

Planning Statement

Springwood, Kimpton Road, Welwyn AL6 9NN

Demolition of Existing Rear Conservatory With Full Height Pitch Roof, Construction of Replacement Orangery, Infill Extension to Ground Floor Under First Floor Projection, Removal of Existing Oriel Window, Construction of Covered Porch, Construction of 4 Gable Dormers, Changes to Openings and Installation of All New Windows with Stone Heads & Cills, Installation of Brick Plinth and Rendering of External Walls



Planning Statement

Springwood, Kimpton Road, Welwyn AL6 9NN

Overview

Springwood is a mid 20th century 2-storey dwelling located in the Green Belt. Over the years the property has been extended from the original footprint with various modest additions creating a large family single dwelling.

The property is characterised by class plain roof tiles, with some vertical tile hanging in the same tile, wire faced Fletton bricks on the face brickwork and white uPVC large casement windows. At the rear there is a half hexagonal conservatory with a steep pitch roof that interconnects with the main roof creating a dominant structure.

The property is set in a large mature woodland plot sitting within the Green Belt. The application dwelling is not Listed or Locally Listed.

Relevant Planning History

06/00532/1PUD	- Detached Double Garage – Legal
04/00358/1HH	- Single Storey Side Extension – Approved (conditional)
00/01784/1HH	- Variation of Planning Consent 00/01199/1HH – Approved (conditional)
00/01199/1HH	- Two Storey Side & Front Extensions – Approved (conditional)

Proposals

The proposals of this application are to create a more flowing family home with a unified exterior architectural style, that sits comfortably within the Green Belt woodland setting. Also included within the scheme is to make a safer entrance and exit onto the public highway.

Highway Access

The access to the property is via Kimpton Road as the highway descends steeply and bends to the left and then right. The current drive access from the property onto Kimpton Road is via a gravel driveway that turns sharply in a southeast direction at the point of connection to the highway and joins the neighbouring drive. The result is that you can only join the public highway drive in the southeast direction, as you approach it in that direction, which creates a dangerous blind spot on the highway for cars travelling in the same direction.

The proposal is to straighten the drive, which entails removal of the four trees / bushes highlighted on the existing site plan drawing RF1024/100. The drive will then have a wider bell mouth opening that slopes with the road, which will enable an approach at right angles, which will vastly improve visibility for both traffic leaving the property and other road users. The drive will also be cut further into the ground meaning a less steep approach and will be finished in water permeable paving (SUDS) which will reduce gravel spill onto the highway. It is also proposed to install a convex safety mirror on the road verge opposite the property to further improve visibility.

Planning Statement

Springwood, Kimpton Road, Welwyn AL6 9NN

Proposals Continued

Property Changes

The proposals include many changes to the external appearance of the property and internal reconfiguration. The principal development proposed are the demolition of the existing rear conservatory and replacement with a traditional orangery style extension, the removal of the front Oriel window at first floor, the infill extension under the front first floor projection and construction of an open front porch.

The proposed demolition of the conservatory and oriel window have a volume of 79m³ of built form and the proposed replacement orangery and infill front extension have a volume of 84m³ of built form

In addition, the proposals include external aesthetic changes, which include reducing the size and replacement of all windows in a traditional twin casement heritage uPVC window in conservation colour to match the orangery extension. It is proposed to include stone window heads and cills, which requires the construction of gable dormers over 4 windows to allow the window heads to create a unified external appearance. It is also proposed to install a brick plinth with a cant brick top course and render the external walls finished in a neutral colour.

Landscaping

The rear garden area will have a new proposals, and steps laid with a modest increase to the existing area. The drive will be laid with water permeable paving (SUDS) from the bell mouth to the top of the drive, with the main area at the top remaining gravel

Access

Due to the fluctuating land levels, access to the dwelling via the new front door position will be via three steps.

Conclusion

We feel that these proposals improve the visual amenity of the dwelling and create a more unified design aesthetic. There is a very small volumetric addition within these proposals, and we believe the whole scheme is in line with Policy SP5 and respectfully request it is granted consent

DG Architecture
February 2025