

DESIGN AND ACCESS STATEMENT

**ERECTION OF A DWELLING INVOLVING
DEMOLITION OF EXISTING DWELLING**

AT

**ROUND HOUSE LODGE
HIGH OAK ROAD
WARE**

Job No. SE-1546 – Rev B

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1.0 INTRODUCTION

This application seeks planning permission for the erection of a 4-bed detached dwelling and detached garage involving the demolition of existing dwelling, at Round House Lodge, High Oak Road, Ware.

2.0 CONTEXT & PROPOSAL

2.1 SITE CONTEXT

The application site is located on the edge of the existing urban area, set back from the main road. It is positioned immediately north of the bend in the road, where High Oak Road becomes Fanhams Hall Road. To the north and west of the site is the housing allocation WARE2, to the south of the site is the existing urban area and to the east of the site are the sports fields associated with Ware Youth Football Club.

The site accommodates a detached bungalow with a fully hipped roof and attached garage. The dwelling is positioned towards the south of the site, with the access positioned along the south eastern boundary, via the public right of way.

The Environment Agency Flood Maps for Planning identify the site as being within Flood Zone 1.



Figure 1: Aerial photograph

2.2 PLANNING HISTORY

3/19/0527/HH – Alterations and extension to roof to create first floor. Insertion of 4 no. dormer windows and 2 no. rooflights. Erection of canopy to front. Alteration to fenestration together with associated elevational changes – Refused, Appeal dismissed;

3/19/1270/HH – Alterations and extension to roof to create first floor. Insertion of 4 no. dormer windows and 2 no. roof lights. Erection of new entrance and side canopy. Alteration to fenestration together with associated elevational changes – Granted.

2.3 BACKGROUND

Planning permission was refused, and subsequently dismissed on appeal, for the extensions and alterations to the existing dwelling under reference 3/19/0527/HH. The proposal was dismissed on appeal as the nature of the works were considered to be out of keeping with the character of the existing building and as a result would appear harmful to the character of the surroundings.

During the consideration of the appeal, a planning application for reduced works was submitted to the Local Planning Authority. These works were subsequently approved under planning permission 3/19/1270/HH. However, following the approval of 3/19/1270/HH it has transpired that it is not viable for the building to be extended and altered in this manner and therefore a demolition of the existing building and a replacement dwelling is proposed.

2.4 PROPOSAL

The proposal seeks planning permission for the erection of a 4-bed dwelling and detached garage involving demolition of existing dwelling. The dwelling will be positioned further northwards within the site, on part of the footprint of the existing garage, with the proposed garage positioned on the site of the host building.

The proposed dwelling will be similar in form to the existing dwelling using characteristic design features including a fully hipped roof with a steep pitch. It will include a full 2-floor height glazed gable projection and dormer windows on both the front and rear elevations and an external chimney stack. The accommodation within the dwelling will be spread across 3 floors. Owing to the topography of the site half of the dwelling features a lower floor which is not visible from the front elevation.

The detached garage will have a half-hipped roof and will have a first floor which will be used as a studio in association with the dwelling.

The point of access will remain unchanged. However the parking and turning area will now be located to the west of the access and will provide a space where at least 3 cars can park and turn.

2.5 PRINCIPLE

The site is located on the fringe of the built up settlement and appears seemingly isolated within its context. However it immediately adjoins the WARE2 housing allocation and the proposal will replace an existing dwelling. As such the use and location of the site is already established as residential. With this in mind, the principle of the development is acceptable.

2.6 FLOOD RISK

The site is located in Flood Zone 1 as per the Environment Agency Flood Maps for Planning and will replace an existing dwelling. As such there are no implications in terms of flood risk.

