

Application for 8m extension permissible development

Mr & Mrs Ayetan

16 Shenley Hill Radlett Hertfordshire WD7 7BB

This report is a compilation of a series of evidence and facts to support the application made for the proposed rear extension at the above address. These are based on factual site information and consultations and backed up by common law, RICS and Government documentation.

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Preamble

This report takes into consideration an earlier application which was withdrawn (ref 19/1071/HSE). The application was for a ground and first floor extension with roof windows on the ground floor. Upon withdrawal, further consultations were embarked upon with the council and neighbours.

Summary

This prior application for the ground floor is the 1st stage of a 2 stage application which proposes to unite the applicants' intentions. The initial application was for a 4m extension at first floor and a further 4m at ground level. The council's view was that the proposal will be more in line with planning guidelines if done in two separate applications, especially at ground level to maximize the applicants permitted development rights and then reconcile both applications. Consultation with the neighbours was undertaken to resolve concerns and create an understanding of the proposal.

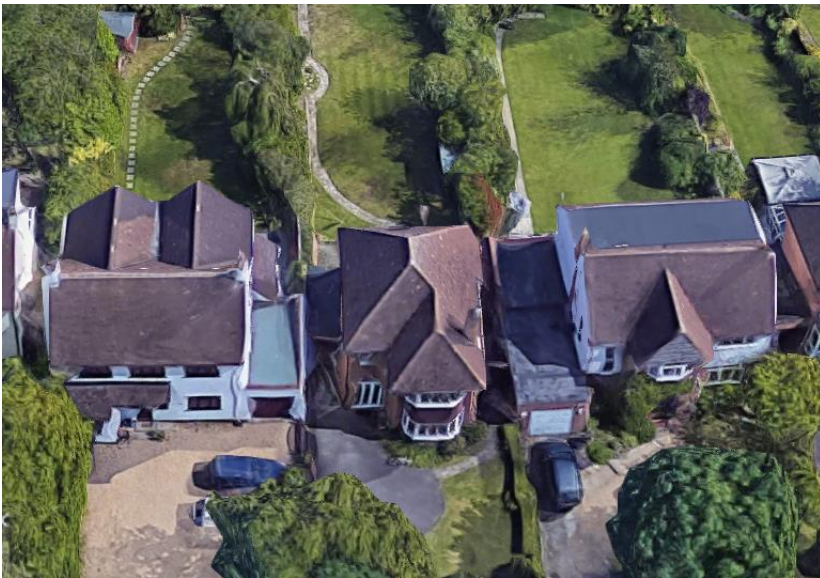
Location

The site is located on Shenley Hill, less than a mile from Radlett town centre which is itself located within the Aldenham parish of the Hertsmere council district. Radlett is a serene and affluent settlement in the county of Hertfordshire. Its location and character has made it quite popular for house buyers.

Radlett is currently undergoing a lot of transformation in the form of residential development and the transition in the design of the private residences with modern influences being delicately introduced into building designs in the area. Many private residences are also being made larger via extensions or total rebuild. This has been made possible partly by the permitted developments which give home owners the rights to extend up to 8m for detached, 6m for semi-detached & terrace.



The Site



16 Shenley Hill is a 1930s detached, brick walled, pitched roofed property situated approximately midway up Shenley Hill and positioned between two wide fronted houses (No. 14 & 18).

No.18 which has previously been extended, is connected to No.16 via the garage. Both of their garage walls meet at the boundary, with the garage of No.16 set back about 1m from the boundary with No.18.

No.14 has also been extended, the side extension reaches to the front and rear of the garage to the boundary.

The rear of No 16 is quite extensive being over 100 ft long.

The frontage of the house is a mix of both hard and soft landscaping and it has adequate parking for up to 6 cars.



