

Planning Statement

HORSE AND GROOM
LEVENS GREEN
OLD HALL ROAD
WARE
SG11 1HD

DEMOLITION OF EXISTING DOUBLE GARAGE WITH CONSTRUCTION OF A SINGLE STOREY GAMES ROOM, GYM AND STORE WITH SIDE FACING DORMERS.

Prepared by:

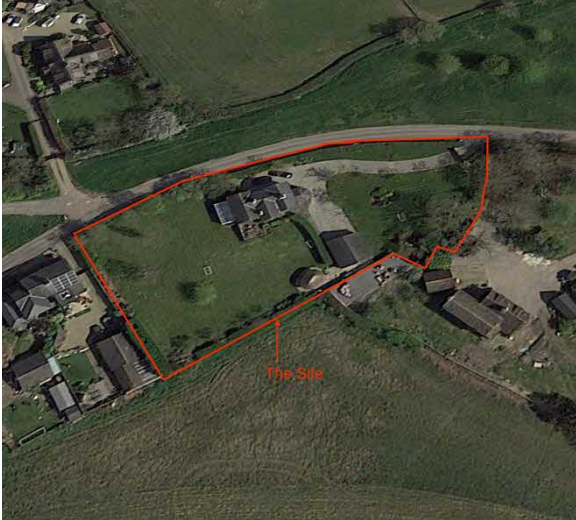
Äroland
Design

3 CHURCH WALK, SAWBRIDGEWORTH, HERTFORDSHIRE CM21 9BJ

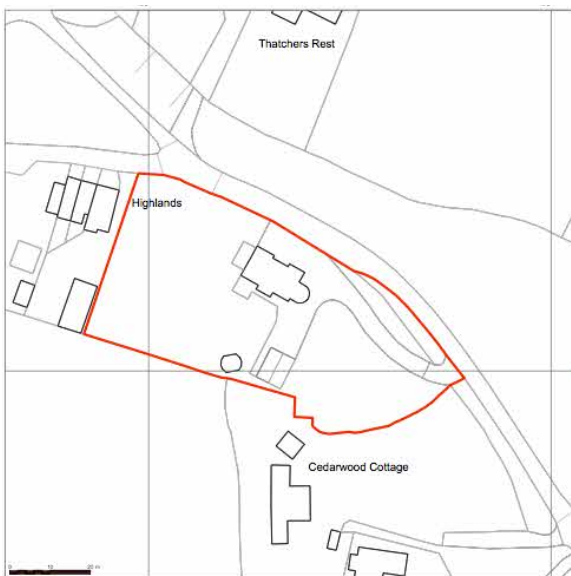
On behalf of:



1.0



Aerial Plan



Existing Site Plan - NTS

The illustrations in this statement contain drawn information at a reduced scale. Please read in conjunction with the scaled drawings submitted as part of the submission.

Introduction

This Planning Statement is submitted in support of a Householder Planning Application for the demolition of an existing single storey detached double garage with the erection of a single storey gym/ store with a games room to the loft space and side facing dormers.

The application site is located within the Group 3 Village of Levens Green and is occupied by a two-storey detached dwelling house and a number of domestic outbuildings. The site is located outside development zones, beyond the Green Belt and within an Area of Archaeological Significance (AAS334).

The application site relates to the residential curtilage of a detached Two-storey dwelling known as Horse and Groom, located on a generous plot. The site benefits from existing vehicular access from Levens Green.

The existing detached dwelling house on the site is set back from the highway and located towards the northern side of the substantial site. An existing garage is located along the southern boundary to the rear of the dwelling with a further gazebo to the rear of the dwelling.

The replacement gym and games room will be constructed to match the existing footprint of the garage, set at an angle and set back from southern boundary by 1.3m and 2.5m respectively.

The following aims to demonstrate the above summary in more detail and support our view that this application will complement the visual appearance and character of the existing setting and sympathetically respond to the neighbouring and the host dwelling, whilst having regard to the planning policy context.

The statement will address the design principles and concepts that have been applied to the scale, layout and appearance characteristics of the proposal. Particular attention has been given to preserve with particular regard to the open countryside setting without detracting from the appreciation of the existing generous plots and distinctly separate dwellings.

