

# S.A. YORK DESIGN FACILITIES LTD

CONSTRUCTION DESIGN & PLANNING CONSULTANTS

EAST LODGE  
ESSEX LANE  
HUNTON BRIDGE  
KINGS LANGLEY  
WD4 8PN

1<sup>st</sup> March 2024

THREE RIVERS DISTRICT COUNCIL  
PLANNING DEPARTMENT  
THREE RIVERS HOUSE  
NORTHWAY  
RICKMANSWORTH  
WD3 1RL

Planning Statement for the construction of a rear dormer projection,  
single storey rear extension, changes to fenestration  
and render at 52 Breakspeare Road, Abbots Langley, WD5 0EP.

Breakspeare Road is located to the South of Abbots Langley Village Centre. The road runs in an East-West direction between Marlin Square and Pope's Road. Number 52 is situated on the North Side of the road, close to the junction with Garden Road.

The property is not a listed building and is not located in a Conservation Area.

The property was originally a 2 storey, 3 bedroom, middle terrace house, with a 3.3M. single storey rear extension.

Planning Approval was obtained for an additional small single storey rear extension, your ref :- 22/1538/FUL, on 27/10/2022, which has been built. In addition a loft conversion with a rear dormer projection has been built under permitted development. Both the extension approval and the loft conversion permitted development conditions required that the external materials should match the existing (hanging tiles and pebble dash render).

In the event both the dormer projection and extension have been built with a smooth cream coloured rendered finish, which does not match the original finishes. The same is true of the remainder of the rear elevation walls. In addition the original rear elevation white u.p.v.c. fenestration has been changed to black aluminium frames.

Therefore, we have submitted a new application incorporating all of these changes.

The front elevation of the property has remained unchanged, therefore the proposal will have no affect on the street scene in Breakspeare Road. Moreover several other properties in the immediate vicinity have similar external finishes, including 30 Breakspeare Road.

Regards,

S. York