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DESIGN AND ACCESS / PLANNING / HERITAGE STATEMENT

Dormer roof extensions to front and rear, roof lights, alter elevations, refuse and cycle storage enclosures, install electric vehicle charge point, alter replacement front/side boundary fence, external ac unit, and all associated works.

Property Address: 53 Berks Hill, Chorleywood, WD3 5AJ,
Three Rivers.

November 2023

1.0 INTRODUCTION

1.1 This Design and Access / Planning Statement is submitted on behalf of the applicant in respect of a planning application for the works detailed in Section 3 below. This Statement should be read in conjunction with other drawings and documents accompanying the planning application.

1.2 This Statement comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;
- A summary of relevant planning history; and,
- An assessment of the proposed development against relevant planning policy.

2.0 SITE DESCRIPTION AND SURROUNDINGS

2.1 The application site is that of No. 53 Berks Hill. Berks Hill is a cul-de-sac residential street. The surrounding area is predominantly of residential character.

2.2 The property is detached and has an average size front curtilage and rear garden relative to the area. Land levels slope down to the south east. Mature trees and shrubs on and near the boundary provide much screening to the site.

2.3 There is variety in dwellings styles/treatments along Berks Hill and neighbouring roads. This variety is evidenced both in differing building forms, materials, and through a variety of extensions and personalisation of dwellings. A significant number of dwellings have been extended in the past.

2.4 The site is within flood zone 1 and thus with a low risk of flooding.



Figure 1 – No. 53 Berks Hill.

3.0 PROPOSED DEVELOPMENT

3.1 The proposed works are as follows:

- **Dormer roof extensions to front and rear:** It is proposed to erect two dormers to the rear roofslope and a single dormer to the front roofslope.
- **Roof lights:** It is proposed to replace a central rooflight to the rear roofslope, and install an additional rooflight in the front roofslope.
- **Alter elevations:** New window openings are proposed on the south elevation. New door and window openings are proposed on the north elevation. Detailing is to be added to the front elevation. The dwelling is also to be painted (and in this regard the applicants are amenable to discussing / agreeing colours with the Planning Authority).
- **Refuse and cycle storage enclosures:** Two timber structures are proposed to the front curtilage along the boundary for cycle and refuse storage. Both would have green roofs.
- **Install electric vehicle charge point:** A charge point is to be installed close to the boundary and near existing greenery.
- **Alter replacement front/side boundary fence:** A replacement timber fence is proposed along the southern boundary.

- **External ac unit:** A Daikin RXM71R2V1B AC unit is to be placed under the rear terrace decking. It is a particularly quiet model with noise levels below that of most fridges. Being sited under the decking would further enclose and attenuate any noise levels.
- All associated works

4.0 PLANNING HISTORY

4.1 Planning permission was granted in 2011 to extend and alter the dwelling (Ref. No. 11/0428/FUL).

4.2 A pre-planning application was made earlier this year in respect of works comprising loft extension including rear dormer and front rooflights, alterations to fenestration; construction of outbuilding; extension of rear patio and paved terrace area including alterations to land levels. The pre-planning response of the Planning Authority was that two pitched roof dormers would be preferred to a single flat roof dormer.

The proposed scheme has taken on board pre-planning feedback. Two rear dormers are proposed the scale of which would be well above eaves level and below the ridge height. Many of the works referenced in the pre-planning do not now form part of this planning application.

5.0 PLANNING POLICY

National Planning Policy Framework (2021)

5.1 The National Planning Policy Framework 2021 (NPPF) seeks to promote a wide choice of house types and home ownership. Para. 60 states:

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”

The proposed development would enhance the range of house types and house tenures available in the area.

