

PLANNING STATEMENT

29 Bishops Road, Tewin, Herts AL6 0NP

General Property Details

The property is located at the lowest point on Bishops Road and is a detached property with a large open area at the front and a considerable garden to the rear. There is a detached brick built garage on the right hand side located approximately 400mm from the adjoining property's boundary and an additional integral garage facing the front garden. The boundary to the left hand side of the property is 3.5m away from the flank wall of No 29. The distance from the front boundary to the front elevation of the house is approx. 14.6m and the rear boundary is located 32.5m away from the rear elevation. The existing boundary has a timber, close boarded fence to both side and rear boundary lines and the front boundary has an open aspect to Bishops Road. The area between the front elevation and front boundary is made up of a shingle driveway and parking area sufficient to park 6/7 vehicles (not including the two aforementioned garage areas).

The property is constructed of facing brick to all elevations with a clay tiled roof. There are both gable ends and hipped roof areas with a chimney at each side of the property. Part of the ground floor area to the rear of the property has a flat roof. The windows are a mixture of PVC and aluminium. The properties located on either side of No 29 have elevated positions which are above the ground level at No 29. These properties have a number of trees and shrubs forming high shielding between them.

The property has three first floor bedrooms and a family bathroom. The ground floor has a kitchen, dining room, sitting room and morning room and there is a study located to the rear of the integral garage. The front door opens into a hallway with a staircase running to first floor area. There is a ground floor WC in the hallway set slightly lower than the existing floor level. The WC sits below the existing staircase.

Proposal

The proposal is to build a rear ground floor extension 3m deep from the existing rear of the property. This will wrap around the side to encompass the detached side garage. The walkway between the detached garage and main house will form part of the new extension.

The area above the existing rear flat roof area will have a first floor extension. The combined roof area above the existing house and first floor extension will be converted into one large living space. The proposed new extension will be built to match the existing finishes of the property. The proposed rear ground floor extension will have a flat roof construction comprising two glazed rooflights with an area of pitched roof construction over part of the extension encompassing the detached garage. This will maintain and enhance roof symmetry at the front of the property.

At the front of the property there is an existing gable construction above the front door which will be extended to form a double gable, thus enhancing symmetry of windows and front aspect. The first floor extension will increase the number of bedrooms to 4 with a new family bathroom and additional en-suites.

The ground floor entrance hall will be modified with the staircase relocated as shown on drawings which will enable the formation of a gallery, allowing access to all rooms.

The loft area will be converted into one large living space and two dormer windows will be located overlooking the rear garden.

General

The ground floor of the existing property is 108.48 sq m with the detached garage giving an area of 15.49 sq m. This gives a total area of 123.97 sq m. The proposed ground floor extension will measure 53.77 sq m and will therefore be subservient to the existing property area. The proposed ground floor extension will not reduce amenity space in the rear garden by any significant amount.

The proposed first floor extension will be built over the existing first floor thus not increasing the existing footprint of the property. The attached block plan shows dimensions to all boundaries and adjoining road.

Most of the properties located along Bishops Road have been extended to varying degrees over the past years. No 29 has had no extensions or alterations carried out since construction in the early 1960s.

In light of the above information and drawings supplied, we can demonstrate that this proposal is not detrimental or excessive for the area. There are a number of new properties constructed in the near vicinity which are of a very modern design and not in keeping with the original street scene. Therefore we feel this application will merit positive support.

DB/21.02.24