Aerials - Google Maps

The Proposal

The Design

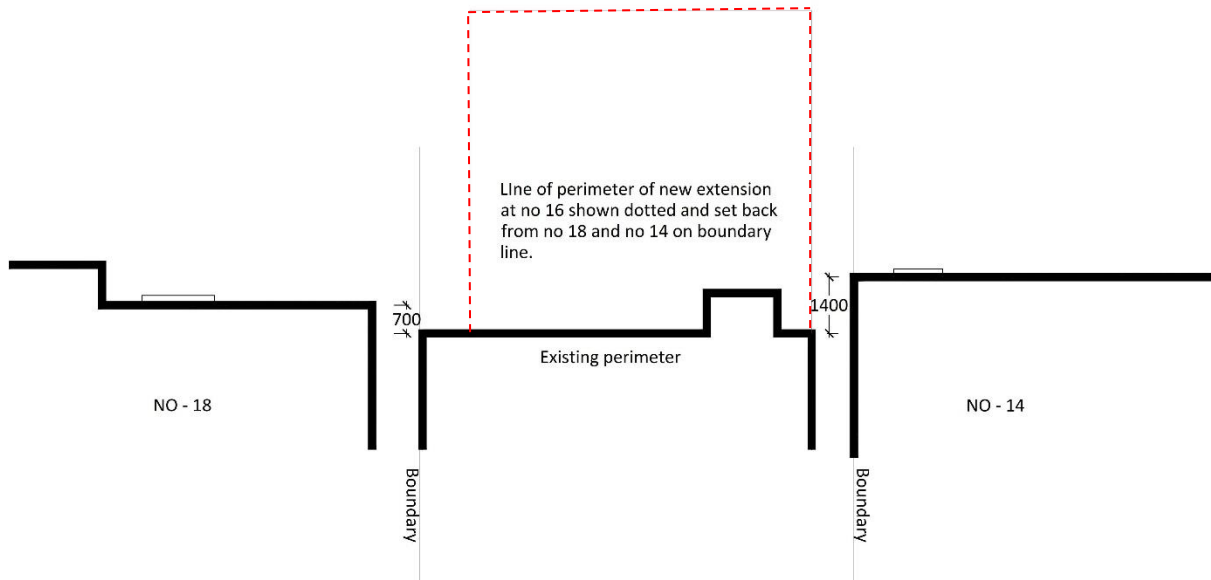
The design utilizes the full 8m permitted development rights to try to achieve the clients' requirements. It is stepped in by 1m at shared boundary to no 18.

House Type

No.16 is a detached property, the intention is for the build when completed to be fully detached from the neighbours' buildings (ref 19/1071/HSE). In so doing, extending to the side was not an option especially when No. 14 has already been extended to the boundary with No.16. Therefore, the only real option was to extend to the rear.

Building position

House no 16 is set back from the line of the rear face of both neighboring properties. It is set back about 0.7m from house no 14 and about 1.5m from house no 18.



Setting.

Shenley Hill is on a slope and as such no 18 sits higher than no 16 and no 14 sits lower than house no 16.



5 Consultation

1. Consultation with the planner

During the application process we made a couple of consultations with the council and on both occasions we were advised that the best approach to achieve the proposed would be via Prior application.

During the initial application attention was not drawn to some of the site constraints i.e. the stepped nature of the land as it impacts the houses, the sun path and the set back of the adjoining houses and their impact on the proposed development.

2. Consultation with neighbours

The issues we sought clarity on centred on the following:

Stepped landscape

2a. House 18

The pictures below were taken by the neighbours at No. 18, showing the rear view of their property to the boundary and side window to the rear of the property to the shared boundary.

These pictures confirm that the rear extension at No. 16 will not impact the property at No. 18 when the following is considered:

No. 18 sits approximately 1m higher than No. 16 and has a 1.8m fence with greenery that have grown higher than the fence. This basically means that the height of the fence is

approximately 2.8m, going up to over 3m if the greenery is taken into consideration. See Fig A and B below showing the view of the boundary from house No. 18.

