

DESIGN & ACCESS STATEMENT

for

PROPOSED EXTENSION
TO

at

**12 Days Close
Royston
Herts
SG8 9DH**

2993 / Doc / 01

Revision A

ALLEN SMITH ASSOCIATES

Architectural Planning and Design

Tel : 07831 - 219853 – E mail : arcitek@allensmith.co.uk

DESIGN & ACCESS STATEMENT

Re: Proposed Extension, 12 Days Close

This design & access statement is relative in detail to the aims of the planning application it accompanies and is produced to highlight matters and support the proposed scheme.

History:

This planning application is a resubmission of the previous refused planning application reference 25/00827/FPH, with revisions.

The Proposal

This remains as the earlier application for a two-storey side and rear extension with part single storey rear extension and the provision of two off-road parking spaces.

The previous application was refused due to the unsatisfactory relationship of part of the single storey rear addition directly adjacent to the common boundary with No.14 Days Close. This matter has now been addressed by consultation with the case officer where it was agreed to set that part of the extension 2 metres away from the boundary and thus minimise the impact on the adjoining owner.

The remainder of the points of the previous Design & Access statement are still relevant and are included for completeness as follows:

The existing single storey side structure wing is still to be removed as part of the proposal.

The extension takes the form from the style of the existing house and those around and is in keeping with other adjacent properties, with gable ends, tiled roof and brickwork.

This property is located to the West of the immediately attached house; the main bulk of the addition is to the West and North (Rear) aspect of the building which has minimal impact on the neighbouring house. The single storey section is low key and being to the North will not cause loss of natural sunlight or over shadowing. The two storey rear part sits comfortably within a 45 degree line taken from the neighbouring rear window at first floor level.

The scheme has been considered relative to all prevailing site conditions and applicable policies. The site does not fall within a Flood Risk Area and is outside the conservation area. The building is not listed.

The plot size is adequate to accommodate the dwelling and extension as shown and is not over development of the site.

The first floor side addition is set slightly forward of the main property enabling the formation of a lower roof line mirroring that of the property No10 to the West. This feature forms similarity to the extension recently constructed to that property. The distance to the boundary is generally in excess of 2.0m at ground and first floor, thus maintaining good separation and spaces between dwellings at both levels

The first floor element does not exceed 50% of the width of the original dwelling.

Planning Considerations:

- Living conditions of neighbours
- Any harm caused to the character and appearance of the area and street scene.
- Any harm to trees of amenity value.

The proposal is such that it is of a size and design not dissimilar to the adjoining properties within this particular area of Royston which have already been extended and is not disproportionate for its position in the locality.

There would be no impact on any major street scene due to the positioning of the property within its own development within the Cul-de-sac. The complete design package would provide a positive enhancement to the building and area, balancing dwellings while still maintaining a mix of styles. Further it would not cause any undue impact on the neighbouring properties.

The proposal has been discussed with the neighbours either side and to date there have been no objections raised.

Future use:

While the proposal is large it is intended to be the permanent long term home of the applicants and has been designed to future proof for later years in life. There is a history of mobility issues within the family, the space has therefore been considered for the ease and use of wheelchair access / circulation and to allow for further adaptation in the future.

- o The Ground floor sunng will adapt to a bedroom.
- o The cloakroom is sized to allow for the provision of a shower & access would be made off the bedroom space through a current opening or a new door to the bedroom provided by the staircase giving a wardrobe space to the front of the bathroom.
- o The open space areas to the rear of the house will give full maneuverability / access to living, kitchen and dining spaces.
- o A work from home study space at ground floor is maintained.

National Planning policy Framework 2012:

The NPPF states that local plans should set out policies that use buildings to create attractive and comfortable places to live and supports the refusal of applications that are of poor design that fail to improve the character and quality of an area. It is, however, proper to seek to promote or reinforce local distinctiveness. Furthermore paragraph 64 states permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. We firmly believe that the submitted proposals are in line with these requirements.

Neighbour Impact:

There is no perceived impact upon neighbours with the extension. To the immediate neighbour to the West, the two storey extension is far enough away as to have no adverse impact and there are no direct overlooking windows to their private amenity space. The single storey element to the rear has now been set in from the common boundary with No.14 minimising any adverse impact on amenities they currently enjoy.

Good frontages and spaces between dwellings are no different to that which exists retaining the random pattern of development to the area.

Access:

Currently there is no on site parking. This will be provided in the form of a new crossover, levelling of the existing front garden and the provision of two tandem horizontal parking spaces. The plans indicate the 2No. 2.4x4.8m spaces which sit comfortably within 2x 6m length x 3m wide spaces.

Disabled access will be catered for in retaining a hard level surface from the access drive to the principle entrance of the property via ambulant steps and any new paving will be formed as to be permeable.

Royston has direct main rail services to surrounding towns and local bus routes. The area is well serviced for access and travel and shops without further requirements, therefore the development is, in this respect, sustainable.

Emergency vehicles have easy access due to the location of the property and house position.

Conclusion:

In concluding we would submit that this building design clearly shows that an extended dwelling can successfully be accommodated on this site. It retains a good unaltered private amenity space in excess of that required in policy terms.

In these circumstances, it is maintained that the proposal would accord with the adopted North Hertfordshire Planning policies and the National Planning Policy Framework and would be in keeping with the character and appearance of the area. It is not considered to have an unreasonable detrimental impact on residential amenities of neighbouring occupiers. It is therefore hoped that the Council will recognise the benefits of this development, and grant Planning Permission in due course.

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