Three Rivers Core Strategy (2011)

5.2 According to the Three Rivers Proposals Map, the site is affected by several designations (refer to Figure 1 below).

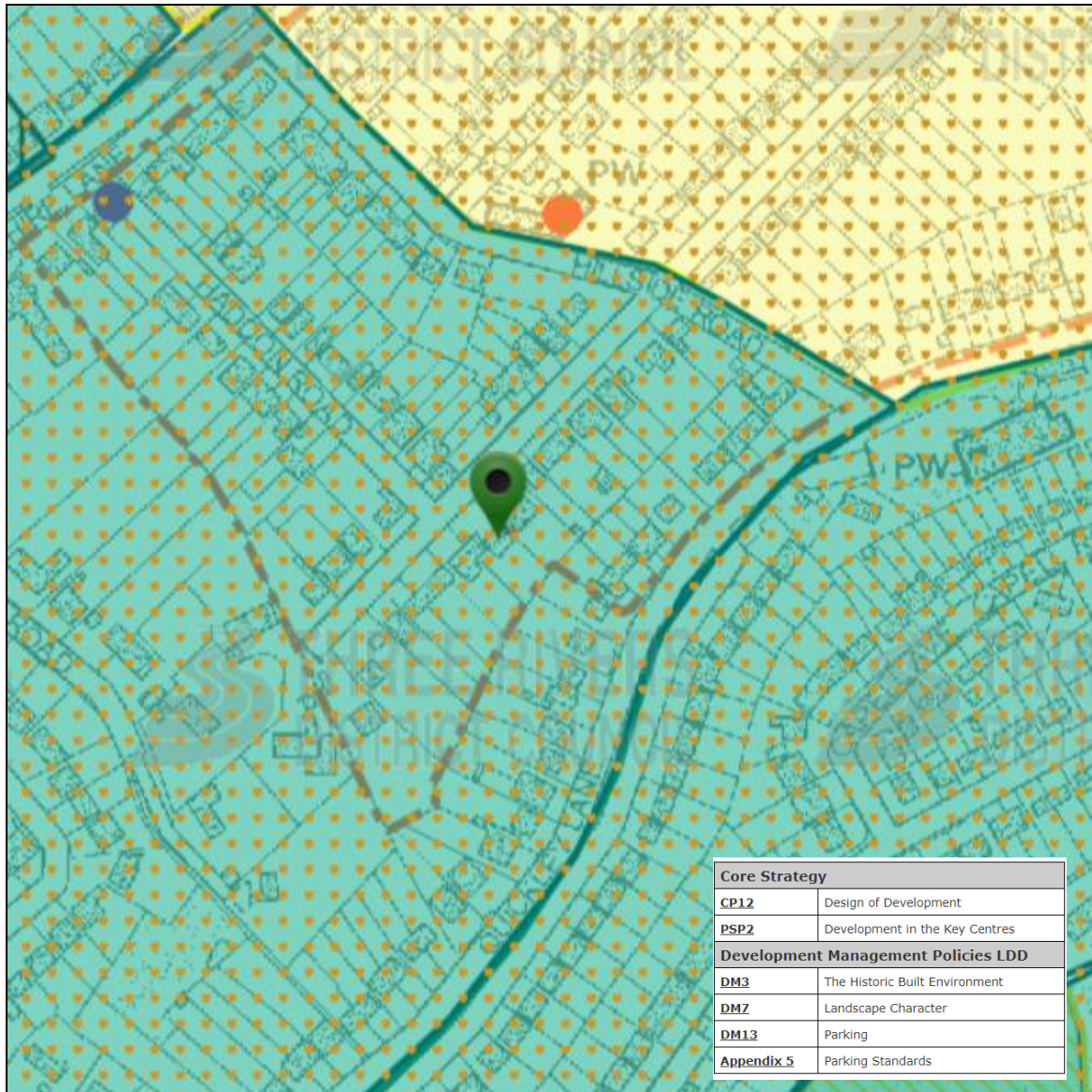


Figure 2 – Extract from Three Rivers Proposals Map. Red star denotes location of site.

5.3 Policy PSP2 (Development in the Key Centres) is relevant. In summary Policy PSP2 seeks to focus future development predominantly on sites within the urban area, and on previously developed land.

The proposed development would accord with this policy through providing an enhanced family size dwelling in a sustainable location.

Development Management Policies Development Plan Document (2013)

5.4 Policies DM1 (Residential Design and Layout), and DM7 (Landscape Character) are considered of relevance to the proposed development.

