

Planning Statement

Elm Cottage, Anstey, Buntingford, Hertfordshire, SG9 0BN (22030)

Description proposal for double storey rear extension

Introduction

We have been appointed as designers for the above site. The planning history on this site is quite varied and a number of planning applications have been submitted. The original property was split into two smaller houses which is then obtained planning permission to convert into one larger house. This has also had a conservatory added to the rear of the property. We have been appointed to look at some ideas and proposals for increasing the habitable area in particular trying to achieve an additional bedroom at first floor.



Existing front elevation



Existing rear elevation

Planning history in relation to these works includes the initial householder application reference PP-11298519. This was a large scheme for this proposal which we suggested a very modern addition to the property with contrasting materials and styles. This will be seen pessimistically from the Council due to the property being within a conservation area as well as the close neighbouring listed properties.

We have subsequently submitted a Pre-application this year for a smaller version of the above scheme that included a smaller scale first floor addition but does not allow for the additional bedroom the clients ideally seeking to achieve. From our review of the Pre application on this latest submission reference S/22/0061/PREAPP we believe the scale of the proposal was more to the requirements from the Local Authority and Conservation Officer but again the styling was too modern and contemporary for this style of property and location.

We are now looking to re-submit a scheme based on the information we received from two previous applications. As well as the informal discussions had with the case officer from the last application, we are keen to look at the first-floor addition again but this time working on reducing the scale and more in keeping with the existing for the style and material used.



3 Existing rear elevation W
1 : 100



4 Proposed rear elevation W
1 : 100



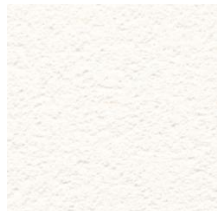
7 Proposed rear 3D



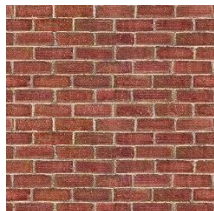
7 Proposed rear 3D

The proposal seeks permission for a double-storey rear extension creating for the fifth bedroom with a projection of 2.5 meters from the rear elevation. The proposals include the roof being substantially lower than the original main roof and setting the eaves level down further again to make the addition appear a lot more subordinate to the original building and showing clear distinction between the old and new of this property. The proposal seeks to tie in again with the materials and styling from the original house with the use of white render and roof tiles to match the existing as well as the introduction of the low-level brick plinth to the lower half of the extension. The modern addition of the feature window to the rear elevation is sought after from the clients and we would like to incorporate this within the design which will be non-visible from the front elevation.

Proposed Materials:



White render



Brick

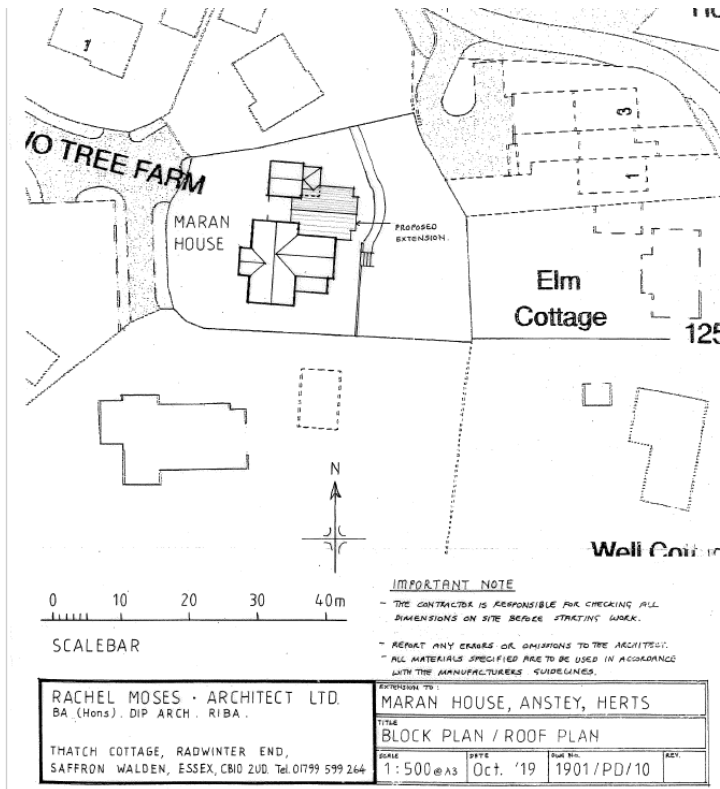


Slate plain tiles

We believe these proposals have vastly improved the scheme by reducing the scale from the first scheme as well as taking the comments from the previous applications on style, bulk, depth and materials and believe this scheme should be seen more favorably by the Local Authority. We look forward to receiving any further comments from the Local Authority on these proposals.

Adjacent properties who have obtained extension approvals.

Maran House, Anstey. (Next door neighbour at the Rear (West))



Well cottage, Anstey. (Next door neighbor (South)).



Both of these properties have had large extensions approved both within the conservation area and also one being listed. Both have vastly increased the floor area of the properties with Maran House addition also impacts the front elevation. Our proposals are to the rear and will have minimal impact on the front elevation.