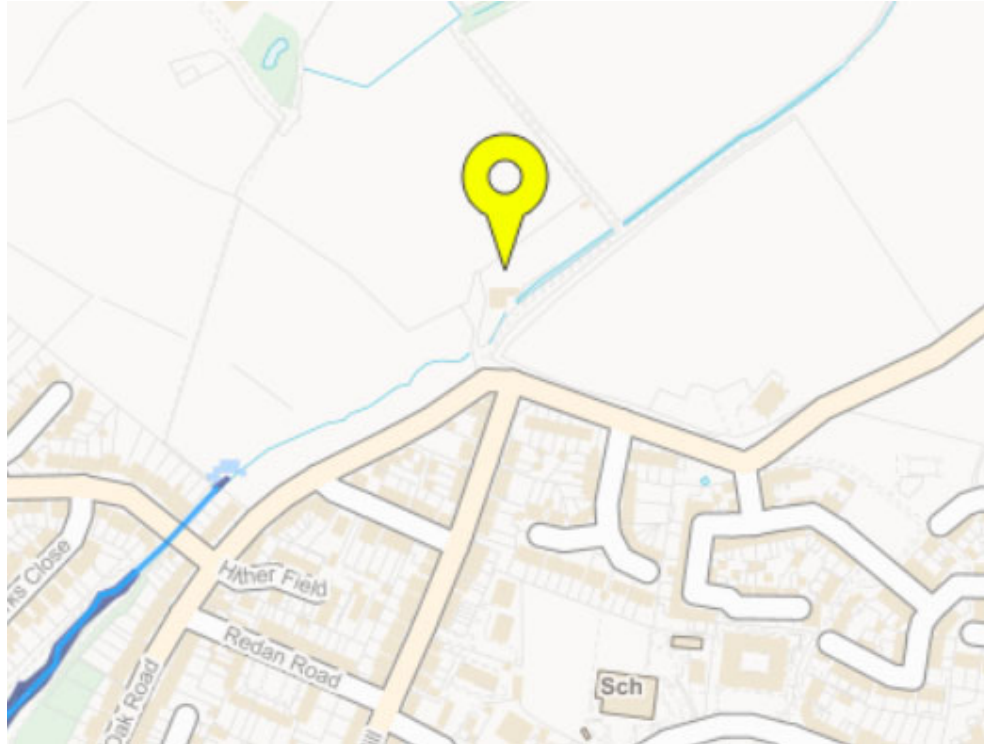


Figure 2: Extract from Environment Agency Flood Maps for Planning

3.0 DESIGN

3.1 USE & AMOUNT

The proposal is for a single dwelling to replace the existing dwelling on site. The proposal is larger than the existing dwelling however the footprint is entirely comparable with that of the host dwelling. The character of the dwelling will remain as existing ie as a modest detached family home.

