

Planning, Design & Access Statement

The Barn
43 Oakdene Road
Redhill
Surrey
RH1 6BT

RE: PLANNING APPLICATION FOR A REAR AND SIDE INFILL GROUND FLOOR EXTENSION.

Tel. 01737 390169

SITE: 14 NEW ROAD, RADLETT, WD7 9EA

This planning application is for the proposed development as described above.

We should be grateful if you would give full consideration to the matters set out below.

1. Introduction

The application is submitted on behalf of Ms K Ewen-Paul (“the Applicant”).

Planning permission is sought for both rear and side infill ground floor extensions. The extensions will be modest with the aim of improving this family home to future proof it for the next generation.

The main benefit of the rear and side infill extensions is to improve the habitable space in this family home. The application is supported by drawings.

Date: 12th October 2023

Our ref: TPB-761-ST2

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2. The Site

Location: 14 New Road is a quiet residential road, within walking distance of Shenley Park. The nearest train station is Radlett, a short bus journey away. The surrounding area of New Road is of residential nature with a mix of dwelling types and sizes, design is also mixed.

The property is not listed but is located within the Shenley Conservation Area.

Site: The site comprises a two-storey dwelling, with attic space but no bedroom accommodation in the roof at present and is located on the east side of New Road. The dwelling has a large rear garden.

The property is predominantly pebble dash, common of its 1930's era, with tiled pitched roof.



The main entrance to the property is through a low brick wall entranceway that defines the front boundary, abutting the roadway kerb, up to the front porch entranceway. The property has no off-street parking spaces to the front of the property but has a garage to the rear.

3. Details of the application

The proposals include:

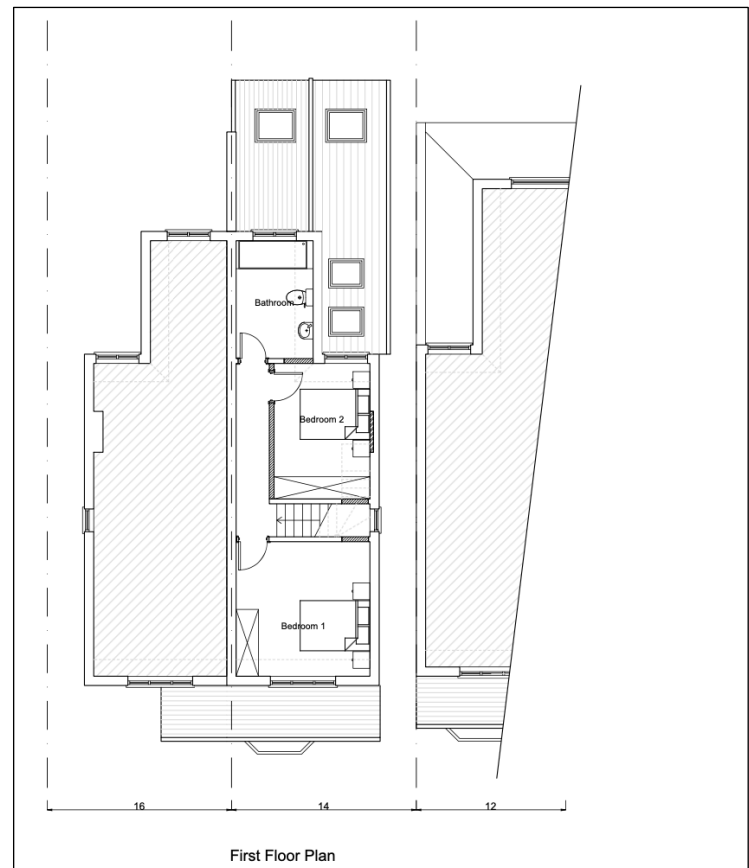
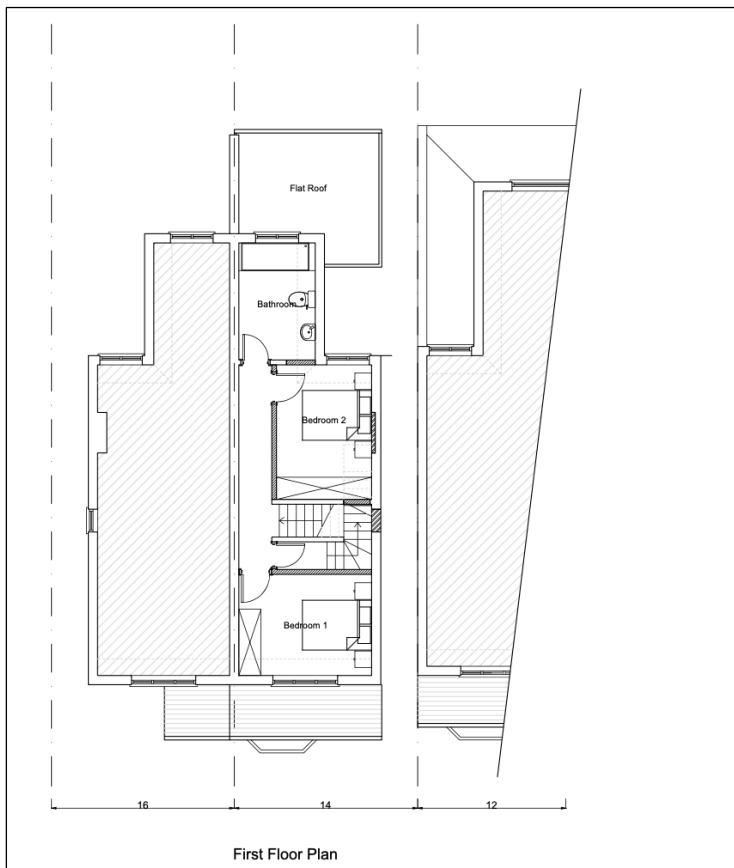
- External alterations by way of a rear and side infill extension to the back of the property and Internal alterations in the house to improve living conditions and modernise the amenity space for existing inhabitants, as shown on the enclosed plans that support this planning application.