Appendix 2 (referred to in Policy DM1) sets out design guidance for new development and extensions. Privacy, prospect and amenity areas are set out as importance issues. It is considered the proposed development complies with Policy DM1 and Appendix 2 as follows:

- The extended/altered dwelling would be in keeping with scale and pattern of development nearby. The works would not be prominent to the streetscene.
- The property would retain two off street parking spaces.
- The works respect the character of the streetscene including with regard to roof form, positioning and style of windows and doors, and materials.
- There would be no adverse overlooking or overshadowing.

5.5 Policy DM7 sets out, in summary, that landscape features should be preserved and not adversely affected. *Given the minor nature of the works proposed, there would be absolutely no adverse impacts to the appearance or management of the landscape. The site is within an established urban setting.*

Residential Amenity

5.6 There would be no adverse impacts to neighbouring residential amenity. It can be conditioned that a new window opening in the gable side extension can be obscure glazed. Given the orientation of the dwelling and separation distances to neighbours, it is not considered there would be any adverse overshadowing.

New Local Plan

5.7 It is noted that Three River's new Local Plan (Preferred Policy Options) is at an advanced stage of preparation, and thus must be afforded some weight in terms of its policies. This draft plan has been reviewed and it is not considered there are policies within which differ materially to those existing policies discussed above.

6.0 HERITAGE

Assessment of the significance of the affected heritage asset(s)

6.1 The premises sits within the Chorleywood Station Estate Conservation Area. According to the Conservation Area Appraisal (2005) the special character of the conservation area is multi-faceted but is in large part derived from its historical origins, architectural detailing on buildings, use of traditional materials, verdant character, distinctive topography, and high quality views. The

application site is located in Sub Area 5 – Berks Hill. The Appendix to the appraisal does not note No. 53 as being of any particular merit and it is not included on the local list.

6.2 We note No. 53 was extended and altered previously on foot of a 2011 permission. We also note much precedent in the neighbouring area for extensions / alterations.

6.3 The overall property is of moderate architectural and visual merit. The proposed works will enhance the visual appearance of the dwelling and afford it more detailing, articulation and architectural interest. This will only serve to enhance the appearance and setting of the conservation area.

Impact of the proposed advertisement on that significance including any measures to mitigate potential harm and/or better reveal significance.

6.4 Whilst the important scenic, historic and architectural features of this building and wider area are noted, the primary setting of the application is that of residential and the proposed works will not later this. There are already many examples in the surrounding area of works of the nature proposed.

6.5 The proposed works are modest and subordinate in nature. Accordingly, it is not considered there would be any adverse impact to the special character or appearance of the conservation area arising from the development. The property has minimal visibility in the public realm by virtue of its set-back, and proposed front curtilage planting.

It does not directly abut any listed building or its curtilage.

6.6 4D Planning have a recent upheld appeal decision for works in a conservation area whereby the Planning Inspector fully accepted that there can be differences and subtleties between properties in conservation areas even when publicly evident. In Appeal Ref. No. APP/Q5300/D/21/3274676 concerning a hip to gable, rear dormer and other alterations to a property in a conservation area, in upholding the appeal the Inspector noted:

“Whilst I accept that this would involve a change to the appearance of the front elevation, it would not, in my judgement, significantly affect the character or appearance of the host property or the contribution that it makes to the MCA. As I confirmed above, there are a variety of roof styles and building forms within the area. Some properties have projecting gables at the front or two storey gables to the side (including No. 9). The proposed gable end would not, therefore, be out of

character within that context, it would be subservient and proportionate and would add to the variety of building styles/forms that is a feature of the area”.

It is submitted that a similar view as taken by the Planning Inspector in this appeal decision could equally apply at No. 53. The works would be subservient and proportionate and would add to the variety of building styles/forms that is a feature of the area.

7.0 CONCLUSION

7.1 The proposed use would enhance the variety of residential accommodation in the area. There is much precedent in the area for extensions/alterations to dwellings.

7.2 The proposed development is considered to be in compliance with NPPF policies, the Three Rivers Core Strategy and Development Management Policies Local Development Document.

7.3 Recent pre-planning engagement has informed the submitted scheme.