

DESIGN & ACCESS STATEMENT

for

PROPOSED EXTENSION
TO

at

**27 Fanshaw Crescent
Ware
Herts
SG12 0AR**

2993 / Doc / 01

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DESIGN & ACCESS STATEMENT

Re: Proposed Extension, 27 Fanshaw Crescent.

This design & access statement is relative in detail to the aims of the planning application it accompanies and is produced to highlight matters and support the proposed scheme.

History:

Within this site there is a single semi-detached dwelling, which forms part of the overall original Fanshaw Crescent development, the house is two storey with a single storey rear historic addition. It is located within the core of the housing development with a vehicle access and parking area to the front of the main house.

The site is bounded to rear and sides with a mix of close boarded fencing and planting, there is good separation to the rear and the houses beyond in Page Hill. The house is attached to one side with good spacing to property to the East.

The Proposal

In terms of planning policy, the construction of additions are deemed acceptable provided they cause no undue harm to the surroundings and character of the area, are not to the detriment to adjoining owners and provide a positive enhancement to design.

This scheme is for the extension of the existing previous rear flat roof addition to the rear and side together with the erection of a front entrance porch with a small pitched roof.

The extension takes the form from the style of the existing house and those around and is in keeping with other adjacent properties.

This property is located to the West of the immediately attached house; the main bulk of the addition is to the North aspect of the building which has no greater impact on the neighbouring house than the extension of that property had on the original host property before it too was extended. The single storey front porch is low key and similar to others in the road.

The scheme has been considered relative to all prevailing site conditions and applicable policies. The site does not fall within a Flood Risk Area and is outside the conservation area. The building is not listed.

The plot size is adequate to accommodate the dwelling and extension as shown and is not over development of the site.

The small side addition is set to retain a side access to the property, similar to the adjoining property at No.25, while also allowing for semi enclosed bin storage and a projecting front porch.

The side extension does not exceed 50% of the width of the original dwelling.

Planning Considerations:

- Living conditions of neighbours
- Any harm caused to the character and appearance of the area and street scene.
- Any harm to trees of amenity value.

The proposal is such that it is of a size and design not dissimilar to the adjoining properties within this particular area of Ware which have already been extended and is not disproportionate for its position in the locality.

There would be no impact on any major street scene due to the positioning of the property within its own development and street. The complete design package would provide a positive enhancement to the building, balancing dwellings while still maintaining a mix of styles.

It is appreciated that the current situation has the neighbours existing flat roof rear addition projecting approximately 400mm further into the rear garden than that of the historic extension on the host property, so they are currently similar. The proposal will provide an addition of a further 2m projection from the neighbour's rear extension.

While this forms a larger extension it forms a situation not dissimilar to what is allowable in terms of neighbour impact under permitted development, where a 3m extension from the original rear wall of a semi-detached property on the boundary, subject to certain height parameters is permissible. While not measured from the original rear wall but from the extension points of both houses, the impact on the neighbour is no different to such permitted development rulings.

The neighbour has been consulted at the initial design stage and has confirmed to the clients that they have no objections to the scheme.

National Planning policy Framework 2012:

The NPPF states that local plans should set out policies that use buildings to create attractive and comfortable places to live and supports the refusal of applications that are of poor design that fail to improve the character and quality of an area. It is, however, proper to seek to promote or reinforce local distinctiveness. Furthermore paragraph 64 states permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. We firmly believe that the submitted proposals are in line with these requirements.

Neighbour Impact:

There is no perceived undue additional impact upon neighbours with the extension. To the immediate neighbour to the West, the single storey extension is far enough away as to have no adverse impact and there are no direct overlooking windows to their private amenity space.

Good frontages and spaces between dwellings are no different to that which exists retaining the random pattern of development to the area.

Although in the course of building works it is inevitable that there will be a degree of disruption and some inconvenience to neighbours but this is relatively short lived in the overall scheme of things. Subject to approval any contractor on site would be part of the 'considerate builder's scheme' to help minimise disruption. The working and storage of materials on site would be very specific regarding the areas for both, to maintain good public relations.

Access:

The existing private access point from the road is retained without alteration and the existing parking space will be retained and improved

Disabled access will be catered for in retaining a hard level surface from the access drive to the principle entrance of the property and any new paving will be formed as to be permeable.

Ware has direct main rail services to surrounding towns and local bus routes. The area is well serviced for access and travel and shops without further requirements, therefore the development is, in this respect, sustainable.

Emergency vehicles have easy access due to the location of the property and house position.

Conclusion:

In concluding we would submit that this building design clearly shows that an extended dwelling can successfully be accommodated on this site. It retains a good unaltered private amenity space in excess of that required in policy terms.

In these circumstances, it is maintained that the proposal would accord with the adopted East Hertfordshire Planning policies and the National Planning Policy Framework and would be in keeping with the character and appearance of the area. It is not considered to have an unreasonable detrimental impact on residential amenities of neighbouring occupiers. It is therefore hoped that the Council will recognise the benefits of this development, and grant Planning Permission in due course.