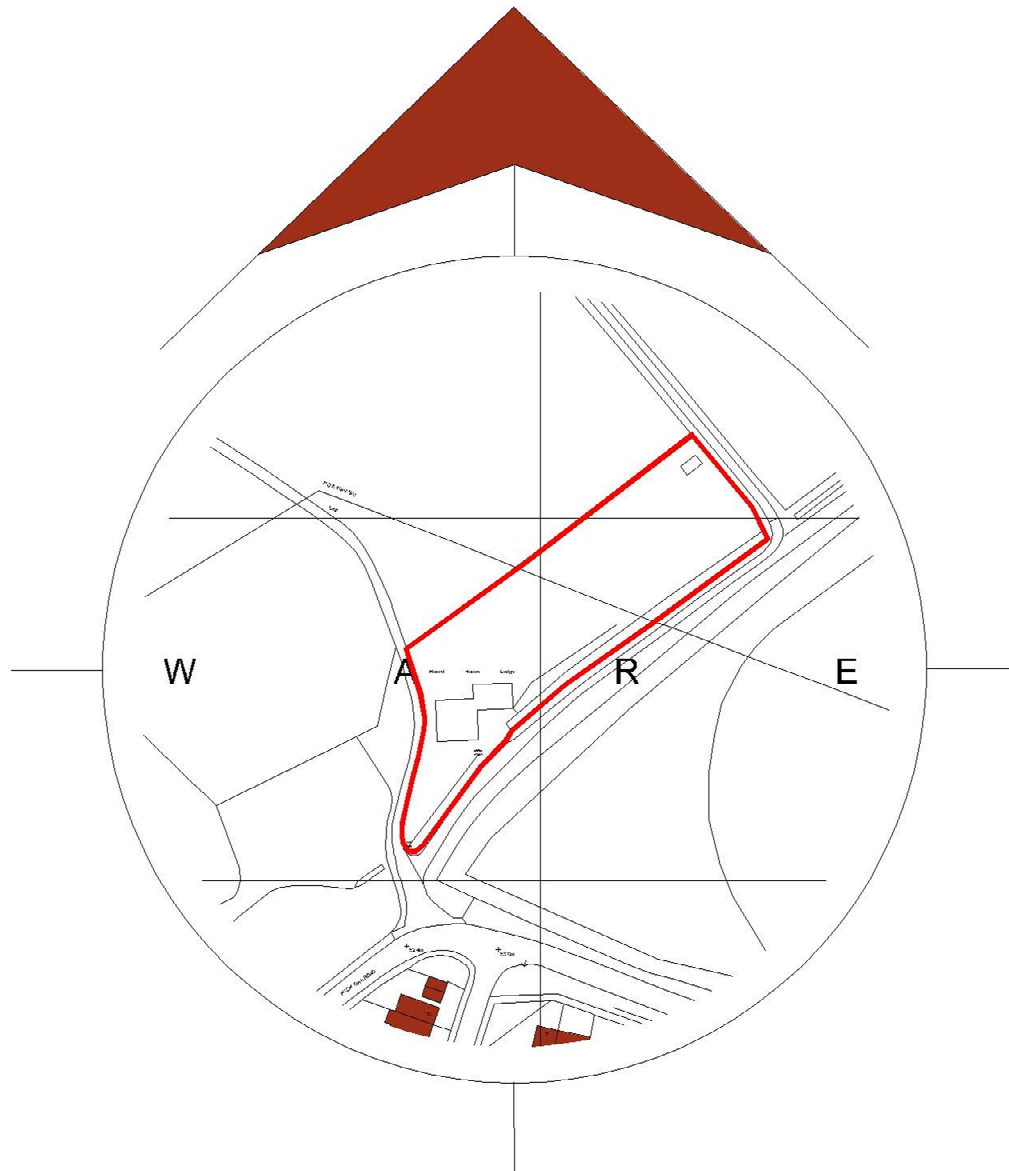


Figure 3: Location Plan

3.2 LAYOUT, SCALE AND APPEARANCE

The dwelling will be positioned further back within the site, on the footprint of the existing garage. The location of the dwelling will provide for a more useable parking and turning area which will avoid the potential for reversing onto the bridleway to the east. This is an improvement on the existing situation.

The scale of the dwelling is commensurate with the existing dwelling on site and the design takes cues from the existing building. Noting the comments raised by the Inspector in 3/19/0527/HH, there are no stark design features fronting the southern aspect of the site and the landscaping in this area will be retained. As such there will be no harmful visual impact from the proposal on the character and appearance of the surrounding area.

Materials are chosen carefully to reflect the form and character of the locality and respect the existing dwelling to be demolished. The use of natural materials such as slate timber cladding will be complemented by white render, reflecting the former dwelling. The materials will ensure the new dwelling sits comfortably within its landscape.



