Design and Access Statement

Proposed Single Storey Side and Rear Extension at:

62 Stevenage Road Knebworth SG3 6NN

Background:

This document has been prepared for the Planning Application and is to be read in-conjunction with drawing nos. 62-01, 05, 10, 20, 30 + 40.

Site Description and Surroundings:

No. 62 is a detached property located on east side of Stevenage Road. The plot is on a North-West / South-East axis. Currently there is a detached timber clad garage / shed at the rear of the house.

The surrounding the area consists predominantly of detached houses many of which have had large rear and side extensions.

Relevant Planning History:

Planning Application Ref. 99/00434/1HH for two storey rear extension. Approved 20th May 1990.

Pre-Application Advice:

December 2017 Pre-Application Advice Ref. 17/04112/PRE.

The advice received concluded:

"*The proposed development would likely be acceptable and considered to comply with the necessary provisions of both the existing and emerging Local Plan policies and the National Planning Policy Framework.*"

Proposal:

The proposal is to add a 2.2m wide single storey extension to the side of the house and a 3.3m deep single storey extension to part of the rear of the house.

Due to its condition the existing garage / shed will be removed.

Additionally, it's too small i.e. it does not meet the NHDC SPD requirements to be classified (7.0m x 3.0m clear internal) as a garage.

Ground floor: A utility room, improved WC facility, new kitchen and family / garden room would be created.

Glazing:

To maintain the privacy of neighbour's no new windows are proposed in the new flank elevation. Additionally, 2no. existing windows in the flank elevation will be removed.

New windows, doors and glazing is to either the rear or terrace facing elevations.

Materials:

The modest viewable, from the street, addition to the front elevation will be finished in facing brickwork to match the existing street elevation.

The rear of the extension would be rendered to match the rendering at first floor level.

New materials will match existing the only exception will be the bi-fold doors which will be fabricated from PPC aluminium.

Access and Parking:

The existing access and the generous off-road parking at the front of the house will both be maintained.

Assessment of the Proposal:

The proposed extension respects the “building line” and meets the criteria set-out and is similar to other extensions locally.

This application meets the criteria defined in the “North Hertfordshire Draft Local Plan 2011 + 2031” specifically policies:

D1 – Sustainable Design
D2 – House Extensions and Replacement Dwellings
D3 – Protecting Living Conditions
T2 – Parking

The scale and character of the proposed works do not dominate the original house, respects it’s neighbours and the wider street scene.