will be discreetly positioned and will not result in any overlooking or visual harm.

6. Residential Amenity

The proposal has been designed to ensure that the amenities of neighbouring occupiers are preserved, in line with Policy D3.

Due to:

- the modest 3-metre projection,
- the low eaves height,
- the pitched roof form, and
- compliance with the 45-degree guideline,

the extension will not result in unacceptable overshadowing, loss of daylight, loss of privacy, or an overbearing impact on adjacent properties.

7. Garage Conversion

The proposal includes the conversion of the existing detached garage to provide habitable accommodation comprising a utility room and games room, which will remain ancillary to the main dwelling and used solely for the enjoyment of the occupants.

While the conversion will result in the loss of a covered parking space, the existing driveway is capable of providing sufficient off-street parking in accordance with Policy T2 (Parking) of the Local Plan, based on the number of bedrooms within the dwelling. As such, the proposal will not result in any adverse impact on highway safety or on-street parking conditions.

8. Access

No changes are proposed to the existing site access arrangements. The development will continue to benefit from safe and convenient access, and the proposal does not raise any accessibility or highway safety concerns.

9. Conclusion

The proposed development represents a well-considered and policy-compliant form of householder development. The design is modest, sympathetic, and appropriately scaled, ensuring that the character of the host dwelling and surrounding area is preserved.

The proposal complies with the relevant policies of the North Hertfordshire Local Plan 2011–2031, particularly Policies D1, D3, and T2, and will not result in any harm to neighbouring residential amenity, visual character, or parking provision.

On this basis, it is respectfully requested that planning permission be granted.
