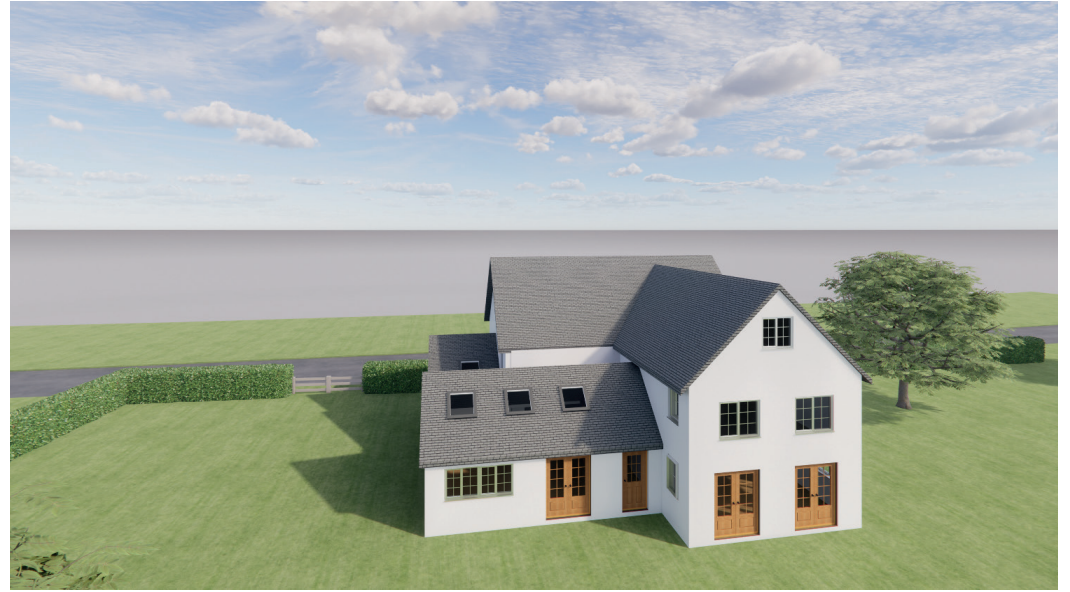




Design, Access and Planning Statement

Proposed Extension and Alterations Morrice Green Cottage, Bell Lane Nuthampstead

Rev A

adpractice ltd

2583

Application for Householder Planning Permission

Address: Morrice Green Cottage, Bell Lane, Nuthampstead, Hertfordshire, SG8 8LR

Local Authority: North Hertfordshire District Council

Client: Mr Hayzelden

Date: March 2025

A D Practice Ltd.

2 Mill Walk, Wheathampstead

St Albans, Hertfordshire, AL4 8DT

t: 01582 834361

e: enq@adpractice.co.uk

Contents

Design

- 1.0** Introduction
- 2.0** Process
- 3.0** Use and Amount
- 4.0** Layout
- 5.0** Scale
- 6.0** Appearance
- 7.0** Landscaping
- 8.0** Inclusive Access
- 9.0** Conclusion