Design Principles: The aim of the development is to improve the standard of accommodation of this single dwelling-house without harming the appearance of the property, the character and appearance of the Shenley Conservation Area or the amenities of adjoining residents.

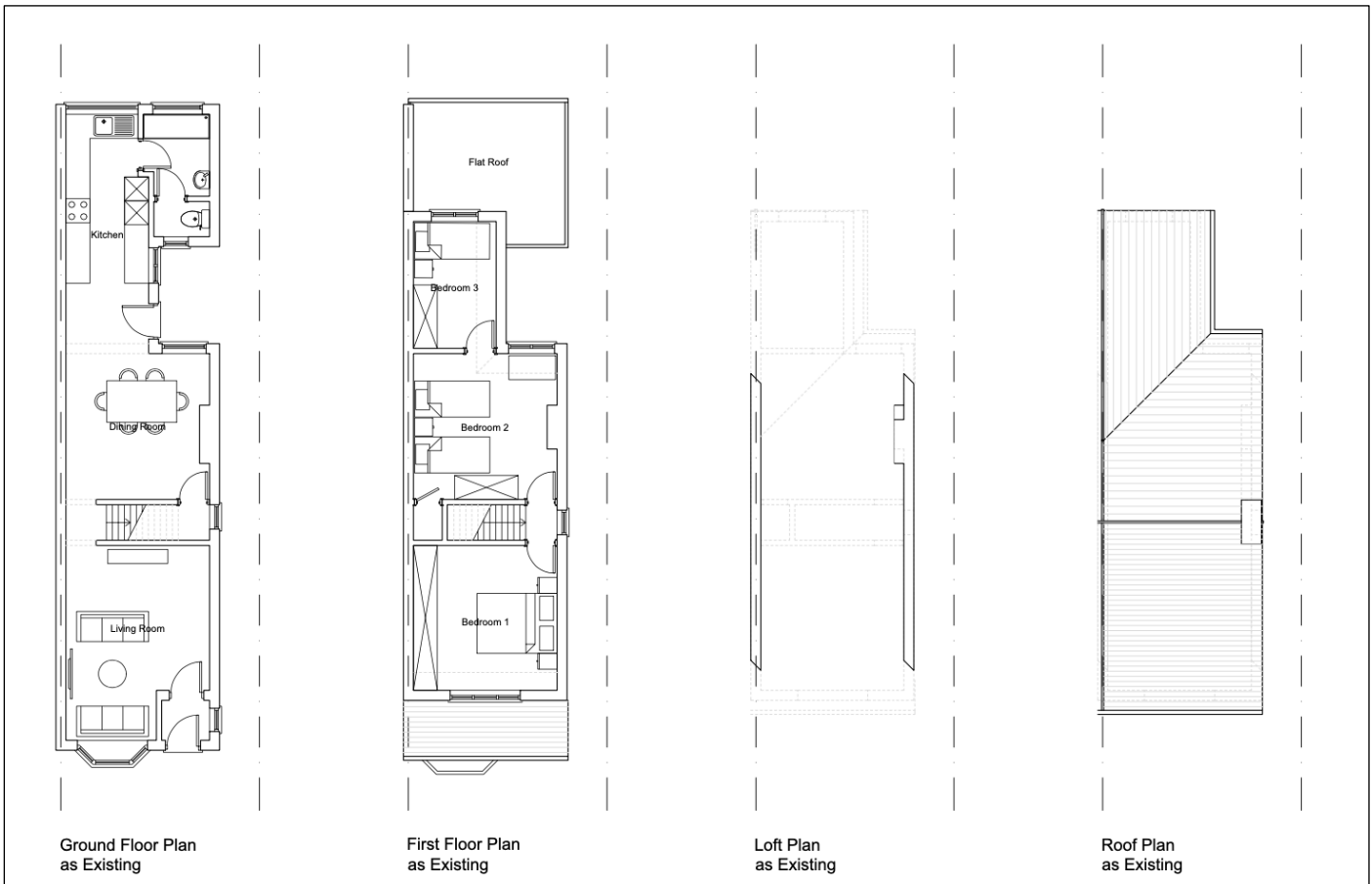
The proposed rear and side infill ground floor extension utilises simple design so as not to detract from the host property and to be clearly subordinate.

Accessibility and Transport: Access to the property and transport considerations are unaffected by these proposals.

