

DESIGN & ACCESS STATEMENT

PROJECT: Single storey front extension to form new store and snug alongside porch with amended porch roof. Garage conversion to form a utility. Single storey rear extension to replace existing conservatory with new garden room and link plus new rear sliding doors and associated internal alterations. Minor alterations to the existing front roof to provide a gable above the existing 1st floor centre window.

LOCATION: 36 Rambling Way, Potten End, HERTS HP4 2SF

DATE: 5th December 2023

The existing site and property

The existing property is a detached 4 bedroom dwelling on the west side of Rambling Way. The property is set back from the highway and has a generous drive with parking for up to 4 cars.

The original property was built in the mid 20th Century and has been extended to the side and the rear with a new conservatory and a 2 storey side extension with a rear dormer window.

The property is of brick construction with yellow pebbledash render above the 1st floor sill level and to the single storey rear extension.

The property is within the Green Belt however the setting of the property is suburban and Potten End is classed as being a 'selected small village within the Green Belt' where house extensions are considered appropriate development under the Core Strategy Policy CS6.

The proposed works

It is proposed to provide a single storey front extension to provide cycle storage etc with front access in place of the current garage. A new utility room is shown in place of the existing garage. The adjacent office/snug is also extended to the front to align with the cycle store and the existing front porch and a new gable roof is shown on the porch in place of the existing lean-to roof. A small alteration to the existing house roof is also proposed to add a gable over the 1st floor centre window.

At the rear of the house it is proposed to replace the existing conservatory with a new garden room with a solid roof construction and rooflights. A new link is also shown to connect the garden room to the new kitchen-dining room.

The existing brick and pebbledash render walls are shown with a new smooth render finish and new sliding doors are included at the rear of the house to improve garden access and views.

The proposed changes will provide improved family accommodation for this dwelling while retaining and improving the existing character of the property and providing appropriate and sympathetic additions.. The materials and forms of the proposed alterations have been chosen to match and compliment the original property with new windows, doors, walls and roof tiles all to match the original house.

Impact of the proposal on the neighbouring dwelling

This proposed small front extensions and replacement of the ear conservatory will not introduce any overlooking or overshadowing of adjacent properties.

Conclusion

The proposals have been designed to provide beneficial additions and improvements to this existing dwelling while retaining the character of the original property and with no significant impact on adjoining owners.

The modest additions will not conflict with Green Belt policy as house extensions are considered appropriate in this small village within the Green Belt when they are sympathetic to the surrounding and do not affect features essential to the character of the village.