

An architectural rendering of a modern house with a dark roof and white walls. The house features a large front porch and a two-car garage. A red car is parked in the driveway. The property is surrounded by lush greenery, including a large tree on the left and a smaller tree on the right. A white fence runs along the front of the property. The overall scene is set in a bright, sunny environment.

Design and Access Statement

6 Allum Lane, Elstree

Property as existing

Existing house was a detached, four bedroom property. Detached garage was added in May 1990.

Planning approval was obtained in 2021 for garage removal, side and rear extension and alterations to fenestration and boundaries.

Single storey garage was also included as part of this application but it was considered visually inappropriate and was therefore removed.

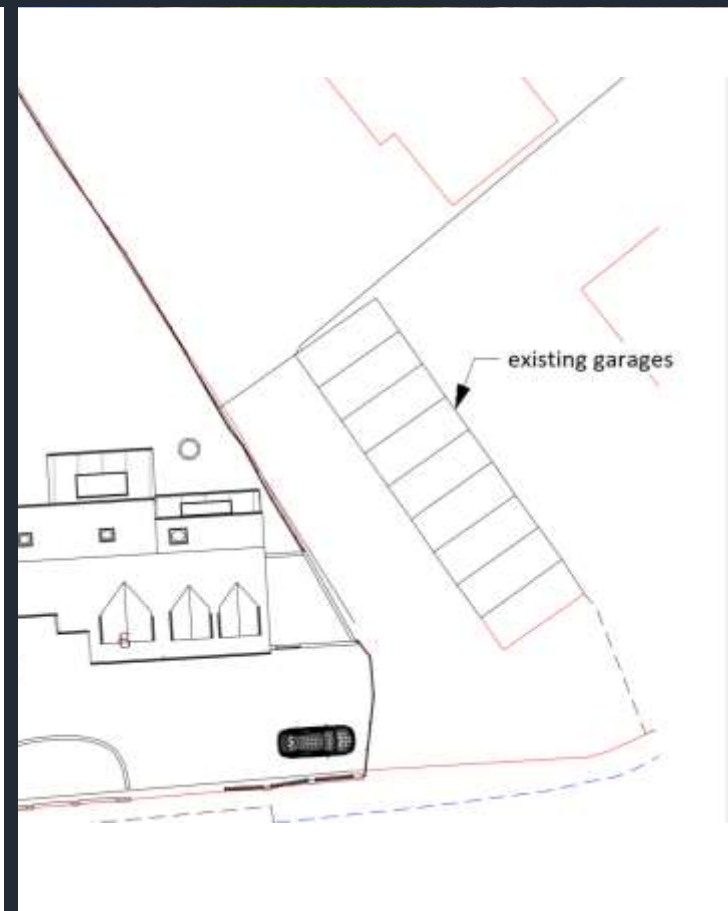


Existing site frontage

Source: Google maps



- Photo on the left shows the area where proposed garage was originally suggested to be erected (neglected and visually not attractive)
- This space was now cleared out as part of ongoing approved works (as can be seen on the photo on the next page)
- While it is south-east facing, its exposure to general public does not make it suitable for use as a private garden space
- Garages used by occupants of nearby blocks of flats (photo on top) make the proposed area appropriate to be used for garage/bike/bin store and avoid bins to be visible from street as they were previously



Previous proposal and similar outbuildings



- Single storey building of rectangular shape was previously proposed to be erected in the south-east corner of the site
- Existing timber fence and rendered walls approved would make this area suitably screened from general public
- Similar single storey bike/bin store was approved and built nearby at Lodge Avenue
- Single storey garage (albeit screened well by vegetation) is also in existence at the site across the street of Allum Lane



Proposed outbuilding with reduced footprint would fit well with existing house;
it would be rendered to match the main property with felt (or green) roof and dark coloured doors to match main entrance door