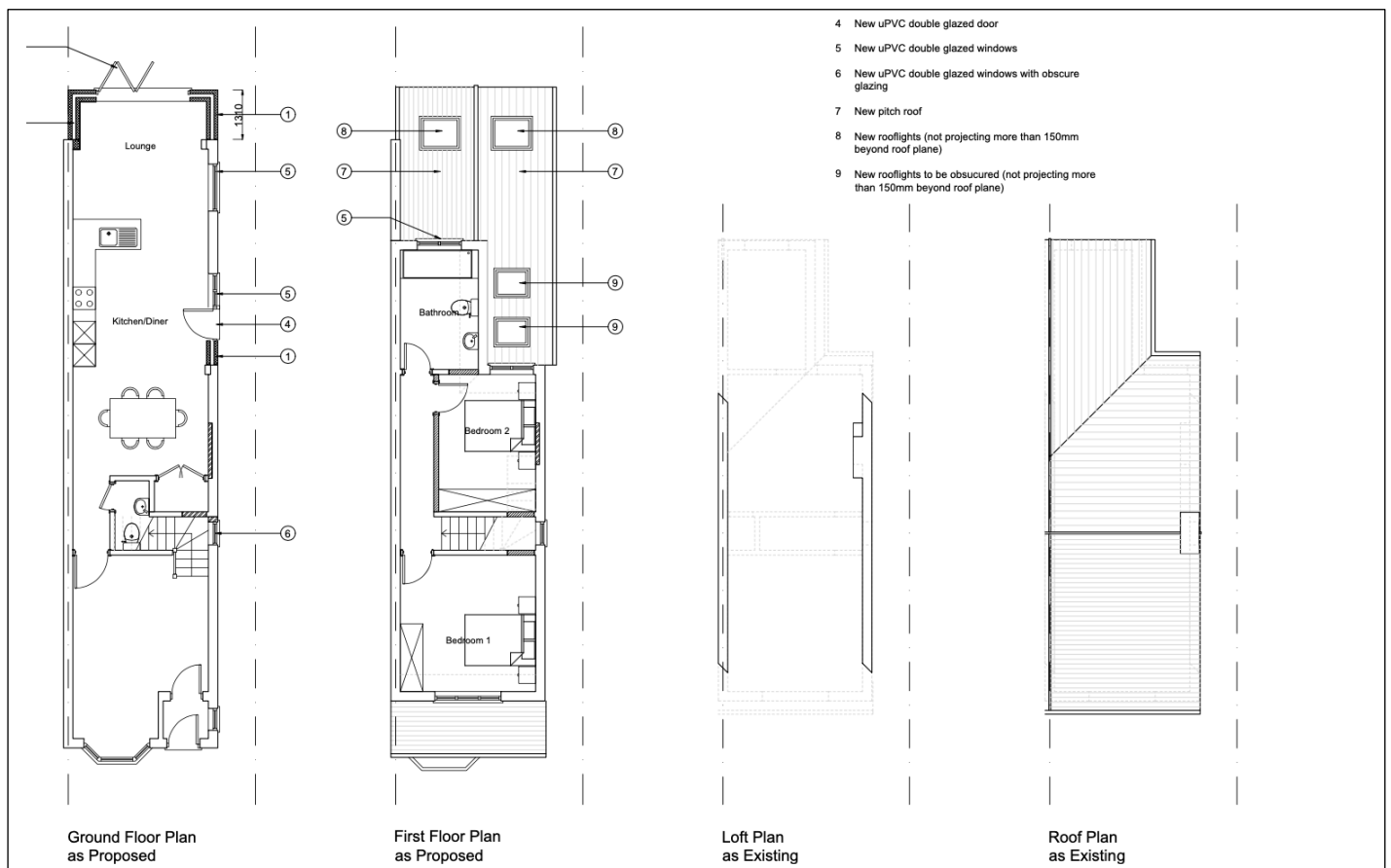
Comparison of Existing v Proposed Site Plan



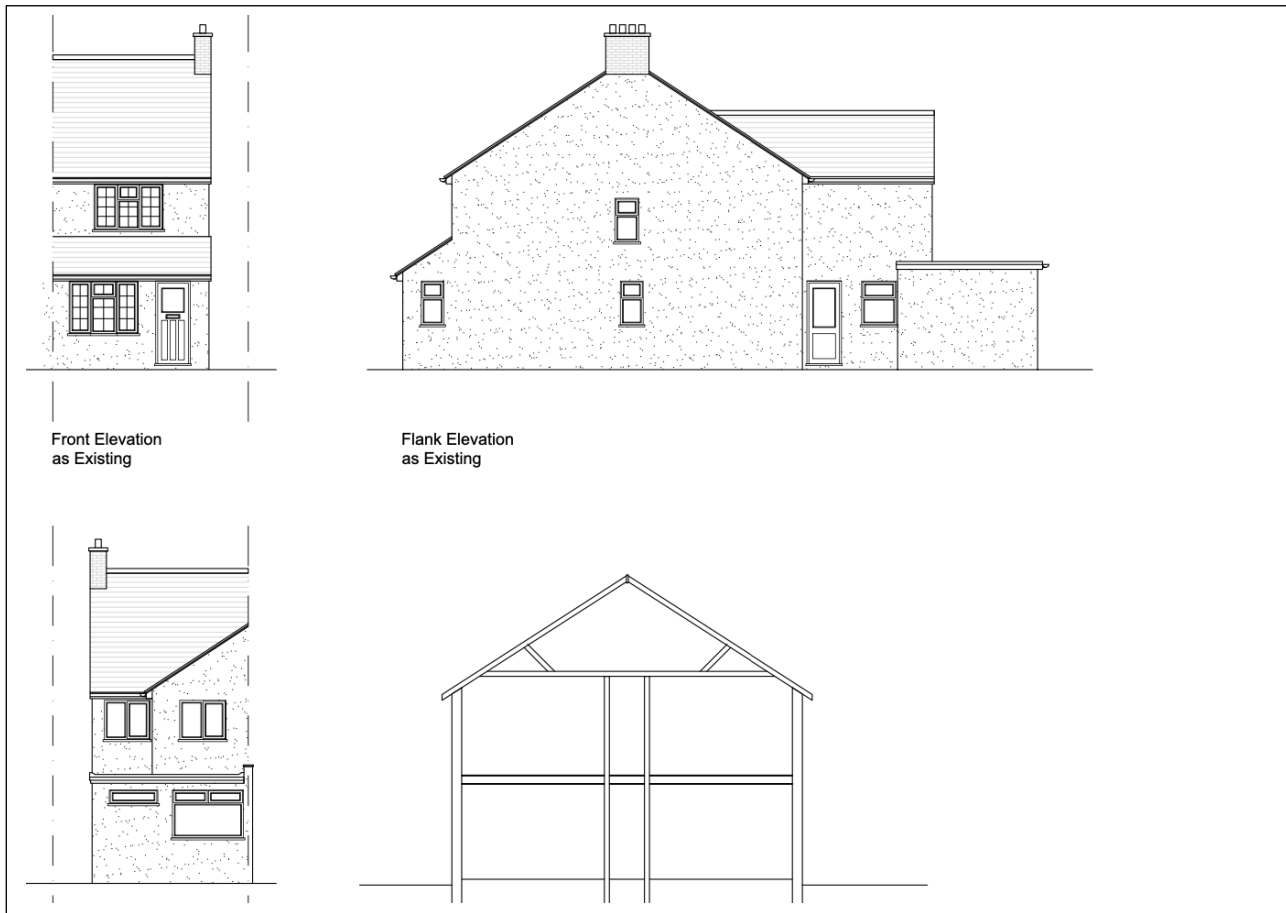
Ground Floor, First Floor, and Loft Plan and Roof plan, as Existing



