



K1555-DS Design, Access & Justification Statement

Proposed Dwelling & Detached Garage at Ramerick Nursery, Bedford Road, Holwell, Hitchin, Hertfordshire. SG5 3RX

Purpose of Statement

This Statement has been prepared to define and place in context the design criteria by which the current planning application for extending & altering the existing dwelling has been formulated.

The Site

The proposed development site is located between Laurel Manor Conifer Dell and The Hawthorns.

The site is flat and level.

The site (excluding access) is approximately 825 sqm and benefits from an existing access which is part shared by only two other dwellings (Conifer Dell & Laurel Manor).

Refer to location plan Drg No K1555-01 & site plans Drgs No K1555-02 & 03.

Access

The site benefits from an existing access shared with only two other dwellings (Conifer Dell & Laurel Manor).

Access for construction vehicles to enter & leave the site in forward gear is proposed, along with ample space for turning, parking and washing down.

All ground floor door openings are to be level access & suitable for wheelchair access.

Point of alighting vehicle to dwelling access will be provided with hardstanding.

Ground floor WC will also be provided to meet current Building Regulations.

Proposal

We seek planning approval for the construction of a 4 bedroomed detached family dwelling on the existing land at Ramerick Nursery, Bedford Road, Hitchin, SG5 3RX.

The dwelling as designed incorporates disabled access and amenities to the ground floor to allow for future use by any elderly occupants.

For proposed Dwelling plans and elevations refer to Drgs No K1555-04.

For proposed detached Garage plan and elevations refer to Drg No K1555-05.

Design relating to the form, detail and scale of the adjacent properties has been considered.

We believe the proposal has no adverse effect on adjacent properties in terms of daylight, sunlight & overlooking.

Your design guidance has been considered in the design of the proposal.

Design, Layout and Scale

The design and style is established to complement the existing dwellings adjacent to the site.

The layout of the proposed property makes efficient use of the site and includes ample parking and turning for vehicles.

The development of this site will have no significant impact on neighbouring properties, and the proposed layout ensures privacy is retained to all adjacent dwelling occupants.

The design, size and scale of the proposed dwelling reflects those in the immediate vicinity.

The proposed dwelling is one & a half storey chalet style property to match dwellings in the locality.

Materials and finishes

Materials will be selected to compliment neighbouring properties and are to meet with local Authority approval.

Finishes to include: Dark grey interlocking roof tiles, red multi-brick to walls, grey finish UPVC windows and doors. Black upvc rainwater goods, eaves and barges –

Materials are to be as noted on Drg No K1555-04 & 05

Landscaping

Fencing to the side and rear boundaries to be 1.8m high.

Laurel hedgerow trees to be planted to boundaries as indicated in with the existing hedgerow.

Ample parking is provided within the site.

Bin storage has been provided.

Planning History

The site has no previous planning applications, although successful applications have been made on sites adjacent to this including Laurel Manor ref 19/02667/FP, Sunvale ref 15/03230/1 and The Hawthorns ref 13/01301/1.

Justification

The aim is to provide a family home.

The dwelling is designed in a sympathetic manner to complement the existing residential buildings adjacent to the plot.

Conclusion

The proposal represents an efficient and appropriate use of this area and seeks to infill between Laurel Manor and The Hawthorns.

We believe we have addressed the Local Planning Policies successfully