

Planning Design & Access Statement

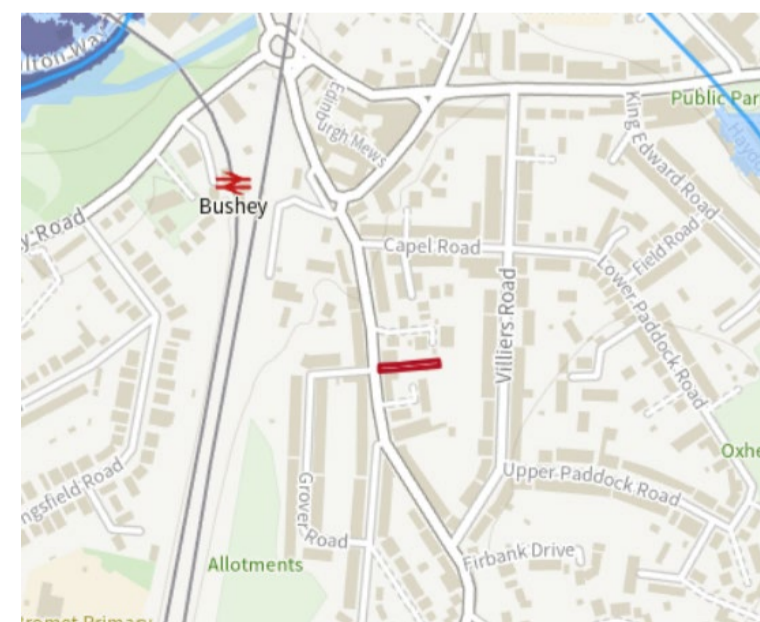
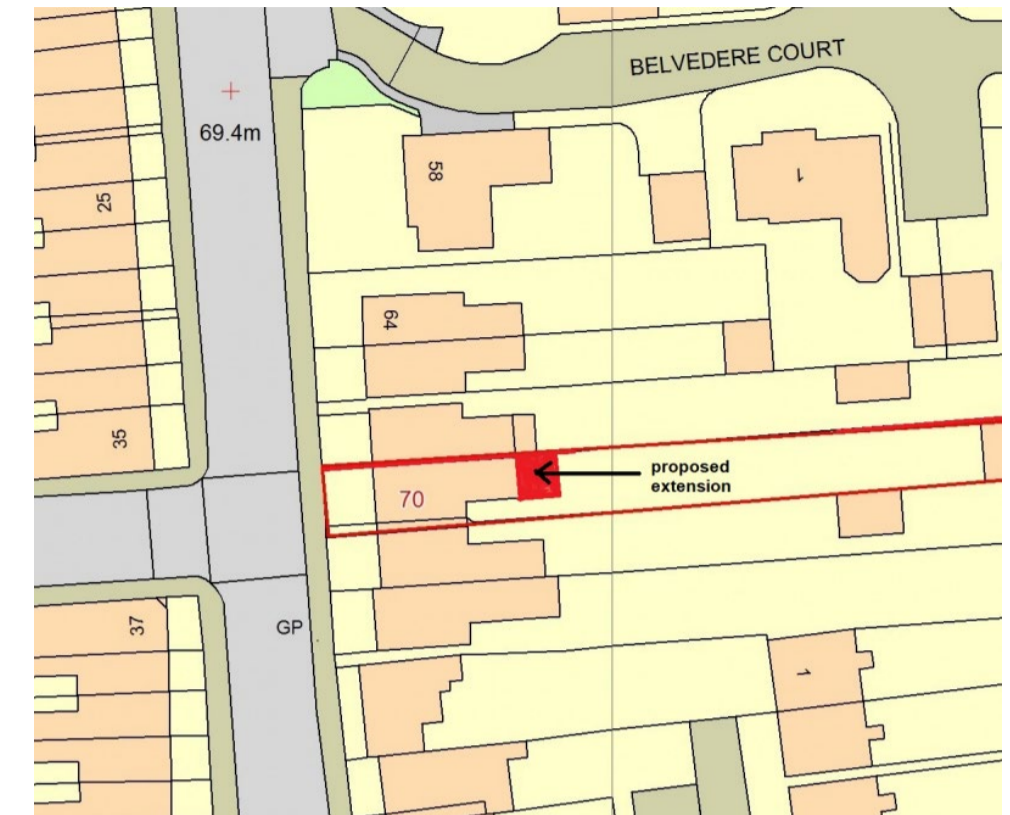