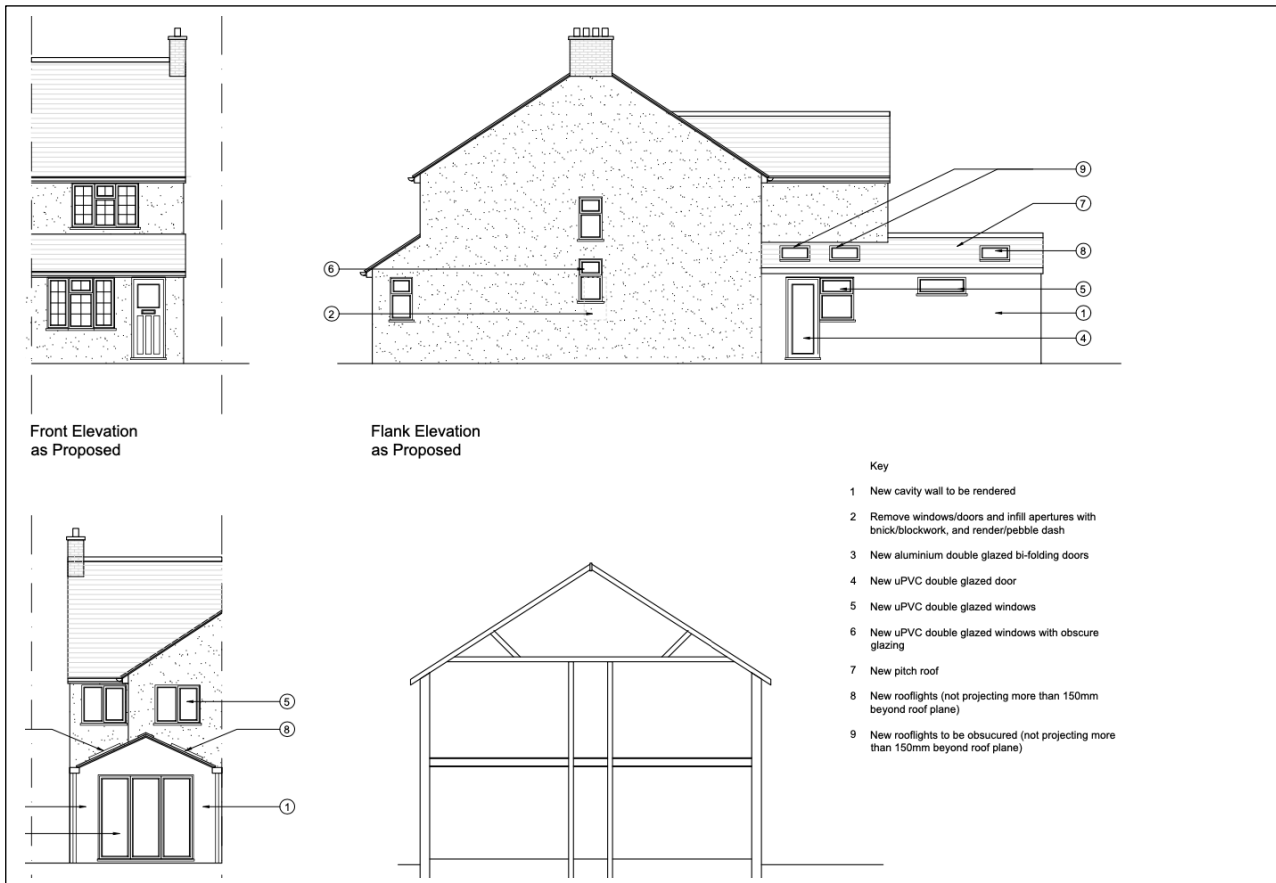
Ground Floor, First Floor, and Loft Plan and Roof plan, as Proposed



Front Elevation, Flank Elevation, Rear Elevation as Proposed and Section AA as Existing



Front Elevation, Flank Elevation, Rear Elevation as Proposed and Section AA as Proposed



4. Planning History

Planning Applications Register:

Ref: TP/88/1038: Single Storey Extension (to provide porch /enlarged living room)
14 New Road Shenley Hertfordshire WD7 9EA
 Granted 21 September 1988

Ref: TP/78/0181 Erection of Garage and Extension
14 New Road Shenley Hertfordshire WD7 9EA
 Granted 19 April 1978

Ref: TP/74/0636: New bathroom and kitchen extension
14 New Road Shenley Hertfordshire WD7 9EA
 Granted 05 November 1974

Adjacent property-

Ref: TP/2001/0064: Loft conversion including erection of rear dormer
16 New Road Shenley Radlett Hertfordshire WD7 9EA
 Granted 24th April 2001

Adjacent properties-

Ref: TP/93/0104 Proposed single storey rear extension
16 New Road Shenley Herts
Granted: 01 August 2013 (Certificate of Lawful use or development).

