

PLANNING & DESIGN ACCESS STATEMENT & HERITAGE STATEMENT

FOR

New Four Bedroomed Dwelling

At

**Land Adjacent
10 Kindersley Way
Abbots Langley
WD5 0DQ**

December 2023

ARCHITECTURAL DRAWING SERVICES
36 Charlesworth Close Hemel Hempstead Herts HP3 9EW

PLANNING & DESIGN ACCESS STATEMENT

**Land Adjacent
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WD5 0DQ**

New Four Bedroomed Dwelling

INTRODUCTION

The existing property is a four bedroomed detached property built in the 1960's. It has a bay window to the front with pitched roofs and facing brickwork with tile hanging and is similar to other building in the locality. There is a detached double garage to the side with rear garden access behind.

It is proposed to demolish the garage and provide a 4 bedroomed detached house with access maintained to the existing house to the rear garden.

ASSESSMENT

The new dwelling is proposed to match the design features of the existing house and provide an additional dwelling house to the side.

DISCUSSION AND PLANNING ISSUES

The design matches other properties in the area and has been designed with pitched roof of the same pitch and with materials to match.

Impact on the street scene.

The proposal is set on a substantial plot with a good 2m gap to the side of the adjacent extended property. The existing property is to be extended to the side and front to provide a porch with some internal alterations proposed. The site is at the bottom of a hill with houses being stepped as they come down the hill. No change to the step to the properties is proposed. The neighbouring property to the left is further up the hill being 1.5m higher than the subject site.

Car Parking

The existing property and new property will both be provided with three off road parking spaces with the existing cross over provided for the new dwelling and a new cross over for the existing house.

Amenity Space

Rear garden space proposed is of a good size being some 21m in length. The rear garden is of a size to provide excellent amenity space for both properties.

Disabled access

The new dwelling will have level threshold access with sockets being positioned at appropriate height for use by a disabled person. Good sized doors will also be provided and a ground floor WC.

Conclusion

We believe that the proposed dwelling will sit nicely in the street scene and provide a further property within the village location. Its size design and aspect are all in keeping with the location.

Off street parking is provided and the amenity space is of a good size.

We do not believe there is anything detrimental to a favourable planning response. The provision of additional "infill" housing has occurred many times in recent years and this scheme is considerable to be a positive proposal based on other similar approved schemes. There is also a infill development currently under construction further up the street.