Existing:

The existing site measures: 3317m²
Existing dwelling : 177 m².

The existing garage measures: 54.50m².
The proposed gym and games room is to match the footprint of the existing garage.

This existing buildings calculates as 7%
Currently built on within the curtilage.



Extract from Proposed Site Plan – NTS

2.0

3.0. Planning Policies

HA1 - Designated Heritage Assets - East Herts District Plan 2018
HA3 - Archaeology - East Herts District Plan 2018
DES4 - Design of Development - East Herts District Plan 2018
VILL3 - Group 3 Villages - East Herts District Plan 2018

Where an aspect of the design has the potential to affect this adversely, the statement will explain ' necessary, and what measures have been taken to minimise its impact.

PROPOSED GYM AND GAMES ROOM:

- i. Single storey with loft
- ii. 54.50sqm.

Materials :

- iii. Timber frame.
- iv. Roof: Slate.
- v. Walls: Millboard composite weatherboard- board and batten cladding .
- vi. Window: Timber casement
- vii. Doors: PCC Aluminium.
- viii. Black fascia, soffits and rainwater goods.

The application comprises this supporting statement and the following plans:

- 0439_0020_P - Existing Location and Block Plans
- 0439_0021_P - Proposed Location and Block Plans
- 0439_0100_P - Existing Plans and Elevations
- 0439_1000_P - Proposed Plans
- 0439_1200_P - Proposed Elevations_Section AA

Access:

Issues regarding accessibility for disabled people has been considered. The site is relatively flat and would be considered a level access.

The proposal does not affect Part M.

GBR2 - Rural Area Beyond the Green Belt - East Herts District Plan 2018
HOU11 - Extensions and Alterations to Dwellings, Residential Outbuildings and Works Within Residential Curtilages - East Herts District Plan 2018
TRA3 - Vehicle Parking Provision - East Herts District Plan 2018
NPPF - National Planning Policy Framework -

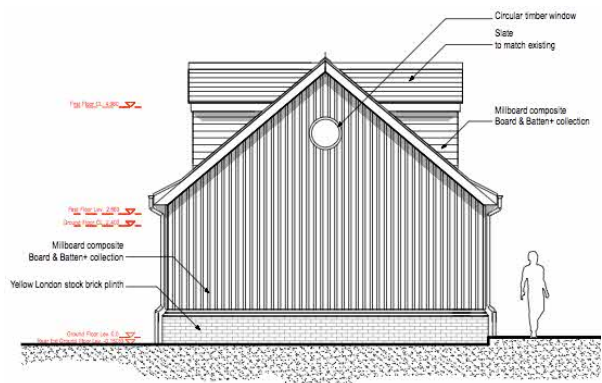
4.0. Site Photos



5.0 Design Proposal: Scale, Layout and Appearance



Proposed Side Elevation

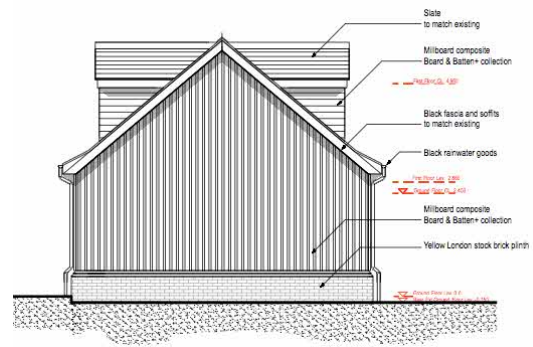


Proposed Front Elevation

The finish of the carport proposes to use vernacular materials to reflect those used within the surrounding setting and in combination create a harmonious appearance for incidental views. The proposed gym and games room would be clad in a board and batten timber effect cladding with a low brick plinth in London yellow stock brick and slate to match the existing garage.



Proposed Side Elevation



Proposed Rear Elevation

The eaves would be set at 3.2m high with a low 35 degree roof pitch to a maximum height of 5.6m. The games room is set lowered within the loft space to reduce the bulk towards the neighbouring boundary and to ensure an appropriate scale and size in relation to the surrounding context of mature trees and tall hedges.