Ref: 13/2581/HSE: Demolition of single storey rear extension and provision of part two and single storey side and rear extension.
12 New Road Shenley Radlett WD7 9EA
 Granted: 04 February 2014

5. Relevant Planning Policy

In preparing this application regard has been had to national, regional and local planning policy. The relevant policies are set out below.

National Planning Policy Framework 2021 (NPPF)

The latest version of the NPPF was published in 2021 and establishes high-level national policies to guide the preparation of Development Plans and the determination of planning applications. Paragraphs 189 to 192 of the NPPF address the conservation and enhancement of the historic environment and specifically proposals affecting heritage assets. These paragraphs are relevant to this application with regard to the site location within a Conservation Area. An application is required to describe the significance of a relevant heritage asset to the extent that any impact of development proposals can be understood and assessed.

Paragraph 174 e) of the NPPF addresses conserving and enhancing the natural and local environment and requires decision makers to prevent new and existing development from being adversely affected by unacceptable levels of noise pollution.

Hertsmere Local Plan 2013

The principal policies of the Local Plan relevant to these applications are:-

- Policy CS14 - Protection or enhancement of heritage assets
- Policy CS22 Securing High Quality and Accessible Environment

Account has also been taken of:

- Planning and Design Guide SPD (2006)
- Shenley Conservation Area Appraisal (2012)

6. Planning Considerations

We consider that the principle planning matters to consider in respect of the proposal are whether:

- the impact of the proposals on the character and appearance of the building and wider Conservation Area, and
- the importance of high-quality design.
- the impact on amenities.

The relevant sections of the Hertsmere Local Plan (2012-2027) relevant to this statement are the Core Strategy (2013) and Site Allocations and Development Management (SADM) Policies Plan (2016).

The Impact on the Character and Appearance of the Conservation Area and the importance of high quality design

The design and appearance of the proposals and their visibility are the primary considerations for any potential impact on the character and appearance of the Conservation Area. In addition to those relevant national and regional policies summarised above, Policies **CS14** Protection or enhancement of heritage assets and **CS22** Securing a high quality and accessible environment, of the Core Strategy and Policy **SADM29**-Heritage Assets and Policy **SADM30**-Design Principles of the Site Allocations and Development Management (SADM) Policies Plan (2016) are relevant to these primary considerations.

Policy

Policy CS14 Protection or enhancement of heritage assets

All development proposals must conserve or enhance the historic environment of the Borough in order to maintain and where possible improve local environmental quality. Development proposals should be sensitively designed to a high quality and not cause harm to identified protected sites, buildings or locations of heritage or archaeological value including Conservation Areas, Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments or their setting, and identified and as yet unidentified Archaeological Remains.

The Council will take account of available historic environment characterisation work, including Conservation Area appraisals and archaeological assessments, when making decisions affecting heritage assets and their settings.

Policy CS22 Securing a high quality and accessible environment

In line with the Planning and Design Guide SPD the Council will require all development to be of high quality design, which ensures the creation of attractive and usable places. Development proposals should take advantage of opportunities to improve the character and quality of an area and conserve the Borough's historic environment.

The Council will take account of the cumulative impact of new development, including the impact arising from residential intensification and redevelopment. Development should be planned with the principles of crime prevention and community safety

integrated. All new development should be designed to ensure that buildings and land within their curtilage are fully accessible to groups with special mobility requirements.

[Policy SADM29 - Heritage Assets](#)

Planning applications will be considered in accordance with the NPPF. When applications are submitted for proposals affecting any heritage asset the applicant must clearly explain what the proposal is for and provide sufficient detail to allow for an informed decision to be made. When assessing proposals, the Council will have regard to the significance of the heritage asset and the potential harm to it. The Council will not permit development proposals which fail to protect, conserve or where possible enhance the significance, character and appearance of the heritage asset and its setting. The scale, design, use and character of the proposal will be taken into account, as well as the detailed provisions following.

[Conservation Areas](#)

In Conservation Areas the Council will seek to: (i) retain buildings, structures and historic features; (ii) retain important open spaces and views; (iii) avoid the cumulative effect of smaller scale proposals harming the area; and (iv) obtain improvements which enhance the area. In particular, proposals resulting in the loss of buildings and structures in Conservation Areas will not be permitted unless: (i) the building or structure is beyond economic repair; or (ii) its removal and replacement would be beneficial to the character or appearance of the area. The Council will also take into account any additional guidance provided by a Conservation Area Appraisal including buildings identified as making a positive contribution to the Conservation Area.

[Policy SADM30 - Design Principles](#)

Development which complies with the policies in this Plan will be permitted provided it: (i) makes a positive contribution to the built and natural environment; (ii) recognises and complements the particular local character of the area in which it is located, and (iii) results in a high-quality design. In order to achieve a high-quality design, a development must: (i) respect, enhance or improve the visual amenity of the area by virtue of its scale, mass, bulk, height, urban form; and (ii) have limited impact on the amenity of occupiers of the site, its neighbours, and its surroundings in terms of outlook, privacy, light, nuisance and pollution.

[Shenley Conservation Area Appraisal \(2012\)](#)

An important point to note as part of the Shenley Conservation Area Appraisal is that the report identifies that some alterations, for instance, replacement windows, doors, and the addition of porches not only change the appearance of the individual building but also may not always use materials or styles that complement the building. Also, collectively they may affect the appearance of the street concerned - New Road is an example. It was not within the originally designated conservation area of 1969 but was included as part of the 1978 enlargement. However, individual alterations (“permitted development” or not) have affected the overall appearance of the street to the extent that it may not warrant inclusion. This clearly indicates that New Road is not deemed to be of high heritage importance, and alterations therefore more likely to be deemed acceptable by the Council, than perhaps in other parts of the Conservation area.

