

## PLANNING STATEMENT

### 4 Hoddesdon Road, Stanstead Abbots SG12 8EQ

#### General Property Details

The existing property is located facing Hoddesdon Road and is set back from the road to allow an In and Out driveway. There is a detached garage in the front garden and a large outbuilding to the rear on the right hand boundary line. This outbuilding is timber clad and has a number of windows facing the existing garden. There are two sets of double doors located in the same elevation.

At present the outbuilding is used as a large gymnasium and has one window on the end elevation facing the existing detached property. This is shown on drawing DB/OD/100. The elevation in question is denoted by letter A. The existing outbuilding also has a pitched slate roof.

There is a large area of lawn located in front of the detached outbuilding with paved areas between the outbuilding and the main house. At the end elevation of the outbuilding there is a raised timber decking with a small swimming pool.

The front elevation of the house has sufficient car parking for 4 cars with an additional space in the existing garage.

#### Proposal

The proposal is to convert half of the internal area of the outbuilding into a one bedroom annexe. The remaining area will remain a gymnasium. All the existing doors and windows will remain unaltered but a ramp will be installed to allow disabled access. The internal area will form a lounge/diner, bedroom and shower area along with kitchen and entrance lobby. The existing outbuilding has both foul and surface water drainage so no additional drainage work will be required.

In elevation marked A on drawing DB/OD/100 there will be an additional window installed. This window will be constructed to match the existing windows and will face towards the main house. The window will not impact the adjoining neighbours and will face towards the rear of the front garage.

There will be no increase to the existing property footprint.

#### General

Due to the nature of the proposed works there is no impact to the adjoining owners or the existing street scene. When viewed from Hoddesdon Road, the existing outbuilding is not visible.