

DESIGN & ACCESS STATEMENT

11 Garden Fields, Offley, SG5 3DF

PROPOSED SINGLE STOREY REAR EXTENSION, DOUBLE STOREY SIDE EXTENSION, CONVERSION OF LOFT INTO HABITABLE SPACE, INCLUDING INSERTION OF 2.NO ROOF LIGHTS AND SINGLE DORMER TO REAR.

Existing Site:

No. 11 Garden Fields is a two storey semi-detached terrace, situated in Offley, Hertfordshire. The majority of the dwellings within the area are a mix of terraces and semi-detached properties, with some of the properties having loft conversions with dormers to the front and rear.

The property benefits from a generously sized frontage, side and rear size garden. The property is situated on relatively flat land. The property consists of render, soldier course detailing and plain roof tiles.



Fig 1. Front Elevation

Scheme:

The proposal is to erect a single storey rear and double storey side extension including a loft conversion to provide additional living space for a larger family. The proposal seeks to renovate both internally and externally improving the existing accommodation without causing detrimental impact to the vernacular or conservation area.

Design:

The proposal has been designed to meet the needs of a larger family, by creating improvement of circulation space within the home. With previous COVID measures being put in place, this means working from home is still applicable for this house hold with a need for improved space within the home. The intention of this design is to create a larger family home with better working space to enable a balance between work and home life.

The design itself is in keeping with the character of the property, and has been adapted to ensure that the extensions do not cause impact or harm to the neighboring properties and is subservient to the local vernacular and conservation area.

Access and Parking:

Access will be via Garden Fields to the rear of the property and will remain unchanged. Existing parking spaces are retained to the rear of the property in compliance with North Hertfordshire's parking standards.

Scale:

The massing and scale of this proposal is considered subservient to the existing property and neighbouring properties.

Appearance:

Proposed materials are in keeping with the external appearance of the existing property indicating that the visual impact will remain unchanged. A gabled end is proposed to the side extension, with a visual step back to reduce the bulk and implement similar roof style as of the existing property. A small dormer to the rear of the property represents similar style and type as of those properties within the neighboring vicinity who have similar loft conversions. Greenery and shrubs will be placed strategically around the property to create positive visual effect to the proposal.



Fig 2. Rear Elevation with neighbouring context.

Pre Application:

The following proposal has received Pre Application advice dated 28th June 2024. The advice concludes:

The two storey side extension is to be set in from the side boundary (by approximately 0.5m) and set back from the front main wall of the existing house. These aspects as well as the slight set down in ridgeline from the main roof helps to maintain a subordinate impact of the main part of the extensions on the existing dwelling. The rear projection is relatively modest and the simple lean to roof with single rooflight is an acceptable design solution.

The proportions of render to window and door openings is acceptable and it is noted that the fenestration generally follows the design of the existing dwelling. Overall I consider that the proposed extensions would comply with the criteria for acceptable design set out in Local Plan policies D1 and D2.

The rear extension is set in from the side boundary with No. 12 and as mentioned above has a modest projection. It will have little, if any, impact on the residential amenities enjoyed by the neighbour at No. 12 and therefore would be compliant with Policy D3 of the Local Plan.

The side extension faces towards the side access to the village hall. Whilst it would be visible in public views it would largely be seen against the backdrop of the flank elevation of the existing house and is unlikely to have any adverse impact on the visual amenities of the locality in my opinion.

Overall I would advise that the proposals set out in the pre-application advice submission are considered to be acceptable.

Conclusion:

To conclude, the application has considered the National Planning Policy Framework and local plan, meeting the Planning Policy criteria. As noted in the Pre Application statement - The proposal reflects similar design appearance as of the existing property indicating this will be not be visually over bearing. The proposal's mass and scale is subservient to the existing property and its neighbouring properties, considering right of light and privacy matters. Therefore, this creates a positive and appropriate proposal and will not cause an adverse impact on visual amenities within Garden Fields and the Great Offley Conservation Area.

July 2024.