The intention is to ensure that the gym and games room is modest and predominantly concealed from views from the highway. Furthermore, the gym and games room is matching the footprint of the current garage, thereby not detracting from existing views across the open countryside or lead to any visual intrusion into the open rear gardens to the southern side of the curtilage or reducing the landscape dominated character of the site.

There would be no additional overlooking or adverse impact upon the amenity of the adjoining house Cedarwood Cottage given the position of the gym away from the side elevations of the adjoining property with a distance of 18m. Additionally, the proposed structure is set away from the boundary to Cedarwood Cottage by 1.3m and 2.5m.

6. Parking.

The demolition of the existing garage would result in the loss of 2 no. covered car parking spaces. The existing dwelling is provided with a further 4 surface level parking spaces within its frontage, which is in accordance with the Council's Parking Standards and Local Plan Policy GEN8. The site frontage also accommodates turning provision such that vehicles can exit the site in a forward gear. The proposal will therefore not result in the loss of car parking spaces.

7. Recent planning history.

The following proposal was granted planning approval July 2021;

Proposal: Removal of conservatory. Construction of two storey side extension, change to fenestratic alteration to front porch, single storey rear extension, conversion of detached garage, garage roof height raised to create mezzanine floor with new windows and doors.

Application number: 3/21/1102/HH.

Following comments were made in relation to the proposed garage alterations as part of the officer report:

“Alterations to the Garage

The proposed works to the existing garage would comprise of the raising of the roof of the building by approximately 1 metre and the conversion of the structure to create a games room, gym and store. Alterations to the fenestration of the garage are also proposed which would comprise of the addition of new window and door openings and 4no. rooflights. The proposed materials of construction would match those of the existing garage. The proposed extension and alteration of the garage are considered to be acceptable.

It is noted that the proposed enlargement of the garage and its conversion would result in a building that could potentially be used as independent living accommodation separate to the main dwellinghouse. A condition restricting its future use to uses ancillary to the main dwellinghouse is therefore recommended.

It is considered that the design and layout of the proposed development relates satisfactorily to the property. The proposal therefore complies with Policies GBR2, VILL3, HOU11 and DES4”.

“Neighbour impact

The proposed garage extension would increase the height of the existing structure from 4 metres to 5 metres. The enlarged garage would be set back from the southern boundary by approximately 1.3 metres and as such would be visible from the garden of Cedarwood Cottage. A separation of approximately 18 metres would remain between the rear elevation of the garage and the flank wall of Cedarwood Cottage. While it is acknowledged that the proposed garage enlargement would result in a structure that is more visible from within the adjacent site, it is not considered that it would result in a significant loss of outlook, overshadowing or overbearing impacts that would be sufficient to warrant refusal of the application.

It is considered that the proposed development would not give rise to material adverse impact on the occupiers of adjoining properties by reason of loss of light, overshadowing, overlooking or overbearing impact. The proposal therefore complies with Policy DES4. “

In principle the proposed replacement gym is designed in accordance with the previously proposed garage conversion in that it will contain the same elements of use as well as a games room to the loft space. In the notes above it is considered that the principle of an increase of the height of the existing structure would not result in a significant loss of outlook, overshadowing or overbearing impact.

Furthermore, in relation to the previous comments and the approval notice for the conversion of the existing garage, it can be confirmed that the gym and games room shall be used for ancillary residential

purposes in connection with the host dwelling and shall not be used for commercial purposes or living accommodation independent of the main dwelling.

8. Conclusion

In summary, it is the applicant's case that the proposed gym and games room would represent a sustainable development with a harmonious structure complementing the existing setting in line with Policy H8, GEN 2 Design.

It is considered that there would be no adverse impact upon the visual character of the landscape with the design and massing of the built form having clear regard to the open countryside in terms of locality and scale. Overall, it is submitted that the character and appearance of the area would be safeguarded.

The proposal would have no detrimental impact in the views and the living conditions of adjacent occupiers and their amenity generally. (Policies H8, GEN 2 Neighbour's amenity).

Adequate car parking in accordance with the adopted standards would be available to future occupiers, and these would also have access to an effective and private amenity space.

Given the above and the presumption in favour of sustainable development in the current National Policy Framework and the onus on councils to grant consent unless it can be demonstrated that there are adverse impacts which significantly outweigh the benefits, the applicant hopes the Local Authority will look favourably on this application.