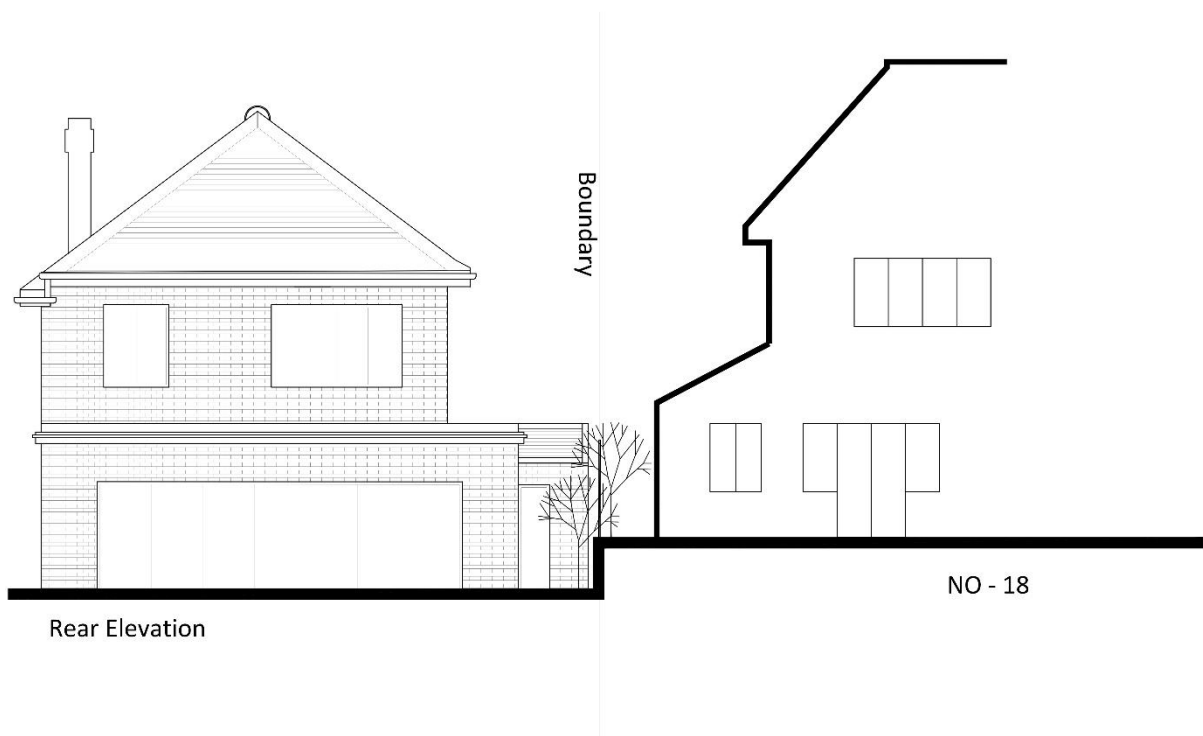


Figure A



Figure B

These show that the proposed rear elevation at No.16 would not be seen, hence no issue to resolve.



During the consultation with no18 after the initial application, it was made clear that the ground floor rear extension was of no concern as their building was in fact on a higher level. Their issue was with first floor and a compromise has been reached in that regard.

