

6A CHERRY TREE ROAD

JUNE 2021



Design & Access Statement

CERTIFICATE OF LAWFULNESS APPLICATION DEVELOPMENT FOR SINGLE STOREY
REAR EXTENSION
VERSION 1.0

Yellow.

All Images for representation purpose only.

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1- Executive Summary

This Planning Statement has been prepared to explain the proposals for the development which have been prepared in accordance with the National Planning Policy Framework (NPPF) and the Watford Borough Council (Local Plan) to meet the needs of the county and borough.

Certificate of Lawfulness is sought for:

SINGLE STOREY REAR
EXTENSION

2- Introduction

Watford Borough council is the local authority for the Watford non-metropolitan district of England. Watford is located in the south-west of Hertfordshire in the east of England. This application is seeking for a rear extension under permitted development which will accommodate the needs of the family.

3- Site & Surrounding Areas

6a Cherry Tree Road is located in North Watford, it is easily accessible to A41 (North Western Avenue) and St Albans Road. There are two major supermarkets nearby; Sainsburys and ASDA as well as other amenities such as restaurants and shops. 6a Cherry Tree Road is on the south side of the street, once approaching the site a driveway for two cars is accessible from the road. The site has a comfortable garden space for the family which is approx. 8 metres in depth from the rear wall of the property.

The property is not listed nor is the site located in a designated conservation area or Green Belt.

4-Planning History

N/A

5-Existing Structure

The property is a detached 2 storey bungalow with a pitched roof, there are three dormers at the front of the property which frames the front elevation of the property from the street front. The back is a sloped roof with a single skylight above the staircase area. The entrance to the property is from the south of Cherry Tree Road and there is a garden access on the right hand side of the property.

The existing ground floor consists of a special WC area for the family's special needs adult. This is accessed from the entrance/hallway. There is also a living room/ dining area on the right side and a kitchen area on the left. The first floor consists of a shared bathroom and two spacious bedrooms on either side of the property. The property has access to a small loft space which is used for storage.

6-Lawfulness Development Application Proposal

The proposed application is for a single storey rear extension that will be used as a sensory room for severe autistic person with challenging behaviour. The proposed application is designed in accordance with NPPF & PD Guidelines.

The PD Technical guidelines indicates the rights for householders to "improve and extend their homes without the need for planning permission"

The details of the proposed are highlighted below:

7- Proposed Structure

The proposed structure is a single storey rear extension which is 5.2m from the rear wall of the property, it will be accessed from the existing kitchen space and act as a more insulated 'conservatory area '.

The rear of the property is south facing hence it is an excellent opportunity for an extension to the rear of the property; the elevation shows the amount of windows on the proposed, this indeed will fill the additional room with plenty of light.

The proposed will have a sliding door on the side wall similar to the existing ones at the rear of the property, this will allow access to the rear of the site/ garden space. Moreover, the proposal will use acoustic glazing in order to create an airtight and soundproof room in which the applicant's special needs person can enjoy a sensory room.

The roof of the proposed building will be a flat roof with x2 skylight. The roof will adapt a slight slope for the drainage of water

Access

The access have been retained as the existing. The entrance of the property is from the front of the house on Cherry Tree Road, there is also a side access to the rear on the right hand side of the property.

Flood Risk Assessment

The proposed site lies in Flood Zone 01 which has a low probability of flooding, hence there is no requirement for a detailed Flood Risk Assessment,

Tree Survey

The changes that have been proposed do no affect any areas outside the demise of the landowner and the changes do not result in any trees being affected. Thus, there will be no impact on the trees and Tree Survey won't be required.

Materials

All material choices will match the existing building to indistinguishable from the current building.

8- Planning Policy Context

Permitted Development Technical guidelines speak about making effective use of the land. Paragraph 117 says “Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.” The proposed development aims to use the existing land effectively in accordance with the NPPF to meet the growing family needs of the applicants.

Paragraph 127(c) of NPPF says, Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. The proposed development is designed to be sympathetic to the local character of the area as per NPPF.

The Permitted Development Technical Guidelines are prepared in order to assist the property owners / architects / developers to formulate design proposals for development of new housing or extensions to the existing houses. The proposed extension is designed conforming with the guidelines laid down in the Residential Design Guide.

Below are relevant points to the following extension and house changes for 6a Cherry Tree Road:

Building scale and massing: The building scale of the proposed is extended to the neighbours extension, this in turn makes a coherent massing form in the wider urban context.

A.1(b) in the PD Guidelines state that: the total area of ground covered by buildings within the curtilage of the dwelling should not exceed 50% of the total area of the curtilage.

Area: The area of the proposed dwelling does not exceed the area of the existing site area.

A.1(g) in the PD Guidelines state that: the enlarged part of the dwellinghouse should have a single storey and extend beyond the rear wall of the original dwellinghouse by no more than 6 metres- ensuring that the dwellinghouse is not on article 2(3)

Extension: The proposed dwelling extends 5.2m beyond the existing dwelling.

A.1(g)(i) in the PD Guidelines states that the height of the extension should not exceed 4 metres in height. The proposal is 2.6 metres from the ground floor. The height of the proposed is "appropriate in the street scene", the rear extension at the rear follows the existing roof lining.

Development is permitted by Class A subject to the following conditions-

Materials: The proposed extension works will be constructed using appropriate materials to the local context. The "colour and tonal" specialties of the materials will be similar to the neighbouring buildings.

The proposed extension does not adversely affect the level of amenity enjoyed by neighbours. The proposed extension is designed in such a way that it does not result in any significant loss of privacy to neighbouring houses. None of the windows to habitable rooms directly face each other.

Infill development and extensions in established residential areas: The proposed extension is "compatible with the architectural style, roof form ,windows, detailing and materials of the host building"

9- Conclusion

The proposed application is for a single storey rear extension. The proposed development is designed keeping in mind the policies set out in the NPPF and Watford Borough Council Local Plan.

The proposed development is designed to be in conformity to the character and appearance of the area and the neighbouring residential amenities.

The sole purpose of the proposed development is to provide a sensory room for a severe autistic person with challenging behaviour as well as to accommodate the needs of the family

For the above mentioned reasons, the development is considered to be appropriate in the area and as such it is humbly requested that the Local Authority grants the planning approval for the proposed application.



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