

Amy Moss &
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Planning Design and Access Statement

Single Storey Extension and Internal
Alterations

London House, High Street, Ashwell, SG7
5NW

Prepared by
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On Behalf of
Dr and Mrs Kendrick

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1.0 Introduction

- 1.1 This statement is submitted in support of a submission for planning permission in respect of a single storey rear extension and internal alterations to London House, High Street, Ashwell.
- 1.2 The application seeks full planning permission and has not been subject of pre-application advice on the grounds that the proposal is of a modest, non-contentious nature and not of any material effect to public amenity.
- 1.3 The subject property has been owned by the applicants, Mr and Mrs Kendrick for some 10 years and it has proved to be a fitting home in which to bring up a family.
- 1.4 Whilst the property provides a significant quantum of accommodation and is acknowledged to be one of the largest houses in Ashwell. There has been one single inadequacy, namely the kitchen/daily dining room.
- 1.5 After much deliberation and review of alternatives, Mr and Mrs Kendrick have decided that rather than seek an alternative home, they would rather stay in the village and community that they have loved and make the improvements that will enhance their day to day living.

2.0 Site/Property Description

- 2.1 London House is a distinctive property within Ashwell's High Street, with its principal High Street elevation making a positive contribution to the street-scene.
- 2.2 Whilst London House is not Listed, it does lie firmly within Ashwell's extensive Conservation Area and its numerous buildings that are of Listed status, all of which deserve consideration.
- 2.3 The rear of the property does not provide the ordered calm of the street elevation and presents the result of a number of interventions over the decades with debatable visual outcome.

- 2.4 The patio area and garden falls away from the rear of the property down to Hodwell, a back lane to the North. This provides vehicular access to the separate garaging and hard standing.

3.0 Development Proposal

- 3.1 The proposal is to improve the daily living conditions in respect of the kitchen/dining area.
- 3.2 This is to be achieved with minimal alteration and disruption to the existing fabric whilst retaining the idiosyncratic but essential external means of escape stair from the top floor, as well as external access from the basement.
- 3.3 The extension takes the form of an orangery in a traditional style to complement the existing building rather than compete. Although, a more contemporary approach is often a good conservation solution, in this case this was not felt appropriate and nor to the applicants' taste.
- 3.4 The heavily glazed elevations allow views down the garden to Hodwell together an all-important oblique view towards St Marys Church.
- 3.5 Internal alterations and the provision of steps and stairs has enabled the proposals to work and flow better without any disruption whatsoever to the main element of the house, which remains without alteration.
- 3.6 In tandem the opportunity has been taken to improve the outdoor space with a reconfigured patio and steps down to the sloping rear garden.
- 3.7 Materials are as described on the application plans which are in part left open-ended and dependent on the supplier of the orangery. In this respect I would suggest that it would be reasonable for materials to be left to condition. It should however be pointed out that this level of the property is not in public view being fully screened by the Hodwell boundary treatment, therefore material choice should largely be left to the applicants' discretion.
- 3.8 Although Biodiversity Net Gain (BNG) does not apply, and there is little effect on the external surfaces, the applicants will be looking to take a responsible approach to any garden or landscaping works that they elect to undertake.

- 3.9 Similarly, with regard to energy and sustainability, the proposed works will be more than adequately covered in this respect by the prevailing Building Regulations.

4.0 Summary

- 4.1 This proposal is a simple one and seeks only to rationalise and provide more useable ground floor accommodation with a traditional single storey addition combined with some minor alterations.
- 4.2 The proposed floor area of 28m² provides only a most modest 7% increase over the existing and, without knowing the date of the existing rear extension, could come close to coming under the applicants' Permitted Development Rights.
- 4.3 The additional benefit is that the new structure will help improve the external appearance of the existing two storey extension which is probably the least prepossessing element of London House.
- 4.4 The proposals are fully compliant with both Local and National Policies and affect no one by way of loss of amenity both visually and physically.
- 4.5 Accordingly, it is considered that there are no substantive planning reasons for not granting planning permission. However, under North Herts Proactive Policy, it is requested that any queries or concerns be raised in a timely manner, with the applicants' agent, Amy Moss, in order to receive an equally timely response.