PROJECT: 70 Pinner Rd, Watford, WD19 4ED

Introduction

Site description

- The application site comprises a semi-detached dwelling located on the western side of Pinner Road.
- The property is attached to 68 Pinner Road along the Northern site boundary and detached to No 72 along the southern site boundary. Both benefit from an existing two storey rear projection and additional canopy to the rear.
- The property is in the Oxhey Conservation Area but, not Listed.
- The property does not host any parking spaces on the drive however, on street parking is available to all.
- The frontage is enclosed by walls, hedging and other vegetation.
- The rear has an existing two story rear projection as well as an existing Perspex canopy structure which the proposed extension will be replacing.

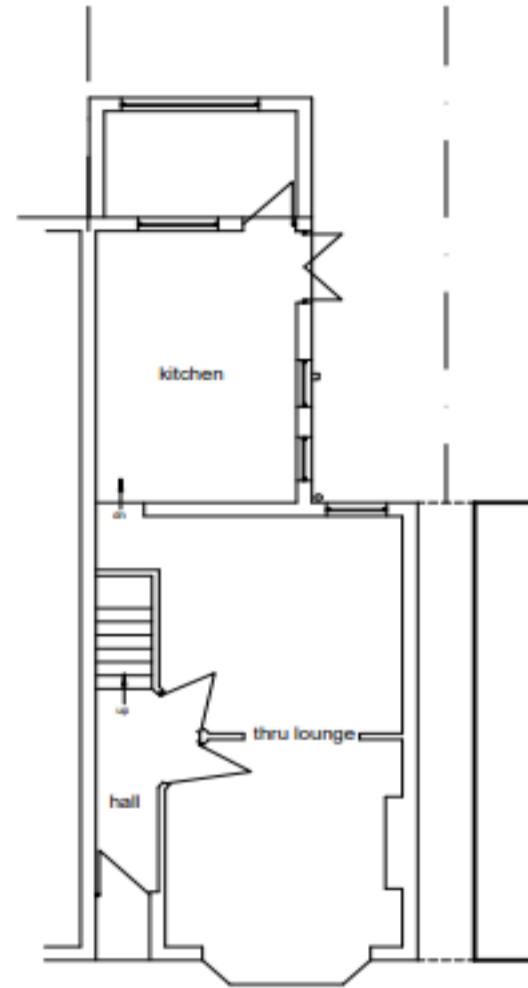


Flood Risk

The site falls outside of any flood risk zone (Flood Zone 1) as defined on the flood maps produced by the Environment Agency, and is therefore not at risk from flooding.