[Analysis](#)

[The impact of the development on the character and appearance of the building and wider Conservation Area](#)

The proposals represent an opportunity to enhance the living conditions of this property, with a sympathetic design to include a rear and side infill ground floor extension, along with the internal reconfiguration to provide more amenity space.

The use of a functional and robust, yet simple design, enables the proposal to not compete with the host property whilst also maintaining the attractive architectural features. The minor changes to the property will help maintain and modernise the building for current and future living arrangements and give it longevity, these improvements enhance the area and makes a positive contribution to the built and natural environment as per Conservation area and design policy.

If regard is had to the streetscene, specifically the adjacent dwelling - 12 New Road, this property already benefits from a rear extension - see aerial photograph below.



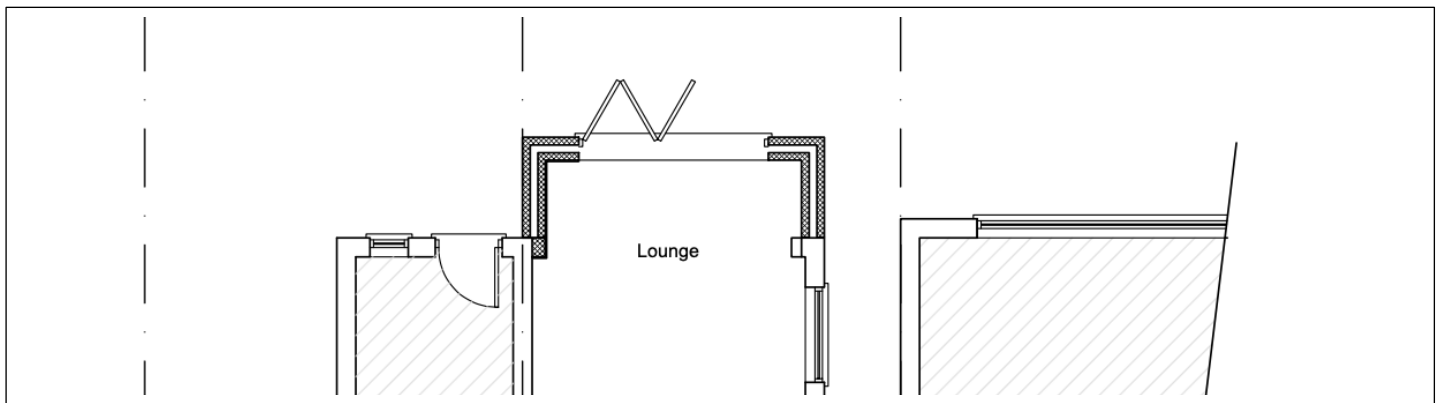
If we turn to the policy, Shenley CAS (2012) there is no specific reference to alterations of the existing dwellings but notes the area has already evolved. What it does state is an important point. The Shenley Conservation Area Appraisal identifies that some alterations, for instance, replacement windows, doors, and the addition of porches not only change the appearance of the individual building but also may not always use materials or styles that complement the building. Also, collectively they may affect the appearance of the street concerned - New Road is an example. It was not within the originally designated conservation area of 1969 but was included as part of the 1978 enlargement. However, individual alterations (“permitted development” or not) have affected the overall appearance of the street to the extent that it may not warrant inclusion. This clearly indicates that New Road is not deemed to be of high heritage importance, and alterations therefore more likely to be deemed acceptable by the Council, than perhaps in other parts of the Conservation area.

The symmetry that may have existed when Nos.14 and 16 were built has been lost, they are much different and although a pleasant dwelling, it is not of historic, architectural nor aesthetic splendour.

