

1. Project details

Applicant:
Paul + Eeva Amer
High Acre, Partridge Hill, Ashwell, Baldock, Herts, SG7 5QZ

Agent:
Rachel Eccles Design Ltd.
07876 796112
rachelecclesdesign@outlook.com

Site Address:
High Acre, Partridge Hill, Ashwell, Baldock, Herts, SG7 5QZ



Site location - Image from Google

2. Introduction

This application seeks permission for a single storey rear extension; side dormer with clock tower; replacement front porch and portion of covered front veranda, rear veranda and pergola; alterations to the hip end roof to create a gable end, alterations to fenestration and addition of external white composite timber cladding; external landscaping including installation of a swimming pool and means of enclosure; erection of electric timber gates.

Planning consent was granted on 23rd January 2023 under reference Ref: 22/02796/FPH for a similar scheme. The construction of the pool house is in progress in accordance with approved application 22/02796/FPH

The homeowners would like to make some changes to the approved plans to the main house, including:

- The addition of a covered veranda and pergola to the rear (south east) elevation
- Reducing the size and extent of the consented veranda to the front (north west) elevation
- Reducing the extent of the works consented to the outdoor kitchen (to the east of the house) in favour of retaining much of the existing and upgrading the existing
- Minor amendments to consented window / door size and placements
- Alterations to the internal layout

High Acre is a detached, three storey house used as a single family dwelling house, standing on a large plot extending to approximately one third of an acre. The house is located in the parish of Ashwell, on the junction of Partridge Hill and Ashwell Street in North Hertfordshire.

High Acre is not located within a conservation area and is not listed. A series of alterations and additions have resulted in an amalgamation of architectural styles and the current owners would now like to rationalise and unify it's aesthetic.



Rear elevation - hipped gable end and carport



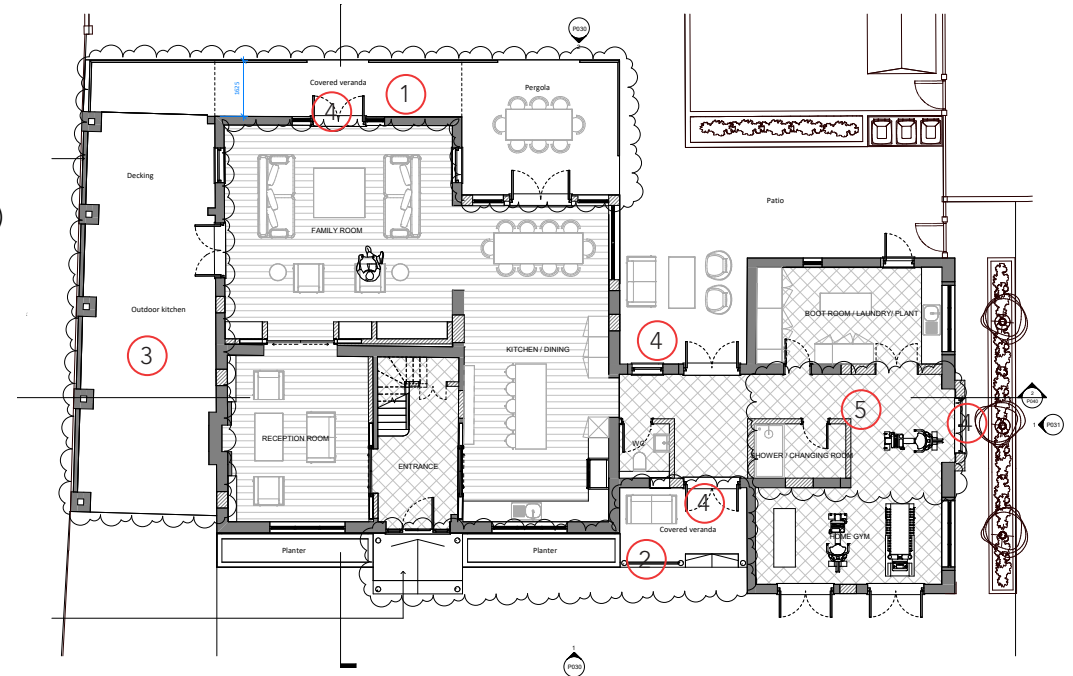
Existing west elevation



Existing front elevation

3. Alterations to consented application 22/02796/FPH

1. Addition of a covered veranda and pergola to the rear (south-east) elevation
- Introduced to reduce overheating and provide covered outdoor amenity space.
2. Reduction of the size and extent of the consented veranda to the front (north-west) elevation
- Amended to ensure that the internal plan benefits from improved levels of natural light.
3. Reduction in the extent of the consented works to the outdoor kitchen (east of the house)
- The existing carport will now be largely retained and upgraded in order to reduce waste and construction costs.
4. Minor amendments to consented window and door sizes and placements
- Resulting from adjustments to the internal layouts.
5. Changes to the internal layout
- Removal of the stair and void to the west elevation, in favour of an improved gym at ground floor level and larger bedroom with ensuite at first floor level.