Existing Site

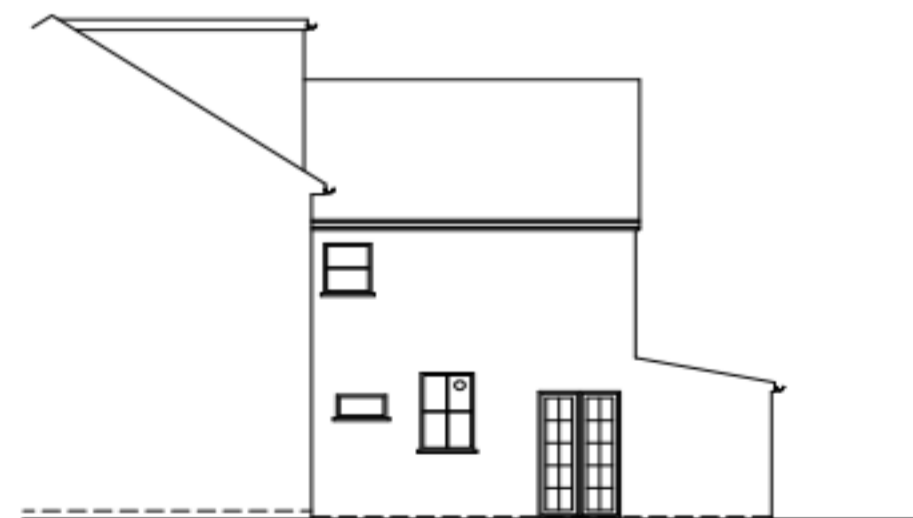
Revisions



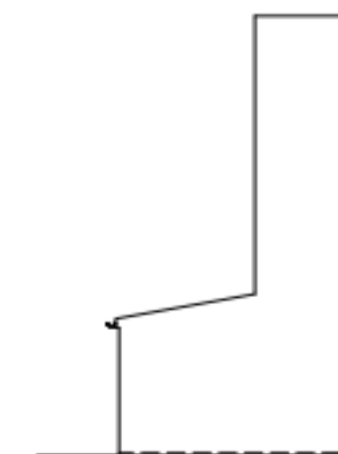
GROUND FLOOR PLAN



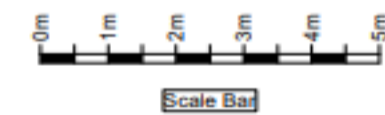
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



The contractor is responsible for checking dimensions on site before work is carried out.