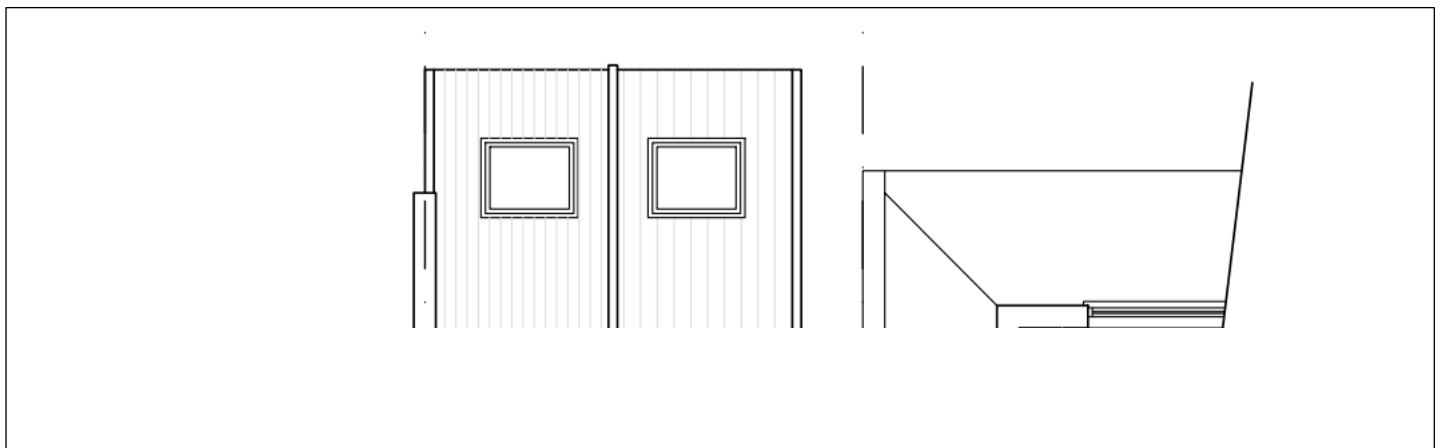


The importance of high-quality design

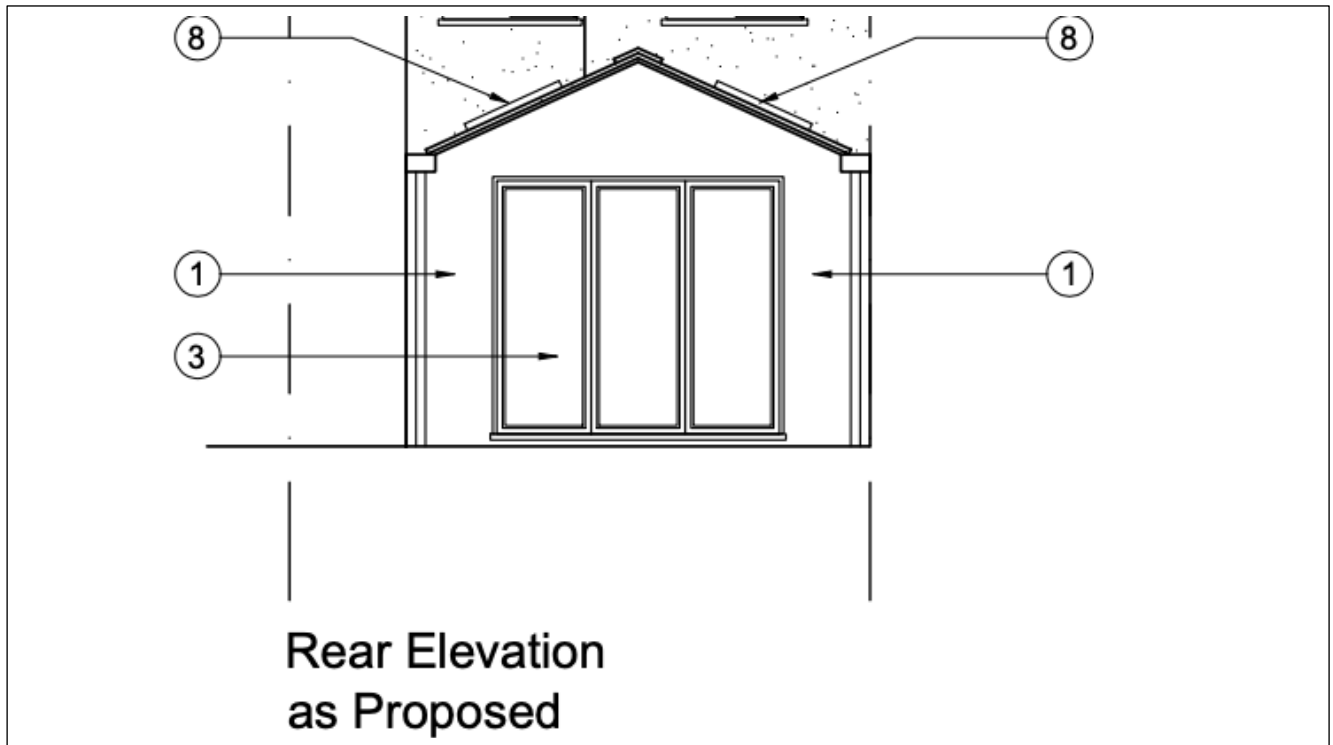
The design respects the visual amenity of the area by virtue of its scale, mass, bulk, height, urban form; and will have limited impact on the amenity of its neighbours, and its surroundings in terms of outlook, privacy, light, nuisance and pollution.



The extension would project beyond the rear elevation of No.16, however, this would be less than 1.5m. These modest extensions, although greater in depth, would not be disproportionate. The roof would be pitched so as to ensure that the eaves are kept to a minimum.



If regard is then had to the rear, again the pitched roof ensures the extension remain subordinate.



If regard is had to the Planning and Design Guide SPD, specifically the policy on single storey rear extensions, it states:

- c. **Where extensions either breach this 45 degree line or extend more than 3.35 metres beyond the original rear building line, the Council is likely to refuse the application.**

