



Planning Statement

MARAN COTTAGE,
145 CODICOTE HIGH STREET,
CODICOTE,
SG4 8UB

Date:

Project Address: Maran Cottage, 145 High Street, Codicote, SG4 8UB

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1. Introduction:

1.1 Overview of Proposal:

This Planning Statement is submitted in support of a planning application for a second-floor extension to the existing rear extension at Maran Cottage, alongside significant renovations and internal improvements. These works aim to modernize the property while preserving its traditional character, ensuring a positive contribution to the local streetscape.

1.2 Location and Policy Context:

Maran Cottage is located within the **Settlement Boundary (Policy SP2)** of the **North Hertfordshire Local Plan 2011-2031** and is not situated within a conservation area. However, the client is committed to enhancing the character of the property and its surroundings.

1.3 Purpose of the Statement:

This statement outlines the proposed development and assesses it against relevant national and local planning policies. It demonstrates how the proposal adheres to sustainable development principles and enhances the existing built environment.

1.4 Application Fee:

The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description:

2.1 Property Location:

Maran Cottage is located at 145 High Street, Codicote, a historic village that dates back

to the 13th century. The property is set within the heart of the village, along the High Street, which is home to a mixture of traditional and modern buildings. Although the property is not within a conservation area, its traditional features contribute to the overall character of the area.

2.2 Property Features and Surrounding Area:

The property includes an existing rear extension, a garage, and a front boundary wall. The proposed works will unify these elements to enhance the property's visual appeal while maintaining the traditional features seen throughout the village.

3. Planning History:

3.1 Previous Planning Applications:

- **Application No. 74/00492/1:** Extension to the existing cottage. Approved on 09/07/1974 for Maran Cottage, High Street, Codicote, SG4 8UB.

3.2 Building Regulation Records:

- **Record No. 5419/20/CP:** Installation of a gas-fired boiler, completed on 29/02/2020 at Maran Cottage, 145-149 High Street, Codicote, SG4 8UB.

4. Policy Assessment:

National Guidance:

4.1 National Planning Policy Framework (NPPF):

The NPPF emphasizes the importance of sustainable development. Paragraph 38 of the NPPF states that “Local planning authorities should approach decisions on proposed development in a positive and creative way” and “seek to approve applications for sustainable development where possible.” Paragraph 117 focuses on “making effective use of land” while safeguarding the environment.

4.2 Sustainable Development Principles:

Paragraph 59 confirms the Government's objective to boost the supply of housing. Paragraph 124 states that “good design is a key aspect of sustainable development,” while Paragraph 131 highlights that “great weight should be given to outstanding or innovative designs” that fit with their surroundings and promote sustainability.

4.3 National Design Guide:

The National Design Guide clarifies that well-designed neighborhoods reflect local housing needs and contribute to the surrounding community through thoughtful development (para 109).

4.4 Principle of Development:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. The proposed development adheres to these principles.

5. Proposed Works:

5.1 Second-Floor Extension:

The proposal includes a second-floor extension above the existing rear extension to create a fourth bedroom. Located at the rear of the property, this addition will have minimal impact on the High Street streetscape and will respect the proportions of the original structure.

5.2 Cladding and Unification:

The rear extension and rear garage, currently built with different brick types, will be clad in black featheredge timber to create a cohesive appearance. This material is in keeping with other traditional properties in Codicote and will enhance the overall aesthetic of the property.



5.3 Front Wall and Landscaping:

The existing front wall will be rebuilt with matching brick, and a flower bed will be incorporated to add greenery along the High Street, contributing to the village's visual appeal.

5.4 Windows Installation:

The property currently feature different styles of windows on the front and rear of the house. The new windows have been carefully selected to align with both the heritage character of the property and modern energy-efficiency standards.

Existing Front Windows: Wood construction, single pain, felt windows (image below):



- Existing Rear Windows: Single glazed, wood framed (image below):



- Proposed Front & Rear Windows: Heritage style, UPVC, double glazed, wood imitation. Black frame & White windows (image below):



5.5 Internal Reconfiguration and Modernization:

The internal layout will be reconfigured to meet modern family living needs, including damp proofing the basement, re-routing the stairs for improved safety, and removing the ground floor bathroom to create an open-plan kitchen, dining, and living area.

5.6 Heritage Patio Doors and Rear Access:

The existing rear door will be replaced with wider heritage-style patio doors, improving the connection between the house and garden. Additionally, a window in the rear extension will be converted into a door for better access to outdoor spaces.

6. Impact on Streetscape and Surrounding Area:

6.1 Streetscape Enhancements:

Although the extension is at the rear, it will unify the property's appearance through cladding and new materials. The front-facing elements, such as the flower bed wall, will enhance the overall streetscape.

6.2 Proportional Design and Visual Impact:

The proposed second-floor extension is proportionate to the existing structure and will not overwhelm neighbouring properties. Its rear location ensures minimal visual impact on the High Street, preserving key sightlines and contributing positively to the surrounding area.

7. Amenity Considerations:

7.1 No Unacceptable Harm to Neighbours:

The proposed works will not cause any unacceptable harm to neighbouring properties. The extension's design and placement ensure that it remains sympathetic to its surroundings.

7.2 Compliance with 45-Degree Light Test:

The new second-floor extension will not breach the 45-degree light rule with respect to neighbouring properties, ensuring that light access is maintained.

8. Conclusion:

8.1 Summary of Compliance with Policy:

The proposed development adheres to both national and local planning policies, including the NPPF and the North Hertfordshire Local Plan, with a focus on sustainable development and design that complements the village character.

8.2 Respect for Traditional Character:

Although not within a conservation area, the client is committed to maintaining the traditional character of Maran Cottage and enhancing its contribution to the village streetscape through thoughtful design and material choices.

8.3 Request for Planning Permission:

Given the proposal's alignment with planning policies and its positive impact on the property and surrounding area, it is respectfully requested that planning permission be granted.