client
Mr & Mrs R Bartolini

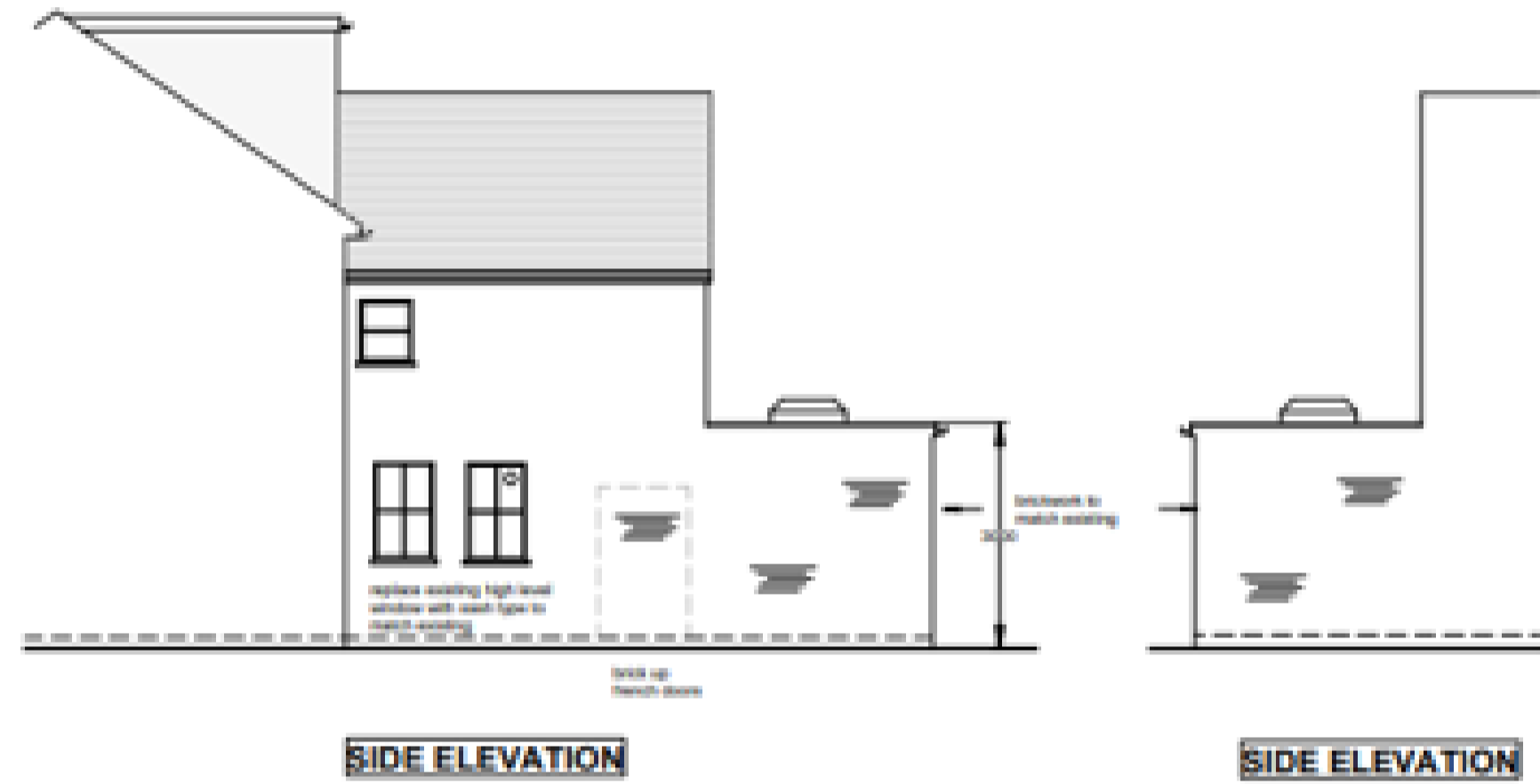
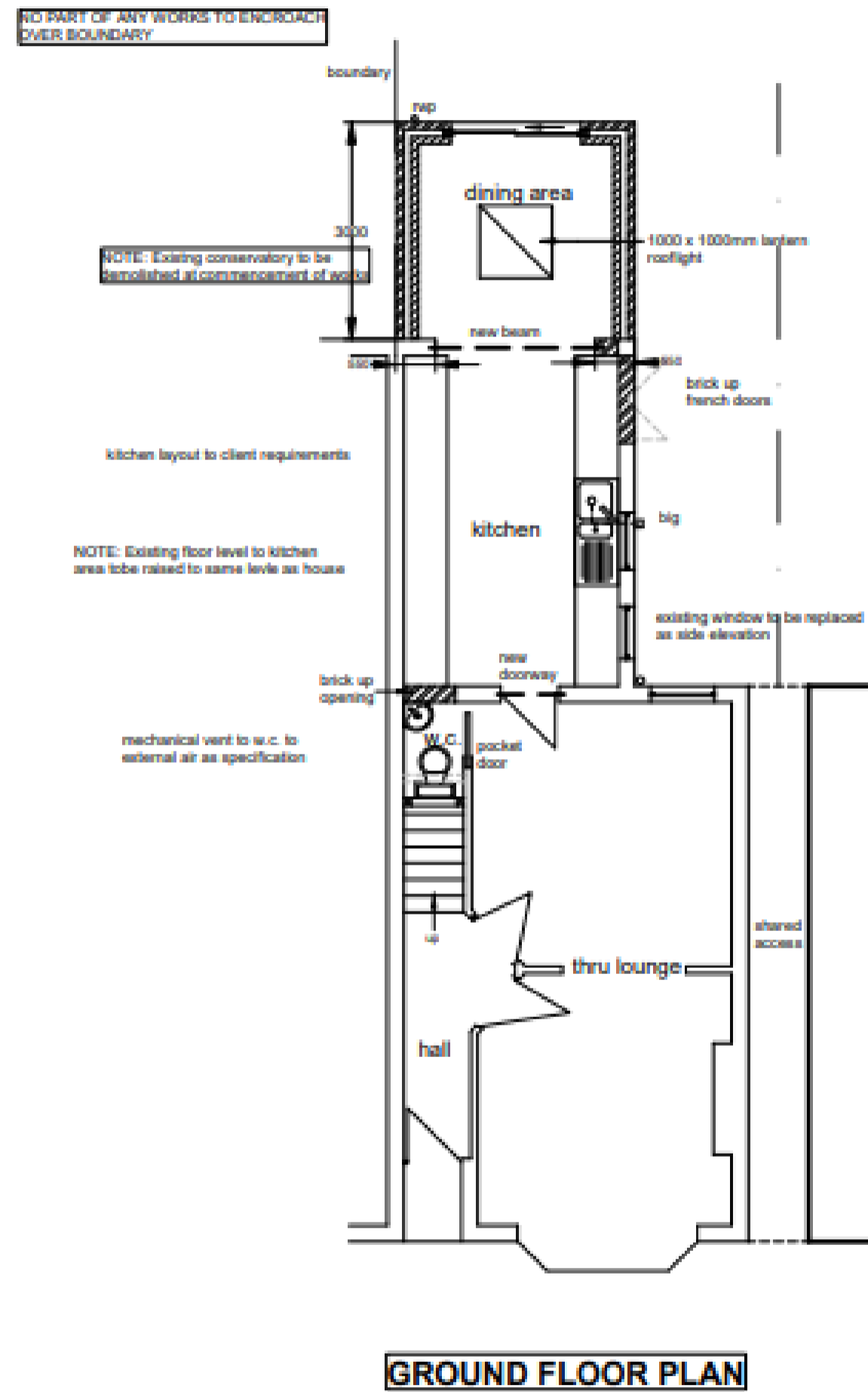
drawing title
Existing Plan and Elevations

