

6374

10 HIGH STREET, WHITWELL, HERTS

DESIGN AND ACCESS STATEMENT

The following statement will show how and why the proposed extension has been carefully considered and designed to be in keeping with its surroundings and that Planning Permission should be Granted.

The Site

The site lies approximately 1km South East of The Bull Inn public house, approx. 400m North West of the junction with the Hitchin Road B651 and faces to NE to SW, back to front and is in the Whitwell Conservation area.

10 High Street is a semi-detached house, built circa 1990, with a detached en-bloc garage, to the rear.

There are many within the surrounding area, which have single storey and two storey side and rear extensions.

No 10, has NOT been extended previously.

This extension is to facilitate a larger lounge/dining area.

The existing house is in good order, but this 3m rear extension will bring it up to modern day living standards, whilst at the same time not affecting any neighbours amenity.

The area of the site is approx 130m² (0.013ha or 0.03 acres), which includes 30m² of garage and car parking (house is 100m²).

The existing house, is 46m², which equals 35% of the whole site area.

The High Street and its surrounding area, is predominantly made up of detached and semi detached houses which are single family dwellings.

Assessment

Due to the sites good width (5.26m) and its rear garden depth of 10.9m , it allows excellent amenity space around it, therefore it is more than capable of taking an extension of the size shown.

Involvement

We have not involved the Planning Department pre application.

The proposal increases the current house footprint by an additional 15 square metres or 11% of whole site additional coverage.

Evaluation

The following key issues have been considered at all times during the design stage:

1. The impact of the proposed 3m rear extension on adjoining neighbours – the extension has no impact on any neighbour.
2. The single storey extension is set flush with the rear of No12 and does not affect them.
3. the aesthetics are very important, and we have designed the new works to be in keeping with the existing house, including brickwork, roof tiles and windows.

Design

Our proposed extension is a single storey rear one.

When compared with the existing and surrounding properties, it blends in very well, as the design and character of the area is not affected.

This causes no impact with regards amenity or overshadowing on the neighbours.

Ample amenity and good vehicular access and parking, combined with excellent modern living standards of accommodation will provide a high quality family home, which will enhance and benefit the surrounding area.

We trust you find our Design and Access Statement comprehensive, but should you wish to discuss this application during its course to a decision, please feel free to contact us.