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PLANNING, DESIGN and ACCESS STATEMENT to SUPPORT PLANNING APPLICATION – 21st January 2026

Incorporating Energy and Sustainability Statement (Section 07)

Proposed detached dwelling and associated parking, cycle and bin stores, adjacent to No.21 St. Katherines Close

**This is an alternative scheme to the approved attached dwelling
Reference: 22/02765/FP**



Photograph across front of site and towards No.21 Katherine Close – photo taken 05/01/26

Continued

01 - Approval Has Been Granted under Reference No. 22/02765/FP for:

Erection of an end-of-terrace two-bedroom dwelling following the demolition of the existing detached garage and minor alterations to the existing dwelling, together with associated parking area, private residential gardens, hard and soft landscaping for both the existing and proposed dwellings.

This application has been implemented by demolition of the garage and excavation and concreting of the foundation trenches – see *Appendix A*

02 - Current Application is for an alternative detached scheme to the approved attached dwelling:

The similarities and differences to the approved scheme can be expressed as follows:

- Ground floor footprint is identical to the approved scheme.
- Ridge and eaves height as well as front wall face are identical to the approved scheme and match No.21.
- Materials are as approved and to match No.21.
- The first floor link to No.21 above the passageway is deleted in the current scheme.
- The mono-pitch rear roof is deleted and the first floor extended 1.2m over with a rear facing gable – the 45° line from No.21 kitchen window is not infringed – see Drg No. L1258/22
- The proposed design has a GIFA of 74m² and meets the NDSS for a two bedroom dwelling – see Drg No. L1258/22 for room and storage space.
- Various internal amendments have been made including the provision of a Part M visitors WC on the ground floor.

03 - Built Form:

- It is acknowledged that the main section of St. Katherines Close consists of semi-detached or terraced houses with a splattering of semi-detached bungalows.
- However Nos 21 and 23 are in a totally different setting, being located off the main section of St.Katherines Close on a single track road that leads to the Allotment Gardens
- Due to the siting, the proposed dwelling is not read in conjunction with the rest of St. Katherines Close and a variation of form will not look out of place.
- The recently approved detached bungalow directly opposite the application site is recognition that this S/W leg of St. Katherines Close has a different character and is not read with the main section of St. Katherines Close.

04 - Amenity:

- The proposed dwelling benefits from a 25.5m deep S/W facing garden providing 150 sq.m of private amenity space.
- Recycling and bin storage areas are provided for the proposed and existing house as per the approved scheme Ref. 22/02765/FP
- A cycle store is provided for the proposed and existing house as per the approved scheme Ref. 22/02765/FP

05 - Materials:

- Walls: Brickwork to match No. 21 St. Katherines Close.
- Brown interlocking concrete tiles to match No. 21 St. Katherines Close.
- White uPVC windows

06 - Access:

- Vehicular and pedestrian access is all as per the approved scheme Ref. 22/02765/FP
- Ramped access to the front door is to Approved Document Part M.
- Front door to have low threshold to Approved Document M.
- Front and all ground floor doors to have a clear opening width of 775mm. as required by Approved Document M.
- Ground floor WCs to Approved Document M.

07 -Energy and Sustainability Statement, incorporating Water Conservation:

- All wc's to be fitted with dual flush cisterns to conserve water.
- Parking areas to be in permeable materials to replenish water table and avoid run off.
- 'Fabric first approach' to building with insulation and window specifications to meet or exceed current building regulations.
- Low carbon ASHP with under floor heating to ground floor and smart controls designed and specified by expert.
- Electric vehicle charging point provided to L/H side of front door.
- 100% of light fittings to be LED low energy
- Design will accord with Approved Document Part O 'Overheating'
- The technical specification will be developed to provide an EPC rating of B or higher
- Where possible, materials are to be sourced locally to reduce transport milage
- Careful ordering is to be incorporated into the management system to avoid unnecessary site waste.

08 - Pre Commencement Conditions imposed by Approved Scheme Ref. 22/02765/FP:

Condition 8 (Construction Method Statement):

- Approval Ref: 25/02917/DOC approved 04/12/2025
- The approved Method Statement is included with this application to avoid the imposition of a pre commencement Condition.

Condition 9 (Landscaping):

- Approval Ref: 25/02972/DOC approved 04/12/2025
- A slightly amended version of the approved drawing (to take into account minor site changes) is included with this application to avoid the imposition of a pre commencement Condition.

Condition 10 (Contamination):

- Approval Ref: 25/02973/DOC approved 04/12/2025
- A copy of the approval is included with this application to avoid the imposition of a pre commencement Condition.

09 - Conclusion:

We believe our clients alternative scheme to the approved attached house, provides an attractive, in keeping detached house causing no damage to the local character or loss of amenity to the adjacent dwellings.

The current application is very similar to the approved scheme other than that the first floor link has been removed and a modest first floor projection added.

In summary our client's proposals will provide a fine new small home, sympathetically designed, to complement the setting whilst leaving Nos 21 and 23 St Katherines Close in their present state, as semi-detached houses.

Continuation...

Appendix A – Photos confirming implementation of planning Ref: 22/02765/FP:



Continuation...



Foundations completed: Photo taken 09/01/2026

Note:

Hertfordshire Building Control Inspectors have visited site at least three times and checked and logged the work