adpractice ltd



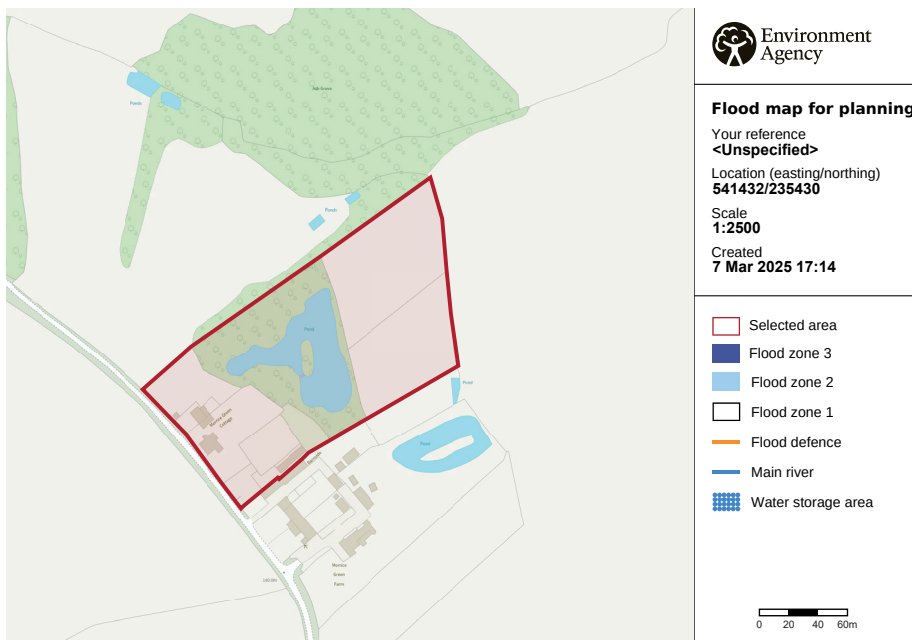
Aerial image showing the site within the village of Nuthampstead

1.0 Introduction

The proposal described in this Design and Access Statement is for a single storey vaulted extension to create a dining area. It requires a householder planning application.

The applicant wishes to seek approval for the design of a separate dining area to bring balance to the overall accommodation provided by the dwelling.

This Design and Access statement is prepared in accordance with DCLG Circular 01/2006 'Guidance on Changes to the Development Control System' published in 2006 and the amendments SI 2010/567 and SI 2013/1238. It is made with reference to the Commission for Architecture and the Built Environment's (CABE) document also published in 2006.



Environment Agency Flood Map of the area with the site in red

2.0 Process

Site

The site sits to the northeast of the central core of the village of Nuthampstead and encompasses a large pond, manege and field areas, as well as the cottage and outbuildings. The site is not within or adjacent to a conservation area. The building isn't listed or locally listed.

Planning Policy

The following planning policies are considered relevant to this application and are addressed throughout this document:

- National Planning Policy Framework 2021 (NPPF)
- North Herts Local Plan 2011-2031
- Barkway and Nuthampstead Neighbourhood Plan (in preparation)

Technical Assessment

The effect of floodwater and ground gas has been explored at this stage. The Environment Agency website has been consulted to ascertain any potential risks to the development or to the environment with respect to flooding. The flood map shows the best current information from the website; the site is clearly not at risk of flooding.

3.0 Use and Amount

The application site measures 23,033m² and is currently occupied by a detached two-storey 4 bedroom house measuring 242m² with an annexe measuring an additional 40m² giving a total floor area of 282m².

The proposal would add a further 17.7m² to the ground floor of the main house, an increase in floor of just 6.3%.

As such the proposed extension is very much comparable in size to the existing dwelling, in-keeping with local and national planning guidance.

Local parking standards are adequately met by the proposal. The private driveway is served by a dropped kerb and provides parking for at least 4 cars off the road with the outbuilding providing secure bike storage for the family.

4.0 Layout

The layout has been designed to provide generous and flexible living space on the ground floor of the property.

The addition of the extension offers flexible space for occupants with an open/broken plan living/kitchen/dining area across the back of the house and separate living room and study to the front as well as a downstairs WC and utility room.

