

Design Statement

31 North Road Avenue, Hertford, SG14 2BT

28.11.2023

2nd application for single storey rear & side extension to this semi detached house, following refusal of 1st application ref: **3/23/1419/HH**, submitted on 24th July 2023

The revised proposals take into consideration the Planning officer comments from the first application, and it is believed that the matters raised have been fully addressed and resolved in this amended scheme design.

- The new design is smaller, allowing for more space between the property and the adjoining property at number 29 North Road Avenue.
- The redesigned footprint to the extension is more rectilinear in outline, and this has enabled a more appropriate roof form to be used, which is predominantly pitched in profile.
- The new design also allows for the addition of 8-9 solar panels which will take advantage of the southerly aspect of the rear elevation, so as a renewable energy source will be a positive environmental contribution.
- There is limited visibility to the side of the house when approaching from North Road Avenue given relatively close proximity to the neighbouring house, and the side extension, given that its single storey and is set back from the front facade, will not have any significant impact on the street view of the house. The garage that currently exists in this location is in a poor state of repair, and will be removed to make way for the new extension.
- With regards to the Planning officer's previous concerns regarding visibility and possible visual impact of the extension when viewed from the public area to the road behind the house (Alexander Road/Chandlers Way), please refer to site photos below. These clearly demonstrate that this would appear to be a misunderstanding, as the single storey extension in previous and current proposals will not in fact be visible at street level given the fence line.





Based on the new amended design, and that there were previously no objections from any neighbouring properties, we believe these new proposals have more than addressed the concerns raised from the previous submission, and look forward to a positive outcome for this application.