



**ASPECT**  
CONSULTANTS

## DESIGN AND ACCESS STATEMENT

26 Ridgehurst Avenue, Leavesdon WD25 7AY  
Single Storey Side Extension

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<b>Date</b>	October 2021
<b>Reference</b>	1009
<b>Revision</b>	1

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## 1. Existing Property

The application site is 26 Ridgehurst Avenue in the Leavesdon area of North Watford. The property is a traditional bay fronted semi-detached dwelling with a single storey attached garage to the side and single storey extension to the rear.

The properties are traditionally built comprising solid masonry walls with pebbledashed external finish, a hipped pitched roof covered with plain tiles and non-original white uPVC windows and external doors.

The ground floor level comprises a living room and dining room access from the hall, a semi-open plan kitchen, a rear extension / conservatory and a utility room with access to the garage. Upstairs there are three bedrooms accessed off the landing and a single family bathroom.

The existing property is in need of modernisation and in a poor state of repair.

To the front of the property is a driveway with space for 2 cars and a lawned garden behind a brick wall along the pavement. To the rear is a lawned garden and small patio area, with a brick built outbuilding at the far end of the garden.



*Figure 1 - Existing front elevation*

## 2. Proposals

The proposal can be summarised as a single storey side extension with a hipped subservient roof.

The proposed extension will create an enlarged bedroom with en-suite bathroom.

### 3. Planning History

The planning history for the property is summarised below:

Ref	Description	Status	Decision Date
8/785/74	Replacement garage	Unknown	28 Jan 1975
94/55/8	Single storey rear extension and alterations	Unknown	28 Mar 1994
99/01733/CLPD	Erection of single storey rear conservatory	Approved	07 Jan 2002
99/02111/CLED	Brick built garden shed	Approved	19 Jun 2002
21/1836/FUL	Single storey front, side and rear extension, first-floor side extension, rear dormer window, alterations to fenestration and alterations to frontage	Approved	29 Sep 2021
21/2165/CLPD	Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable roof alterations, rear dormer window, front rooflights and flank window	Pending Consideration	08 Nov 2021
21/2340/PDE	Prior Approval: Single-storey rear extension (depth 5.5m, maximum height 2.9m, eaves height 2.9m)	Pending Consideration	16 Nov 2021

The consented application 21/1836/FUL included a single storey side extension but followed a different design intent to the proposal now being submitted. The consented works have not yet been implemented.

The proposed works in this application can be built independently of the proposed single storey rear extension proposed under the pending Prior application 21/2340/PDE and the hip-to-gable loft conversion proposed under the pending Lawful Development application 21/2165/CLPD.

### 4. Heritage and Conservation Area

The property is not listed and does not fall within a Conservation area.