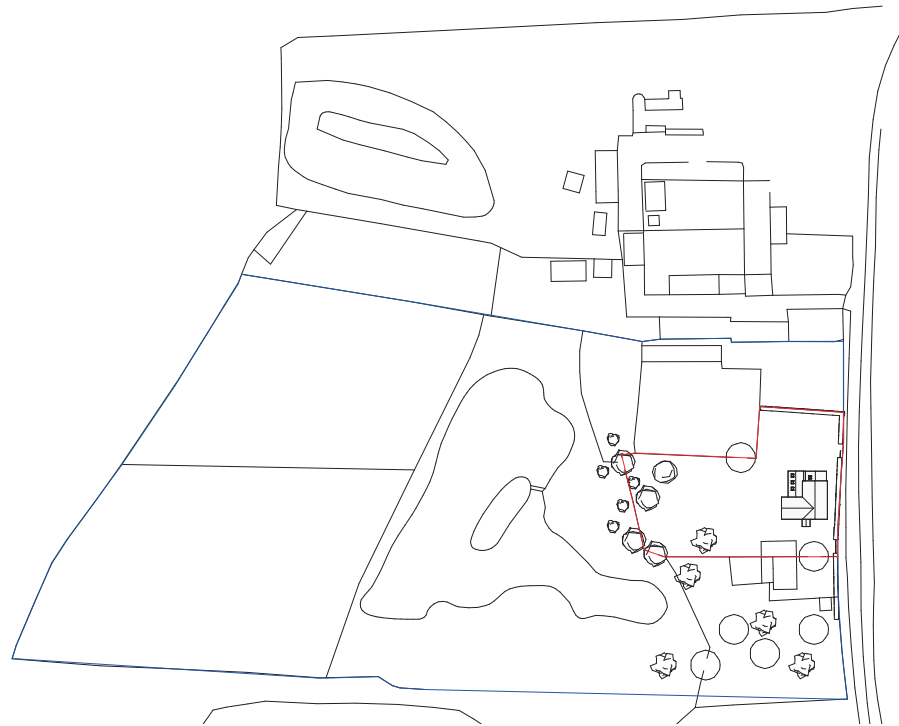
Amenity of Future Occupiers

The dwelling is in a rural area, set well away from immediate neighbours and is therefore more than acceptable in terms of window to window distances, defensible space and privacy.

The existing dwelling has a rear garden well in excess of the minimum area dictated by local guidance.

The Government's Technical Housing Standards – Nationally Described Space Standards sets out that a two storey four bedroom dwelling should have a gross internal area (GIA) of at least 97sqm and 3sqm of built in storage. This would be well exceeded within the proposed dwelling and the development should therefore be acceptable in this regard.

In light of the above, the proposed extension would appear to accord with NPPF and local design guidance with regard to having an acceptable impact on the amenity of future occupiers.



Proposed site plan

Design

5.0 Scale

The NPPF sets out what characteristics can be taken into account when assessing the impact of a development upon openness. These include openness which is capable of having both spatial and visual aspects – i.e. the visual impact of the proposal may be relevant, as could its volume.

The proposed extension is set back from the primary road facing elevation of the existing property to keep it subservient to the main dwelling and the roof pitch of the gable matches that of the existing house to ensure that is in keeping with the established vernacular.

