

Windy Ridge, Flinthall Road, Anstey, Herts, SG9 0DN

Demolition of existing garage, conservatory, rear extension and detached sheds, new single storey rear extension, part single part two storey side extension including new garage, front porch and alterations to front and rear fenestration including two Juliette balconies to rear bedrooms

DESIGN AND ACCESS STATEMENT



Site and Surroundings

1. The application site is approximately 510sqm and is located on the West side of Flinthall Road, a small lane off Lincoln Hill outside Anstey Village. The site is part of a small group of 5 dwellings on the same side of the road, three detached and two semi-detached single family dwellings. It is situated within the Rural Area beyond the green belt as adopted under Policy GBR2 of East Herts District Plan 2018. This group of buildings are part of Braughing Ward and outside the village boundary of Anstey.

Proposal

2. This application seeks planning permission for demolition of part of the existing garage, demolition of the existing conservatory and the rear extension wall, demolition of the existing rear storage shed and the erection of a part two storey part one storey side extension and a single storey rear extension including alterations to front and rear fenestration and new front porch

Relevant Planning history

There is no Planning History for this property.

Relevant Planning Policies

- National Planning Policy Framework
- East Herts District Plan 2018
- HOU11 - extensions and alterations to Dwellings
- DES4 - Design of Development
- GBR2 - Rural Areas beyond the Green Belt
- TRA3 - Parking provision

3. Analysis Amount

3.1 Proposed two storey side extension, and single storey rear extension

The proposed single storey rear and part side extensions project approx. 6m beyond the existing rear wall of the original house. This brings the main rear wall of the house approx. 2.1m beyond the rear ground floor at Willow Cottage to which Windy Ridge is attached and it will extend by approx. 1m beyond the two storey extension of New House which is approx. 4.2m away

The two-storey element of the side extension along the boundary with New house is set back from the front wall of the subject property by approx. 0.8m so that it stays on the same line with its existing garage and it lines up with the adjacent property at New House. At the rear the first floor element lines up with the wall of the original house. The roof ridge for the side extension is positioned at approx. 0.55m below that of the main roof and therefore subservient to the main roof.

In terms of fenestration there is one window proposed on the flank wall at first floor which is facing New House, this would be obscured and positioned so it is not opposite the existing window at first floor of New House. The rear elevation also includes Juliette balconies to the bedrooms, this type of addition has been previously considered and approved 2 years ago in connection with the extension at New House.

The front porch projects approx. 1.6m beyond the front wall of the original house to match exactly that of the porch of the adjacent Willow Cottage

We conclude therefore that the overall bulk and scale of the extensions on ground and first floor levels is subordinate to the existing building. They would not upset the scale and proportions of the original building and would not be of detriment to the character and appearance of the existing dwelling and the surrounding street scene, which varies in scale and appearance.

4. Materials

The proposed extensions will have the same materials externally as the existing building, rendered facades, uPVC double glazed windows, slate roof tiles and lead flashings, all to match existing materials to both semi-detached houses.

5. Residential Amenity

Although the proposed rear extension projects beyond the adjacent rear extension at Willow cottage by 2.1m this would not affect the general outlook and daylight to Willow Cottage, therefore the impact is considered minimal. On the other side along the boundary with New House, the distance between the two storey rear extension at New House and the proposed ground floor extension at Windy Ridge is approx. 4.2m away and further back from the existing storage building along this boundary. Overall, the impact on residential amenity is not considered significant.

6. Trees

There are no significant trees on the site and the nearest trees are on the adjoining property New House, which were not considered as significant when their extension was approved. A biodiversity statement is attached to this application.

7. Parking

The existing garage is not being used as its width is unsuitable for present cars, therefore it is proposed to widen it towards the boundary and create additional space for storage and cycle storage.

The total amount of parking is for 4 cars and 5 cycles.

8. Conclusion

This Design Statement has been prepared in support of the planning application for :

Demolition of existing garage, conservatory, rear extension and detached shed and erection of single storey rear extension, part single part two storey side extension including front porch and alterations to front and rear fenestration including two Juliette balconies to rear bedrooms

The proposed extensions constitute a proportionate addition to the host building relative to the size of the plot and scale of the building, they are of a modern design, which is appropriate in this street scene where there is no established style and would not be out of keeping with the rural area and its neighbours.

Overall the scale, mass, siting, design and materials are all appropriate to this setting and in accordance with Policies HOU11, DES4 and GBR2 of East Herts District Plan 2018