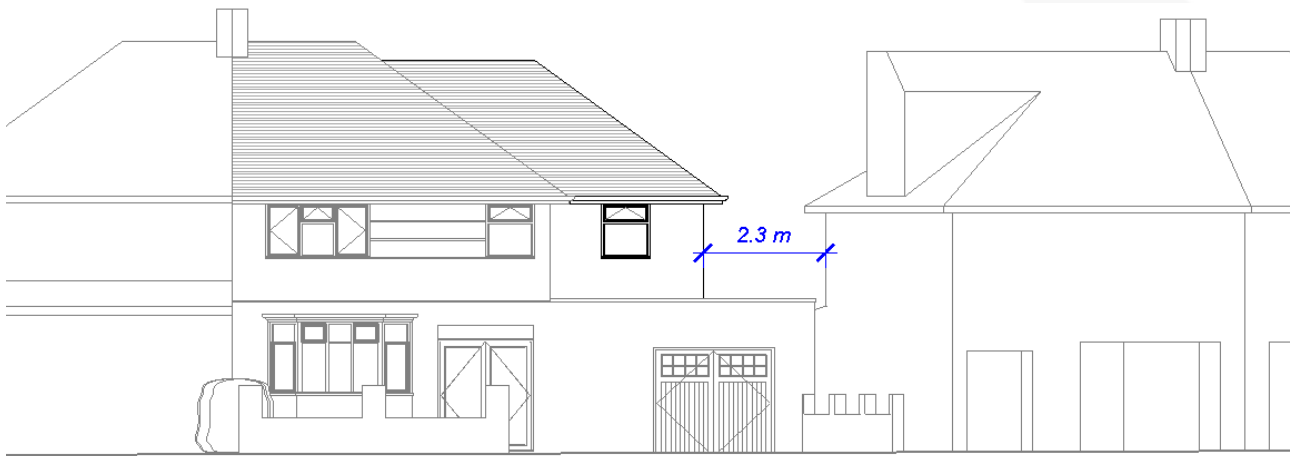
## 5. Design and Materials

The proposal has been designed with due regard to the NPPF (Feb 2019), Three Rivers Core Strategy (adopted 17 October 2011) and the Three Rivers Residential development and extensions SPG.

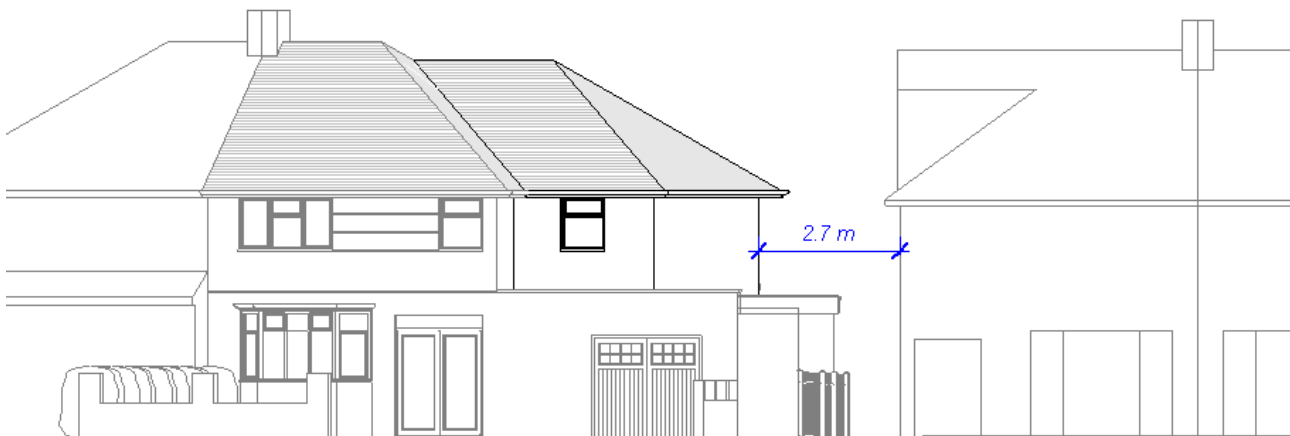
The proposed first floor side extension is set back from the front elevation by 1.0m and inbound from the boundary by 1.9m at the front, reducing to 0.8m at the rear. Although Three Rivers SPG seeks first floor extensions to be set in from the boundary by 1.2m, due to the shape of the application site and the relationship with the neighbouring property (no 24) whereby the plots narrow towards the rear and widen to the front, there would be no terracing affect between the properties. The perceived space between the properties would be 2.3m when the street scene is viewed perpendicular with No26 and 2.7m when viewed perpendicular with No24.

Due to the front setback, the hipped roof of the extension will be subservient to the original roof by approximately 0.4m. The roof gradient will match the existing roof and the eaves will align.

All proposed materials will match the existing house, namely the plain roof tiles, pebbledashed walls and white uPVC windows.



*Figure 2 - Proposed streetscene (perp to No26)*



*Figure 3 - Proposed streetscene (perp to No24)*

## **6. Amenity**

The proposals have been designed to ensure the amenity of the neighbouring properties is respected and in particular so that there are no issues of overlooking or loss of privacy.

There are no new side-facing windows.

The proposals will not affect the front and rear gardens of the application site.

## **7. Access**

There are no changes proposed to the existing approach to or access within the property.

