

1028- 45 WATERDELL LANE PLANNING STATEMENT MAY 2021

1.0 SITE SUMMARY

1.1 The Property is located within a rural village on the outskirts of Hitchin. The street is made up of varying styles and characteristics with many houses benefiting from additions over the years. The property is set back from the road featuring a spacious large front garden/driveway.

2.0 PREVIOUS PLANNING HISTORY

2.1 The property was developed in January 2000 by previous owners. The two-storey rear extension did not take into consideration the level difference to the rear garden. This now means the rear access to the garden is much higher approximately 1m of decking with steps down to the garden. The previous owner also extended into the loft, this has created a small loft room with not much room to stand, they did include two Velux style windows however they are dangerously low and do not meet building regulations.

2.2 Recently the client was issued a certificate of lawfulness to convert the roof space from hip to gable with a small side window and also revised locations for the Velux style windows.

3.0 PROPOSED DESIGN AND APPEARANCE:

3.1-The proposal has two elements of work the first would be to transform the converted loft space into a useable bedroom with acceptable height ceiling space. We would maintain converting the hip to gable as approved under PD however instead of two Velux style windows the client would prefer to include two dormers to the front elevation to increase the amount of useable head height space within the room. They would also remove the proposed side window to avoid overlooking into the neighbouring property. The existing house has a Velux style window overlooking the neighbouring extended bungalow, the PD plans would also require a window to be on the gable wall. The proposed dormers would be modern square and clad in roof tile to set them into the



Figure 1 example of dormer cheeks clad in roof tile

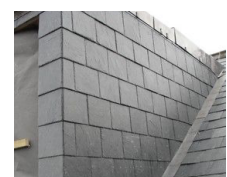


Figure 2 example of dormer cheeks clad in roof tile

roof as much as possible and allow them to blend in, this is technique is often used in character areas. (please see figure1 & figure 2)

3.2 - The second element of the proposal is to extend and drop the ground floor footprint to achieve a level garden access from a play space to the rear of the house. By bringing the step internally we can remove the platform decking situation the client currently has. This would avoid overlooking issues both ways and also shield the house from overlooking issues should the development to the rear of their property go ahead in the near future.

3.3 - The ground floor proposal is a small 2.5m orangery style extension to the rear of the property. The existing property was extended 3.5m to the rear, with the proposed addition it would extend at ground floor to 6m (this would not exceed the PD allowances for a semi- detached property in comparison). The proposal also due to it being lowered would not pose any daylight/sunlight issues onto the attached property as you can see from the elevations submitted. Additionally, it would improve the outlook for the clients and also for the neighbouring property as the proposal being significantly lower within the site. This change would to add a level of protection to privacy if the land behind the property is developed in the future as the client would not be looking into someone's house from the decking, this is a risk as the property currently is sited much higher and falls towards the rear fields.

4.0 HIGHWAYS AND PARKING:

The house achieves a good amount of parking and would not be increasing in capacity from the existing.

5.0 CONCLUSION

This proposal should be recommended for approval as it would improve the impact of the existing extension on the rear environment, setting the extension lower into the existing topography improving sightlines for all. The additional dormers add character already seen within the street scene along Waterdell Dell by neighbouring properties developed recently.