

M Scott / Architectural Design

Design Statement

For

Demolition of existing garage, landscaping alterations and erecting of oak framed outbuilding in similar position for recreational use associated with the house.

At

Thistley View, Thistley Lane, Gosmore, Herts SG4 7QT

1. Introduction

This planning statement is submitted in support of an application for the demolition of existing garage, landscaping alterations and erecting of oak framed outbuilding in similar position for the recreational use associated with the residential use of the house.

2. Site Description

The site is situated in a rural area on the edge of Gosmore. The existing house was a replacement house granted in 2015 reference 14/03373/1. The permitted development rights were removed under this application. Since granting permission additional land to the rear of the existing garage to be demolished was gained. This has increased the distance to the rear boundary to 16m. The site rises from the front to the rear by about 3m. There are no trees or bushes within the propose area of works.

3. Proposed Development

The proposal involves the demolition of the existing garage and alterations to the ground levels to form a lower terrace area. This area with the altered stair access will form a patio area associated with the proposed replacement building. This results in the lowering of the proposed building thus reducing any impact on the neighbours and restricting views of the new structure from the public road. The new patio area slightly raised provides additional recreation space to the rear of the house. The area is set down form the neighbours and is shielded by the proposed building. There is no impact on the neighbours private amenity space.

The proposed new replacement building is slightly larger than the existing garage but is due to the reduction in ground levels does not impact on the openness of the greenbelt. The new outbuilding will be used for the enjoyment of the residential house and is not designed as accommodation. The inclusion of the shower room and w/c are to be used associated with the outdoor activities. Materials for the building will match as closely as possible the existing house.

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4. Justification

The replacement buildings will replace the existing buildings in the same location. The existing building is brick built using materials that were similar to the original house. The new building will be of materials to match the existing house blending with the house rather than looking like a building out of place. The new building results in a lower ridge line than the existing structure having less impact. The building is for the enjoyment of the existing house. There is no impact on the openness of the greenbelt or neighbouring properties.

5. Design and Access

The design of the proposed building has been carefully considered to ensure it integrates with the rural landscape and respects the character of the Greenbelt. Key design elements include:

- Use of materials that are sympathetic to the rural setting.
- Provision of adequate access for residential users.

6. Conclusion

The proposed replacement buildings do not impact on the openness of the site. The building is of similar size and location. The new buildings will compliment the existing house.

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