

DESIGN AND ACCESS STATEMENT

2 NEW ROAD, SHENLEY, HERTS, WD7 9EA

1 Introduction

2 Description of development and immediate planning precedents

3 Policy context

4 Heritage Statement

5 Conclusion

6 Site photos

1. INTRODUCTION

This report relates to our proposal for a first floor side extension over the existing ground floor side extension below at 2 New road, Shenley.

The application site is a semi-detached cottage located in the Shenley Conservation Area. It is 2-storey, white rendered with a clay tile roof. The original house was built with 2 rooms to the ground floor and 2 bedrooms to the first floor with a single storey projection to originally house a kitchen and store although this is now a ground floor bathroom and utility room. There is a single storey side extension built approximately 30 years ago originally as a garage and then converted at a later date to a kitchen/dining/living room.

2. DESCRIPTION OF DEVELOPMENT AND IMMEDIATE PLANNING PRECEDENTS

The applicants need additional bedroom space on the first floor.

The proposal is for a first floor side extension over part of the single storey ground floor extension to house a new bedroom and dressing room and improved first floor bathroom facilities. It also includes a double storey element to the rear of the kitchen.

Please note that although we are aware that Hertsmere's policy is usually for a side extension to be no more than half the width of the house, following our pre-app submission and response from the Heritage Adviser the scheme as submitted is considered to be clearly subservient to the host dwelling. It should be noted that we are looking to match the principle of the attached house which already has a first floor side extension that is approximately equal in width to the host dwelling and therefore create a matching pair.

3. POLICY CONTEXT

- As mentioned above the proposal is for more than half the width of the house but less than the width of the host dwelling and will match the attached house. This was considered likely to be acceptable as per the conclusion of the pre-app report.
- First floor side extension set back from front elevation by 1m and consequently the ridge line of the extension is lower and subservient to the main roof.
- The location of the side extension has no negative impact on any amenity or overlooking of the neighbours. Please see the 45° lines marked on drawing 808-P04. Horizontal lines are bisected but the difference between the existing and proposed in the horizontal plane is minimal so the proposal has very little negative impact. Most important in this situation are the vertical 45° lines shown in the site section which are not bisected by either the existing or proposed situation.

- The new side window at first floor will be obscure glazed.
- The extension will be white render so is in keeping in terms of character and appearance to the existing house and the conservation area. The new roof tiles will match the tiles of the main roof.
- Bedroom numbers remain the same so there is no change to parking standards.
- Please refer to section 3.4 of The Shenley Plan 2019-2036 (adopted May 2021): Age structure, tenure and future shifts. The applicants wish to remain in their house but provisions on the first floor are not ideal. The extension will allow for improved bedroom and bathroom accommodation and future-proofing the house for residents in the 65+ age bracket as mentioned in the report.

4. HERITAGE STATEMENT

The application site is located within the Shenley Conservation Area. New Road consists of mainly cottage-style dwellings, some similar sized and semi-detached like the application site and others detached and varying in size.

We feel that we have produced a scheme and design that respects the Conservation Area. In order to achieve this we have liaised with the local authority through the pre-application advice process and received a positive response. In particular we have matched existing materials especially in relation to the application site and attached house, namely white render and matching roof tiles. Windows to the front and rear have been amended by request of the Heritage Adviser to match the existing house and ensure they are in keeping with the street scene.

5. CONCLUSION

We feel that our proposal will be in keeping with the surrounding houses and street scene within the conservation area and serves to match the pair of semi-detached cottages and this is backed up by a positive pre-application report and Heritage Adviser's comments. It is also in line with The Shenley Plan policy for the 65+ age group.

6. SITE PHOTOS

