

5824

2 ROOKERY COTTAGES, ABINGTON PIGGOTS, HERTS

DESIGN AND ACCESS STATEMENT

The following statement will show how and why the proposed extensions, have been carefully considered and designed to be in keeping with its surroundings and that Planning Permission should be Granted.

The Proposal

The current property is a 3 bedroom, semi-detached one, in a row of two pairs of very similar properties, built circa 1990.

The existing house has been not been extended.

The proposal is for a single storey front, side and rear extension and a two storey side/rear extension, to facilitate additional living accommodation for the modern family.

The design aims to respect the original architecture of the area, especially within the neighbouring pair of semi-detached houses, of which No3, has a two storey extension already built.

The nearest corner of the proposed first floor, does Not cross the 45 degree site line projected from the neighbours nearest first floor window.

The Site

The site lies fairly central to the village and next door but one to the village hall. It is approximately 5.8km North West of Royston train station and faces SE to front and NW to the back and is in the Abington Piggots Conservation area.

There are many properties within the surrounding area, which have single storey and two storey side and rear extensions.

The area of the site is approx 421m² (0.042ha or 0.11 acres).

The existing, house, including original attached outhouse/store footprint, occupies 55m² or 13% of the whole site.

The Abington Piggots and its surrounding area, is predominantly made up of detached and semi detached houses which are single family dwellings.

Car Parking

There is currently ample space to park several cars on the drive, PLUS an additional space in the proposed garage.

This meets with the Councils car parking requirements.

Assessment

Due to the sites good width of 10.2m and its rear garden depth of 20.5m, it allows excellent amenity space around it, therefore it is more than capable of taking an extension of the size shown.

Involvement

We have NOT involved the Planning Dept, prior to us submitting this Planning application.

Evaluation

The following key issues have been considered at all times during the design stage:

1. The impact of the proposed extension on adjoining neighbours – they have no impact on any neighbour.
2. We are building this extension on our land only.
3. the aesthetics are very important, and we have designed the new works to be in keeping with the existing house and wider Conservation area.

Design

Our proposed extensions, are modest and do not affect the character of the area.

When compared with the existing and surrounding properties, it blends in very well, as the design and character of the area is not affected.

This causes no impact with regards amenity or overshadowing on the neighbours.

We have shown the proposals to be subservient and reasonable in size and when combined with the surrounding area, we have a dwelling which has no impact on neighbouring properties, sits very comfortably against the existing house and blends in very well with the characteristics of the neighbourhood.

Ample amenity and good vehicular access and parking, combined with excellent modern living standards of accommodation will provide a high quality family home, which will enhance and benefit the surrounding area.

We trust you find our Design and Access Statement comprehensive, but should you wish to discuss this application during its course to a decision, please feel free to contact us.

CONCLUSION

In our professional opinion and having over 35 years of experience working with ALL Hertfordshire Planning Depts, we believe that our proposal meets or exceeds the design standards set out within SPG and Planning guidance.

IF, however, the allocated Planning Officer, feels the need to discuss any element of the design, we welcome early dialogue, to prevent delays or a refusal from being issued.