Plan showing location of proposed changes

4. Design

Use

The property is to be retained as a single family dwelling. It is freehold and occupied.

Amount

As per consented application, 22/02796/FPH, extensions include a single storey orangery and hipped gable to gable end to south elevation, dormer to the west elevation. A rear covered veranda and pergola is now proposed.

The atrium and void to the west of the plan within the consented scheme have been altered, in favour of extending the guest bedroom at first floor. This has created an additional 7m² of floor space at first floor.

Layout + Scale

The rear veranda and pergola are in keeping with the scale of the property and provide an area of shade so that the garden can be enjoyed throughout the year.

Appearance

The appearance is largely as per the consented scheme - including the use of durable, fiber cement weatherboard cladding and timber framed windows.

The roof extensions will be finished in a tile to match the existing, whilst the single storey veranda and porch roofs will be finished in a zinc standing seam.

Access

Access from the public highway remains unaltered

Amenity

During the consultation period of application, 22/02796/FPH concerns were raised regarding amenity. These were addressed and updated on the drawings as part of the consented scheme and were noted within the conditions. This included:

1. The windows that will serve the master bathroom and bedroom 2 bathroom at first floor level on the side elevation of the development hereby permitted shall be

permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling.

2. No rooflights or windows shall be installed on the north and east facing roof slopes of the existing detached garage, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities and reasonable living conditions of the immediate neighbour, Valentine House.

3. The replacement boundary wall on the east facing elevation shall be reconstructed with a 1.2m solid wall and a 0.6m trellis, totalling 1.8m in height, as stated on plan no: 662 (08) 610 Rev P3 and shall be maintained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain the mutual privacy between the host dwelling and the immediate neighbour, Lane Head.

This application, does not seek to make any changes that would affect the neighbouring amenity or vary the above conditions.

Sustainability

A fabric first approach will be taken whereby the envelope will be detailed to minimise heat loss. Where possible, existing structure will be reused to minimise waste. The building's orientation has been carefully considered and this application seeks to make alterations in order to reduce overheating.

5. Planning

There have been a number of permitted planning consents at High Acre, the most recent being:

22/02796/FPH - 2023 consent granted for:

Single storey rear orangery extension and side dormer with clock tower; replacement front porch and addition of covered front and side veranda; alterations to the roof by removing the existing hip end to the gable roof and continuing gable end to top of roof; alterations to fenestration and addition of external white timber cladding; alterations to existing garage including enlarged front dormer window and roof light; external landscaping including installation of a swimming pool and means of enclosure following demolition of existing single storey rear extension; erection of electric timber gates (as amended by plans received 19th December 2022 and 11th January 2023).

Ahead of making this application, advice was sought from Alex Howard, Senior Planning Officer and Case Officer in 2023 for 22/02796/FPH

He noted:

A new householder application should be submitted in order to highlight the proposed changes

The application should explain the changes to the consented scheme and that the new scheme continues to address the issues raised re amenity as per the original application

The existing set of drawings would include the pool house, which has been implemented as per 22/02796/FPH, but that the pool itself (which has not yet been

implemented) is to be included within the new householder app proposed set

Include a cover note to the validation team to say that we have discussed this approach and deem it to be the most straight forward to cover the minor changes

In terms of submission, CIL form is not required, nor is a fire statement, but we should include a DAS

6. Conclusion

The proposed scheme has been developed with careful consideration of the current consent and local planning policies. The approach adopted ensures the preservation of the site location whilst meeting the requirements of the current owners. It is believed that the proposed architecture is of a high quality, and that the design, scale and materials have been carefully considered in arriving at the proposed scheme.

In summary, the proposal:

- > Conforms to local and national policy guidance, which has informed the design
- > Aims to conserve and build upon the nature of the area
- > Is a highly positive enhancement to the building and adds to the sustainability of the development
- > Would sit comfortably with the host building and surrounding context site.
- > The materials and detailing complement the existing fabric and will therefore be contextually appropriate