**Planning Statement in support of application for;**

**Demolition of existing garage and front canopy and erection of single storey front and rear extensions, a two storey side extension and a dormer extension**

**45 Cornfield Road, Bushey, WD23 3TD**

**Design and Materials**

**The size and proportion of the proposed extensions to the ground floor front and rear and the two storey side extension reflect Hertsmere’s guidance and are similar to recently approved examples at Numbers 41, 44 and 47 Cornfield Road. There is also an earlier example of a single storey front and single storey side extension to Number 43 which is of a similar width.**

**The rear dormer reflects Hertsmere’s guidance and what was approved at Number 47 and would not be visible from the public highway. There is also a 3 storey flat roofed building, Stainton Court, to the immediate rear which is considerably larger in scale than the proposed extended house.**

**The extensions would not have an adverse impact on the neighbouring properties in terms of light and outlook beyond that considered by Hertsmere’s guidance.**

**The materials proposed would closely reflect those of the existing house.**

**Parking**

**The proposal would increase the number of bedrooms to five although it is likely that the existing small front bedroom would be used by the current or future occupiers as an office/study. This is what is notated on approved plans for the other planning permissions for two storey extensions referred to above.**

**The proposal would remove the existing garage which is too small for practical use by a car and doesn’t meet Hertsmere’s parking guidance. However, there is generous provision at present to park two vehicles on site and parking is available on street.**

**If there is a requirement to increase parking provision then the front could be extended to accommodate 4 spaces, albeit at the loss of the current soft landscaping. This has been done at Numbers 41 and 43 and was indicated on the approved plans for Number 47. However, this results in the removal of all on street parking as well as soft landscaping. The Local Planning Authority is requested to consider this issue and, if further parking Is required, then to condition the provision of one additional space to the front to the completion of the additional bedrooms.**

**Amended 22.2.21**