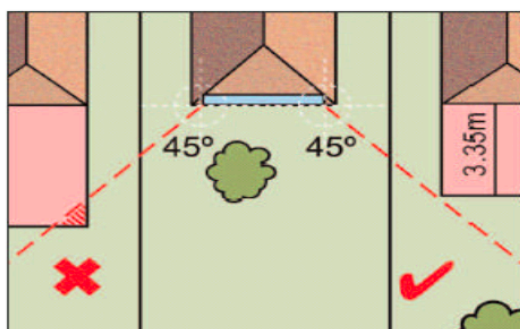
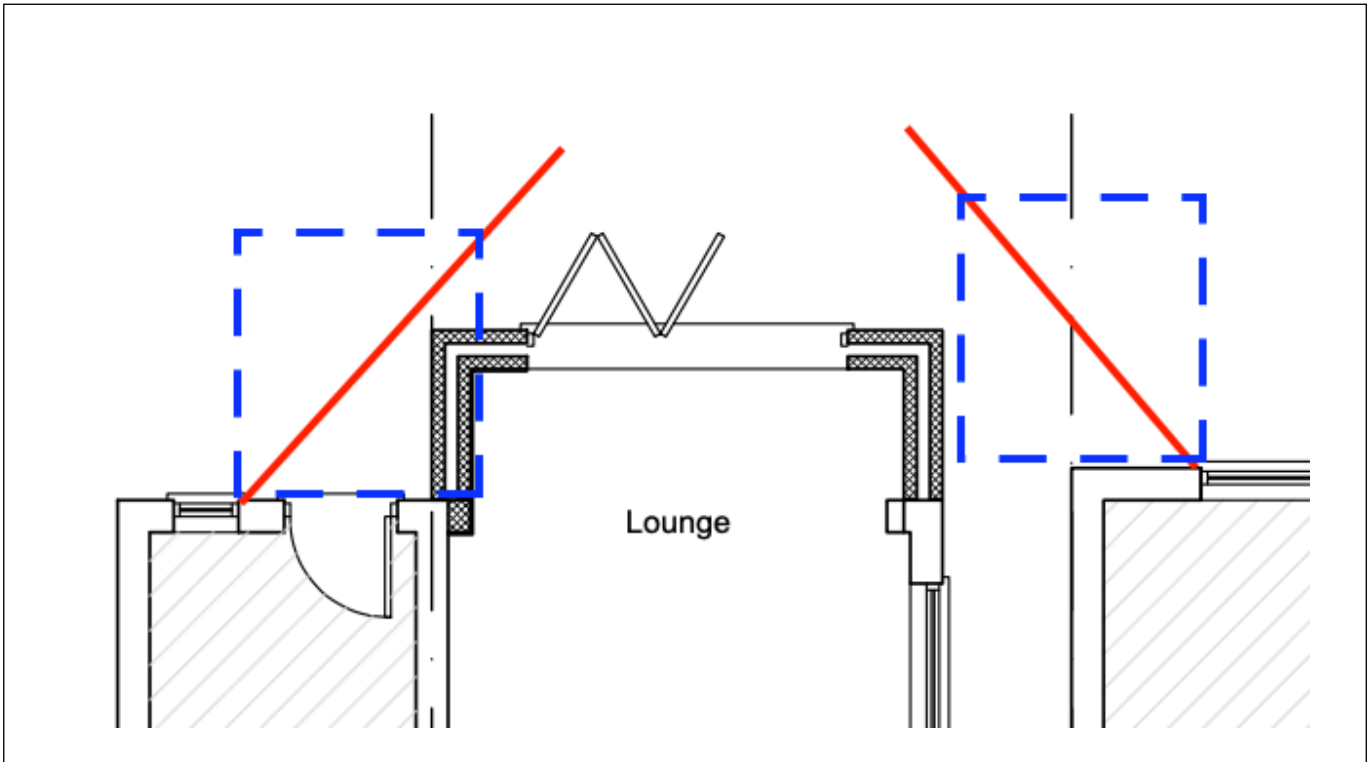


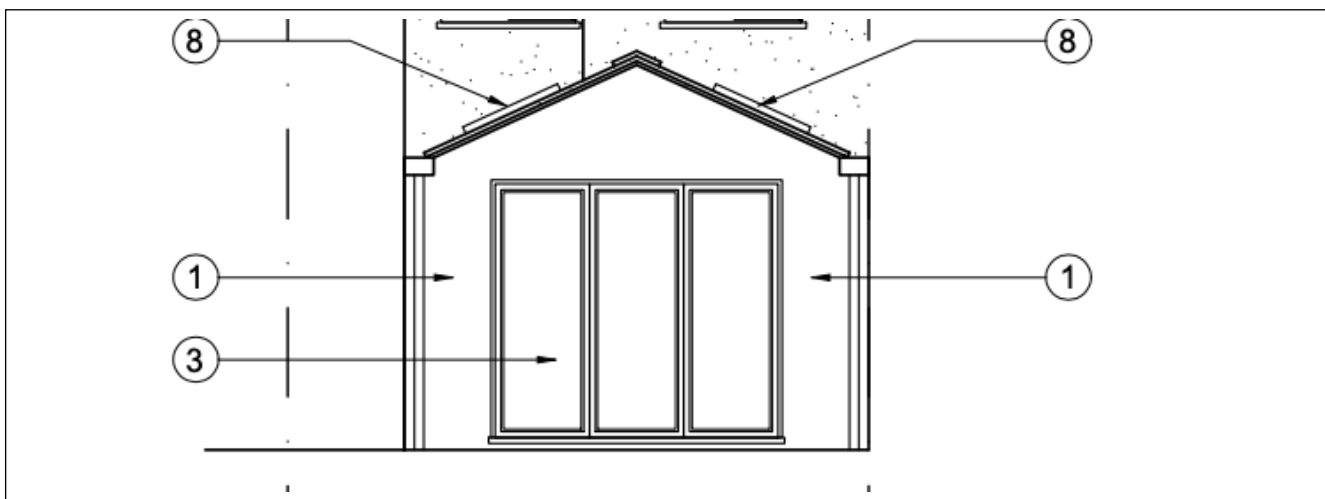
Figure 25: Breaching the 45° line

We have also regard to the policy and plotted these lines on the attached, clearly the rear extension does not project beyond the 45 degree line.



If we move to point l) it states, the Council will resist 'single storey rear extensions greater than 3metres high if they have a flat roof and 4 meters high with a pitched roof'.

Again, if regard is had to the image below, one will note the eaves are below 3m and the ridged is below 4m - again according with policy.



We therefore submit that the detailed design including the location, proportions and dimensions, as well as materials and finishes would not be detrimental to the character of the existing building.

The impact on amenities.

The rear and side infill extensions are modest and would not impact on neighbours' amenities as a result of increased overshadowing, loss of amenity nor mass and bulk. We submit, these modest and subordinate extensions do not harm residential amenities.

7. Summary and Conclusions

- The proposals fully comply with Hertsmere Borough Council's policies.
- The proposals would be of sympathetic subordinate scale and design and would preserve the character and appearance of the Shenley Conservation Area.
- The proposals ensure a good standard of living for existing and future occupiers and would not have a detrimental impact on neighbouring residential amenity.
- The proposals are in line with policy and guidance in all respects. The proposals would provide a sympathetic and modest adaptation of the existing dwelling, in order to improve the family home, to meet the needs of a modern lifestyle and living space.

The policy presumption is in favour of the grant of planning permission and there are no material considerations that outweigh this presumption.

Should you wish to discuss this application, please do not hesitate to contact the writer.

Yours faithfully

Paul S Bottomley BA (Hons) MA MRTPI
Town Planning Bureau