## **8. Car Parking and Access**

The proposals do not affect the existing parking and access arrangements to the application site.

The proposals will have no impact upon the refuse and recycling collections.

There are no street lights to the frontage in front of the application site.

## **9. Trees and Ecology**

The application site does not contain any significant biodiversity.

The proposals will not affect any ecology on the application site.

## **10. Sustainability**

The extension will be built in accordance with current building regulations including measures to minimise heat loss and conservation of energy. The extensions will incorporate the following measures to reduce the carbon footprint of the proposal:

- Highly insulated floors, walls, roofs, doors and windows
- Good levels of natural lighting
- Low energy light fittings
- Low water consumption fittings

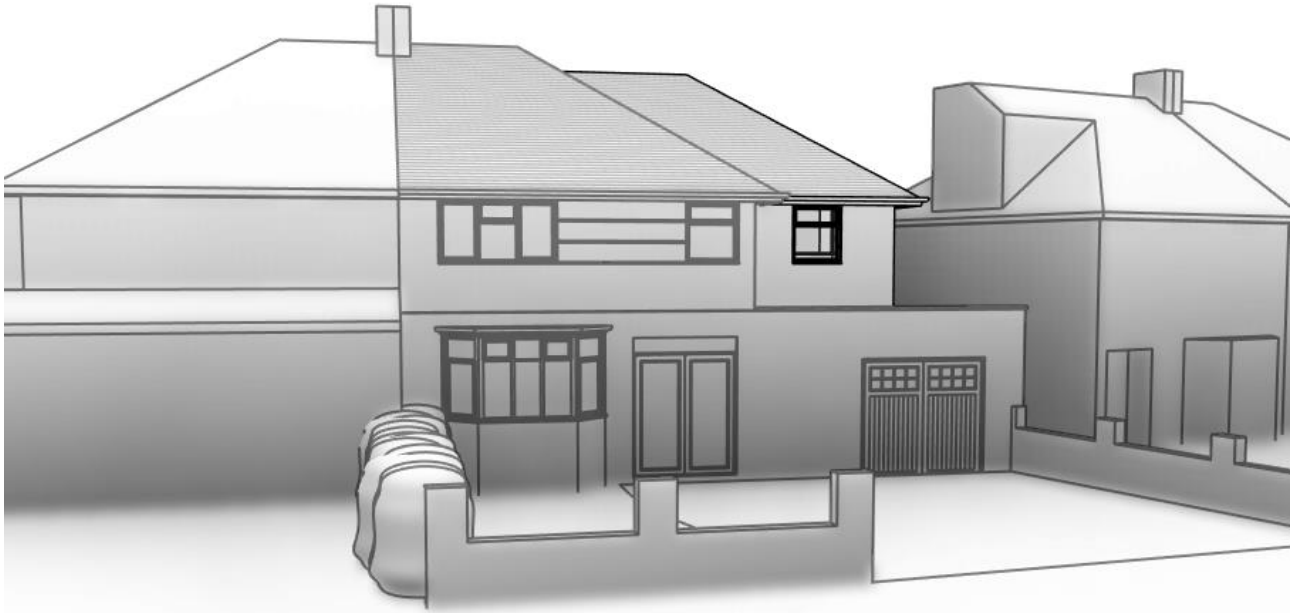
New gutters and downpipes will discharge into the existing surface water drainage. The proposal would not adversely affect surface water, drainage or flood risk in the locality.

## 11. Conclusion

This document demonstrates that the proposed works are appropriate for the site and surrounding area, and have been designed to respect the proportions and scales of the host property and would not have a detrimental impact upon the streetscene.

It is considered that although the proposed extension does not accord with Three River's SPG, due to the application site shape and relationship with the neighbouring property, the proposals would not result in a terracing affect. The proposal would not unduly impact on the adjoining owner's amenity, and there are no overlooking issues.

In light of the above, we would ask the Council to look favourably upon this application.



*Figure 4 - Proposed 3D view*



*Figure 5 - Proposed 3D view*



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