Figure 4: Site Plan

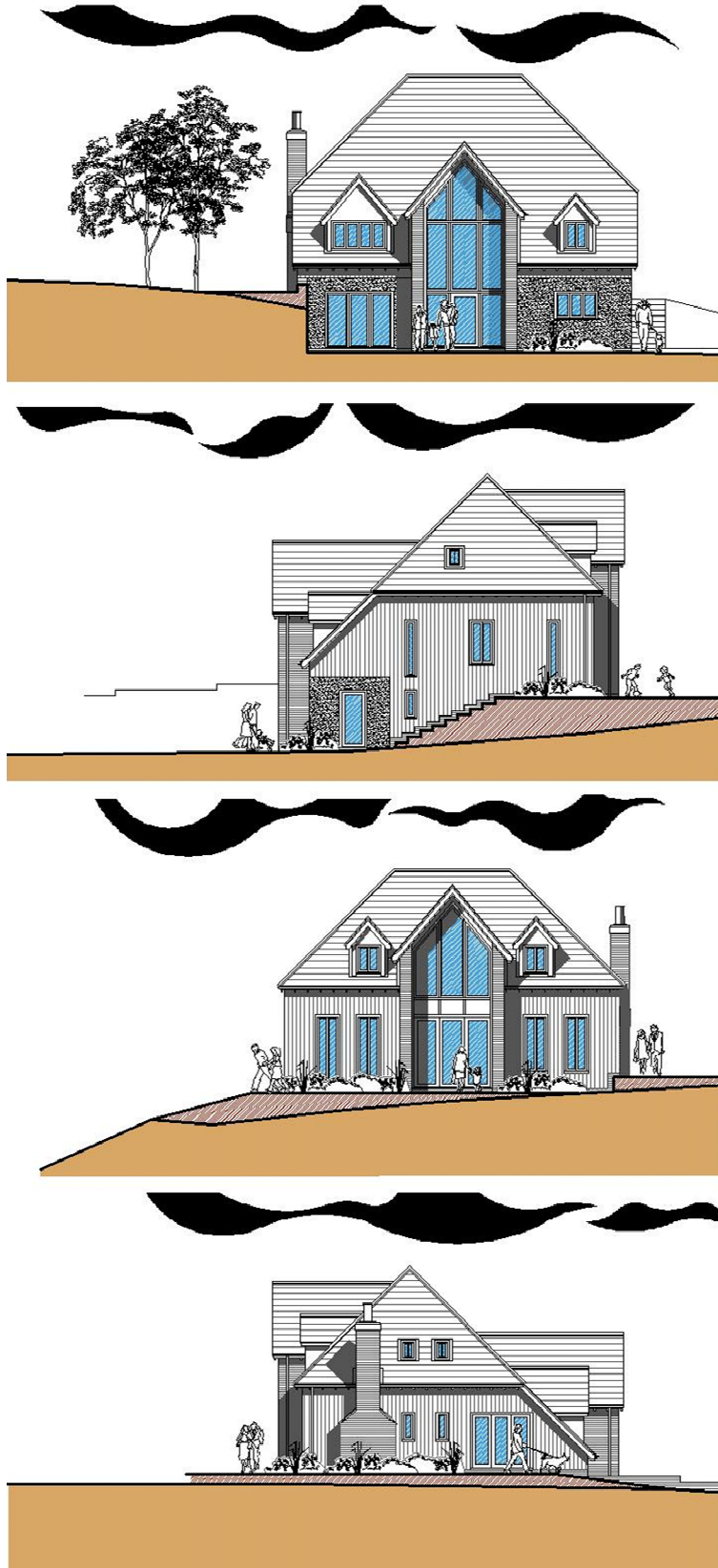


Figure 5: Proposed Elevations

3.3 LANDSCAPING

There are no proposed changes to the existing landscaping within the site and on the boundaries. The landscaping will assist in softening the appearance of the dwelling and garage from the public highway, as per the current situation, which is to the benefit of the character and visual amenities of the locality.

4.0 ACCESS

4.1 SITE ACCESS

There are no proposed changes to the existing point of access, which is achieved via the bridleway to the east of the site. The location of the garage to the south of the site and position of the dwelling further northwards than the existing dwelling will allow for a more practical parking and turning area which reduce the potential for reversing onto the public highway. Sufficient space is provided within this area, and within the garage, for at least 3 parking spaces.

Being positioned between the existing built-up settlement (to the south) and the housing allocation WARE2 (to the north), the site is, in spatial planning terms, within a sustainable location where occupants can access a range of amenities using sustainable transport options. This is supported by Section 9 of the NPPF.