

Design and Access Statement

in support of Revised Planning (Householder) Application

Property address: **8 Sturla Close, Hertford, Hertfordshire, SG14 3YJ**

Background

The original application Ref: 3/20/2067/HH was refused on 14th December 2020. This submission is to be considered as a revised application.

The applicant and myself (the agent) were keen gain some clarity on what would be considered acceptable and hoped to liaise closely with East Herts Planning in order to achieve a feasible alternative design solution.

The general enquiries duty officer suggested we speak to the case officer. I made several attempts to contact James Mead by telephone and via email but unfortunately received no response. However, In the absence of receiving further guidance, we have confidence that the revised scheme now satisfies the requirements set out in the East Herts District Plan 2018.

Proposal

A two-storey front extension, replacement of rear conservatory roof with new solid roof and rear patio doors to be replaced with bi-fold doors. PV panels are also proposed on the rear south face of the pitched roof.

Existing site

Sturla Close is a quiet residential street near Hertford North station. The development of houses was built circa 2000. The property to be extended is a two-storey, 2 bedroom end- terraced house located at the far end of the street. The structure is timber frame with a brick clad finish. The roof is pitched with grey tiled finish. There is a garage, driveway and small garden area at the

front of the house. The rear of the house also has a garden with a conservatory.

Access

The main entrance will be via the new front extension. The property also has side and rear access which will be retained.

Layout

The new extension will allow for a larger open plan kitchen / diner area and create a study on the first floor.

Scale / Appearance

The proposed two-storey front extension both compliments and blends in with the design of the main house both in terms of scale and appearance. The external materials will match the existing and the new extension creates an attractive, welcoming frontage to the house enhancing the street view. The house directly opposite (no. 7) has had a similar two-storey front extension. Although slightly deeper in size, our proposal has a similar aesthetic appeal due to its considerate use of materials, scale and proportions.

The proposed changes to the rear elevation with new roof and glazing will also enhance the view enjoyed from the garden and by the surrounding properties, whilst still retaining the character of the house. No negative impact will be created on neighbouring properties.

The replacement roof will improve thermal efficiency within the building. In addition, PV panels will be installed on the south facing roof to generate renewable electricity. An air source heat pump system is proposed for energy efficient heating and hot water.

To enhance the quality of new spaces, additional natural light will be introduced on both floor via skylights. Modest side windows are added to the proposed front extension.

Landscaping

There will be very minor modifications to the front of the house.

Planning Policies

The revised scheme respects the requirements outlined in the East Herts District Plan 2018 including Planning Policies:

HOU11 - Extension & Alterations to Dwellings, DES4 - Design & Development, HA1 - Designated Heritage Assets, and HA4 - Conservation Areas.

For the reasons outlined in this statement, we believe the revised scheme is considerate of all the highlighted Planning Policies.

Impact

It is believed the overall impact on the street will be a positive one. There will be no overshadowing or loss of light to the neighbouring property (no. 9) as the 45 degree rule has been adhered to.