4372

MEADOW VIEW, GIPSY LANE, KNWBWORTH, HERTS

DESIGN STATEMENT

The following statement will show how and why the proposed extensions and alterations have been carefully designed to be in keeping with its surroundings and that Planning should be Granted.

The Site

The site lies approximately 500m South West of Knebworth village centre and faces SW to NE back to front and is in the Stockens Green Conservation area.

Meadow View is a semi-detached house in a road of similar, styles of houses.

There are many within this area, which have single storey and two storey rear, side and front extensions, etc.

The house has NOT been extended previously. These improvements will be made to enhance this property for both the owners use and to the benefit of the conservation area.

The proposal seeks to demolish part of the existing detached garage and erect a single storey rear extension and part first floor rear extension.

The area of the site is approx 610m² (0.0610ha or 0.15 acres).

The existing house and garage footprint occupies 73m² or 12% of the whole site.

Meadow View and its surrounding area, is predominantly made up of semi-detached and detached houses which are single family dwellings.

Assessment

Due to the sites good width (9.1m) and its rear garden depth of 30.6m , it allows excellent amenity space around it, therefore it is more than capable of taking the extensions shown.

The proposal increases the current house footprint by an additional 32 square metres or 5.2% of whole site additional coverage.

Involvement

We have involved the Planning Dept with Pre Advice application. The report sent us, was very encouraging and indicated that Planning Permission would be granted.

Evaluation

The following key issues have been considered at all times during this design stage:

1. The impact of the proposed extensions on adjoining neighbours – the extensions have no impact on either neighbour.
2. The new rear ground floor element will have a flat roof
3. the aesthetics are very important, and we have designed the new works to be in keeping with the existing house, including bricks, eaves details, roof tiles, brickwork and dormers.
4. When comparing this proposal to similar ones in the same area, we have an extension which is much less in size than recently approved ones
5. The rear ground floor depth, is as approved at Home View, two doors away.

Design

Our proposed extension is a combination of ground and first floor rear and minor alterations.

This proposal is subservient to the original dwelling.

When compared with the existing and surrounding properties, it blends in very well, as the design and character of the area is not affected.

This causes no impact with regards amenity or overshadowing on the neighbours.

We have shown the proposed extension away from adjoining boundaries and when combined with the surrounding area, we have a dwelling which has no impact on neighbouring properties, sits very comfortably against the existing house and blends in very well with the characteristics of the neighbourhood.

Ample amenity and good vehicular access and parking, combined with excellent modern living standards of accommodation will provide a high quality family home, which will enhance and benefit the surrounding area.

We trust you find our Design and Access Statement comprehensive, but should you wish to discuss this application during its course to a decision, please feel free to contact us.