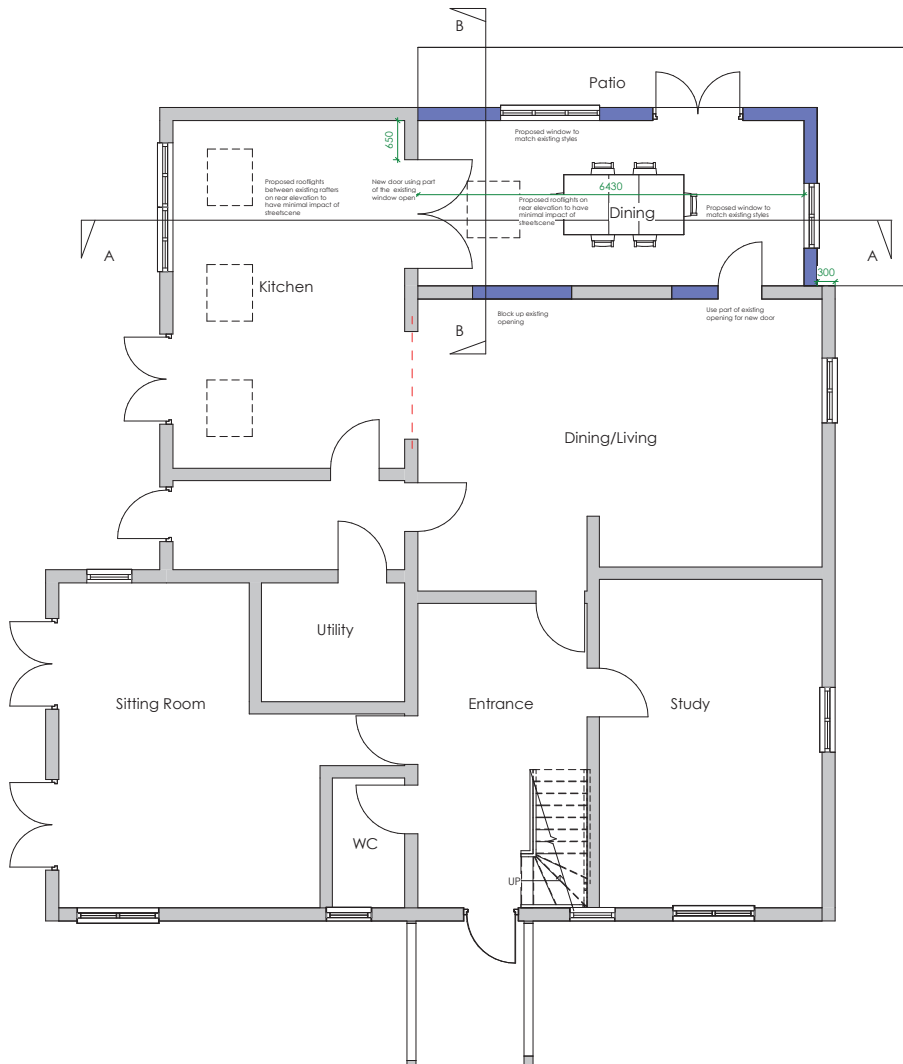
The extension will alter the road-facing elevation however the property is fairly well screened from the road by fencing, hedging and other vegetation so the difference in appearance will be very minimal.

Amenity of Neighbouring Residents

Local policy seeks that proposed extensions in residential areas do not cause harm to the amenities of neighbouring properties principally with regards to loss of daylight/sunlight, outlook or privacy.

The existing dwelling is a rural property and therefore located more than a sufficient distance away from the neighbouring properties and any extension would therefore not impact their residential amenity.

In light of the above, the proposed development would not result in any significant loss of residential and visual amenity to the neighbouring properties from loss of light or overlooking and would not be visually overbearing.



Proposed ground floor plan

6.0 Appearance

The National Planning Policy Framework (NPPF) advises that planning should ensure development is 'visually attractive as a result of good architecture, layout and appropriate and effective landscaping and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users' (Paragraph 130), that 'Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities' (Paragraph 126) and advising that 'development that is not well designed should be refused especially where it fails to reflect local design policies and government guidance on design taking into account any local design guidance and supplementary planning documents such as design guides and codes' (Paragraph 134).

Local guidance outlines architectural qualities that should come together in the design of a building, this guidance has been followed to create the extension which draws on the local forms and material palette, very much incorporating the detailing of the existing house.

The extension would use the same materials as the existing property and be finished with white render, slate roofing and timber windows and doors.

7.0 Landscaping

The extension would be sited on an existing patio area which is not proposed to be replaced so there is no detrimental impact on soft landscaping or loss of biodiversity. Therefore this proposal should be considered acceptable in landscaping terms.

Impact on Parking Provision

The existing dwelling has up to 5 bedrooms if the annexe is included and this will remain unchanged. The parking provision on site is already in excess of the minimum requirements for a property of that size and will remain unchanged. The proposed development is therefore in accordance with parking requirements.



Proposed elevations



Design

8.0 Inclusive Access

The existing dwelling has a WC off the principle entrance compliant with Part M4(1) and the addition of the dining room extension would enable more space and therefore manoeuvrability around the ground floor with access from the kitchen via double doors. This addition therefore improves inclusive access.



Approach to the property



Fence and vegetation screening most of the property



Visualisation of view from road

Access

9.0 Conclusion

The proposal has been designed in accordance with the local and national policies and with the vernacular of the existing dwelling in mind. The extension is subservient to the existing dwelling in scale and its impact is further mitigated by the vegetation screening the property from the road.

In view of this, and the reasons outlined throughout the document, permission should be granted.