

Planning Cover Note

31 Strathmore Road, Whitwell



Proposal: 2 storey side extension with single storey rear extension. Demolition of existing brick outbuilding. Concrete exterior replaced/covered in red brick slips to match surrounding end-terrace houses, extension in red brick to match.



Fig 1 - 21 Strathmore Road

This application seeks permission for a modest two-storey side extension and a single-storey rear extension to an existing semi-detached dwelling within the built area of Whitwell.

The proposal also includes the replacement of unsympathetic concrete exterior with brick slips to match the prevailing materials in the street. Strathmore road is characterised by yellow brick mid-terrace houses with end terraces in red brick. Red brick will be utilised on the property to be coherent with the other terraces in the area



Fig 2 – nos 5 to 11 Strathmore Road

Two off-street parking spaces are retained in accordance with adopted standards.

No changes to the existing boundary treatments are proposed.

The development has been designed in accordance with the North Hertfordshire Local Plan 2011–2031, in particular **Policy D1 (Sustainable Design)**, ensuring a high-quality, contextually responsive form of development. The extensions are proportionate and subordinate to the host dwelling, reflecting guidance within the Council's Design SPD on residential extensions. The scale, form and roof design respect the character of the existing dwelling and the surrounding area, while the replacement of the concrete cladding with brick significantly enhances the visual appearance of the property and its contribution to the street scene.

The proposal will not give rise to any unacceptable impacts on neighbouring residential amenity in terms of overlooking, loss of light or overbearing effects, in line with the Design SPD. Adequate parking provision is maintained in compliance with the Local Plan standards. Overall, the scheme represents a well-considered and policy-compliant form of development that will improve both the appearance and functionality of the dwelling.