

# 95 BRIAR ROAD

JANUARY 2024



## Design & Access Statement

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PERMITTED DEVELOPMENT APPLICATION FOR A SINGLE STOREY REAR EXTENSION AND  
INTERNAL CONFIGURATION.  
VERSION 1.0

**Yellow.**

All Images for representation purpose only.

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# Executive Summary

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This Planning Statement has been prepared to explain the proposal for a single storey rear extension and internal configurations, which has been developed in accordance with the National Planning Policy Framework (NPPF), Permitted Development Technical Guidance, the Watford Borough Council (Local Plan), and to meet the needs of the county and borough.

**Planning Permission is sought for:**

A SINGLE STOREY REAR EXTENSION AND INTERNAL CONFIGURATIONS.

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## Introduction

Briar Road is in North Watford and is located in the London region of England. The postcode falls within the Stanborough ward/electoral division, which is in the constituency Watford.

Most properties in WD25 0LQ are owner-occupied, with the remaining ones being privately rented.

## Site & Surrounding Areas

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All dwellings in WD25 0LQ are houses, with both end-terraced and terraced. Property 95 Briar Road is a double-storey, end-terraced house. It is not listed, nor is the site located in a designated conservation area or Green Belt.

## Planning History

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N/A

## Existing Structure

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The existing ground floor entrance opens up to a small porch space that leads to the hallway. The hallway further connects to two different rooms: 1) the living room and 2) the kitchen. The kitchen is then connected to the dining and a utility/storage area. Additionally, on the ground floor, there is external access from both the dining room and the utility area. This configuration accommodates the site's gradient.

The existing first floor consists of two double bedrooms and a shared bathroom.

## Permitted development Proposal

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The proposal has been designed in accordance with the NPPF and the Permitted Development Technical Guidance.

The design and layout of the proposed development align with the existing character of the area, recognizing the scale, mass, and roof form of the surrounding buildings. The proposed development is sustainable and aligns with the standards set by the the Watford Borough Council.

The details of the proposed structure are as follows:

## Proposed Structure

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The proposed ground floor has been modified in a way where the hallway connects to the ground floor bedroom and a foyer.

The foyer further leads to an open kitchen and a casual living space which is then connected to a dining area. The dining area has been extended further to accommodate an internal courtyard. The internal courtyard is a step down area with an atlas roof Lantern skylight above. Additionally the Dining has external access from the garden.

The proposed first floor and roof remains the same.

### Access

The main access has been retained, and the ground floor can also be accessed from the side passageway leading to the Dining area.

## **Tree Survey**

The changes that have been proposed do not affect any areas outside the demise of the landowner, and the changes do not result in any trees being affected. Thus, a tree survey won't be required.

## **Materials**

All material choices will match the existing structure so that the proposed is indistinguishable from the current building.

## **Planning Policy Context**

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The NPPF emphasizes making effective use of the land. Paragraph 123 states, 'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.' The proposed development aims to use the existing land effectively in accordance with the NPPF to meet the growing family needs.

Paragraph 135(c) of the NPPF states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. The proposed development is designed to be sympathetic to the local character of the area as per the NPPF and the Permitted Development Technical Guidelines.

The proposed single storey rear extension and internal modifications conforms to the PD Technical Guidelines and is designed to 'improve and extend the home' under class A.

The Permitted Development Technical Guidelines are prepared in order to assist the property owners / architects / developers to formulate design proposals for development of new housing or extensions to the existing houses. The proposed extension is designed conforming with the guidelines laid down in the Residential Design Guide.

Below are relevant points to the following extension and house changes for 95 Briar Road :

**Layout:** The proposed layout takes into account the 'appearance, scale, form, setting, character, and building line of the prevailing pattern of development in the locality.' 95 Briar Road sits along a street.

**Building Scale and Massing:** The proposed extension does not affect the scale from the front or the side since there is a ground floor rear extension. The existing height of the building remains the same as there is no modifications done for the first floor.

A.1(b) in the PD Guidelines state that: **the total area of ground covered by buildings within the curtilage of the dwelling should not exceed 50% of the total area of the curtilage.**

**Area:** The area of the the proposed dwelling does not exceed the area of the existing building.

A.1(c) in the PD Guidelines state that: **the height of the part of the dwellinghouse enlarged,**

**improved or altered should not exceed the height of the highest part of the roof of the existing dwellinghouse.**

**Height:** The height of the proposed is "appropriate in the street scene", the rear extension at the rear follows the existing height of the roof.

A.1(g) in the PD Guidelines state that: **for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey that should not exceed 6 metres in length and 4 metres in height.**

**Length :** The length of the proposed extension does not exceed 6 metres.

**Height:** The height of the proposed extension does not exceed 4 metres.

A.1(h) in the PD Guidelines state that: **the proposed dwelling be within 7 metres of any boundary of the curtilage of the dwellinghouse being**

**enlarged which is opposite the rear wall of that dwellinghouse**

**Distance:** The proposed extension is in conformity with the suggested distance between the extension and the rear boundary wall.

Development is permitted by Class A subject to the following conditions-A.3(a) **the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse**

**Materials:** The proposed extension works will be constructed using the same materials to the local context. The front facade will mirror the neighbours' adjoined to make a symmetrical pair. The "colour and tonal" specialties of the materials will match to the neighbouring buildings.

The proposed extension does not adversely affect the level of amenity enjoyed by neighbours. The proposed extension is designed in such a way that it does not result in any significant loss of privacy to neighbouring houses. None of the windows to habitable rooms directly face each other.

**Access, parking, garaging and servicing:** The proposed has no effect on the existing access, parking and servicing of the property. This doesn't affect any refuse/recycle storage systems that are already in place for the householders.

**Infill development and extensions in established residential areas:** The proposed extension is "compatible with the architectural style, roof form ,windows, detailing and materials of the host building".

# Conclusion

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The proposed application is for a single storey rear extension and internal configurations. The proposed development is designed with consideration of the policies set out in the NPPF, residential design guide, and Permitted Development Technical Guidance. It is intended to conform to the character and appearance of the area and the neighboring residential amenities.

The sole purpose of the proposed development is to meet the growing needs of the family and accommodate them.

For the aforementioned reasons, the development is considered appropriate for the area. Therefore, it is humbly requested that the Local Authority grants planning approval for the proposed application.



# Design & Access Statement

## 95 BRIAR ROAD



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