site
70 Pinner Road Oxhey WD19 4ED

scale 1:100 @ A2	drawing no RB/70/100
date Nov. 2023	revision

Proposed

The application site seeks planning permission for a single storey rear extension



Heritage Statement

Oxhey Conservation Area

Oxhey Conservation Area was designated on 18th February 2013 under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The main aims stated within the original designation report for the Conservation Area (Watford Borough Council, 2013) were:

- To protect the area from inappropriate development which would harm the special character of the area;
- To protect the detailing to buildings which contributes to the special architectural and historic interest of the area;
- To help maintain the mixed use character of the area;
- To enhance the setting of local landmark buildings. Currently none of the houses within the existing areas are Listed or locally Listed.

The majority of the Conservation Area is heavily built up and has a strong sense of enclosure created by the tight formation of terraced properties along the streets. The key historic spaces here are found at road junctions, where feature buildings punctuate the townscape and the most interesting street relationships are found

Scale and design

Policy UD1 of the Watford Local Plan Core Strategy 2006-31 seeks high quality design in all new development. Paragraph 8.2 of the Residential Design Guide (RDG) states that extensions must respect the character and scale of the host building. The proposed extension complements the size, shape and character of the existing property.

The extension roof form, also respects that of the host property as well the neighbouring boundary of No68. The proposal therefore raises no concerns in terms of scale and the materials proposed match those used in the existing building.

Heritage Impact

Policy UD2 of Watford Local Plan Core Strategy requires that the historic environment is identified, conserved and where appropriate enhanced. In principle the removal of the existing canopy structure and infilling a smaller space is acceptable and will actually improve the appearance to what is currently existing.

The proposed windows, soffits, guttering and materials will all match those used in the original building. There are no proposed alterations to the frontage ie windows and front door. Therefore it is considered the scheme is a significant improvement and sufficiently preserves and enhances the conservation area.



REAR ELEVATION

Amenity/Conclusion

Residential Amenity

The application site seeks planning permission for a single storey rear extension. The proposal would have no adverse impact on adjoining neighbours as it would only project beyond the rear wall of adjoining rear wall by 3m which is compliant with the Boroughs design guide.

Therefore with the absence of any demonstrable harm caused by this new development, there would be no significant adverse impact in terms of loss of light or privacy, or overlooking nor any overbearing impact or visual intrusion to the adjoining properties that would justify a refusal of planning permission.

Proposed materials

It is proposed to match the existing brickwork.



Nation Planning Policy Framework

Sustainable and effective use of property

It is planning principle that the circumstances demonstrated above should be proportionate to potential harm caused. The Applicant is seeking to make a sustainable and effective use of their existing home, an objective which is encouraged by the Framework. As such the proposal seeks to improve and modernise the existing property to make it more comfortable and manageable for the appellant's growing family. Furthermore, due to the site circumstance and previously approved scheme, this is the only satisfactory approach to enable the required level of space. It is planning principle that the circumstances demonstrated above should be proportionate to potential harm caused.

The Applicant appreciates that the Framework attaches great importance to seeking a high quality of design and the proposal has been designed with this in mind. Paragraph 65 of the Framework indicates that permission should not be refused for development which promotes sustainability because of concerns about incompatibility with existing townscape; it qualifies this by saying “..if those concerns have been mitigated by good design”. The reasons discussed throughout this statement constitute as being material considerations towards design and in this case such mitigation could be achieved.

Conclusion

The Council's policies have been considered in reaching this conclusion, including Local Plan policies and Design Guide. There are no objections to these proposals in terms of the principle as there is only housing on the site and clear precedent by way of the recent applications in the nearby properties. There is not an objection to visual amenity, nor residential amenity and it is thought that the proposal will improve aesthetic appearance of the existing dwelling and character of the Conservation area.