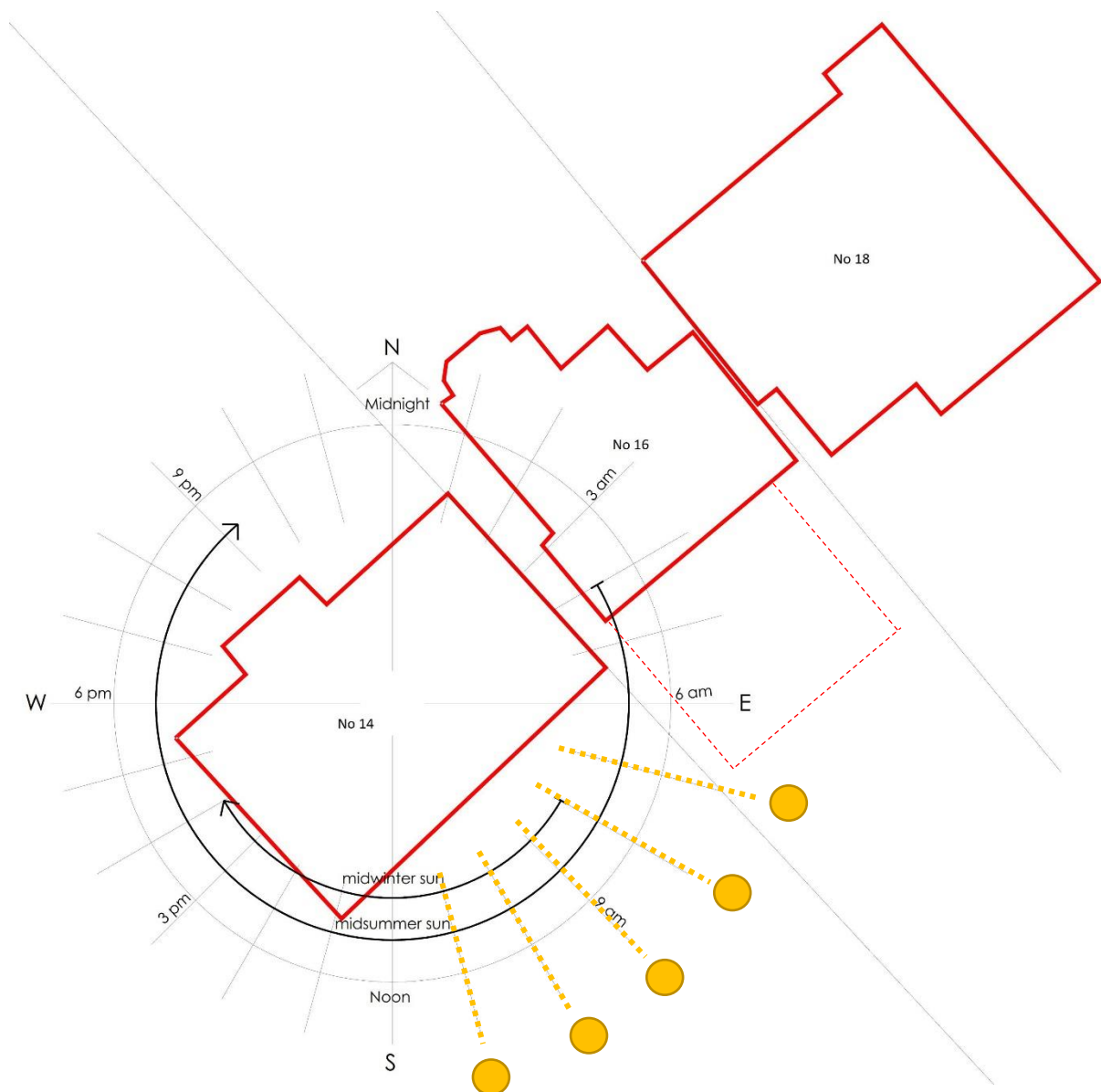
2b. House 14

The situation with house no 14 is quite different as it sits lower than house 16. The main issue here centred on light. Another issue was that No. 16 is set back 1.4m from its rear.

Due to the aforementioned factors the application of the 45 degree rule could not be effectively applied, as such the suns path around house 14 was monitored.

From the sun path diagram, we can ascertain that at around 8am the rear of house is partly lit, around 9am the sun is approximately perpendicular to house No.16 and by 10am the rear of house No.14 is fully lit by the sun.

We are able to prove that house No.14 will in fact experience direct sunlight through all their rear windows from 9am.

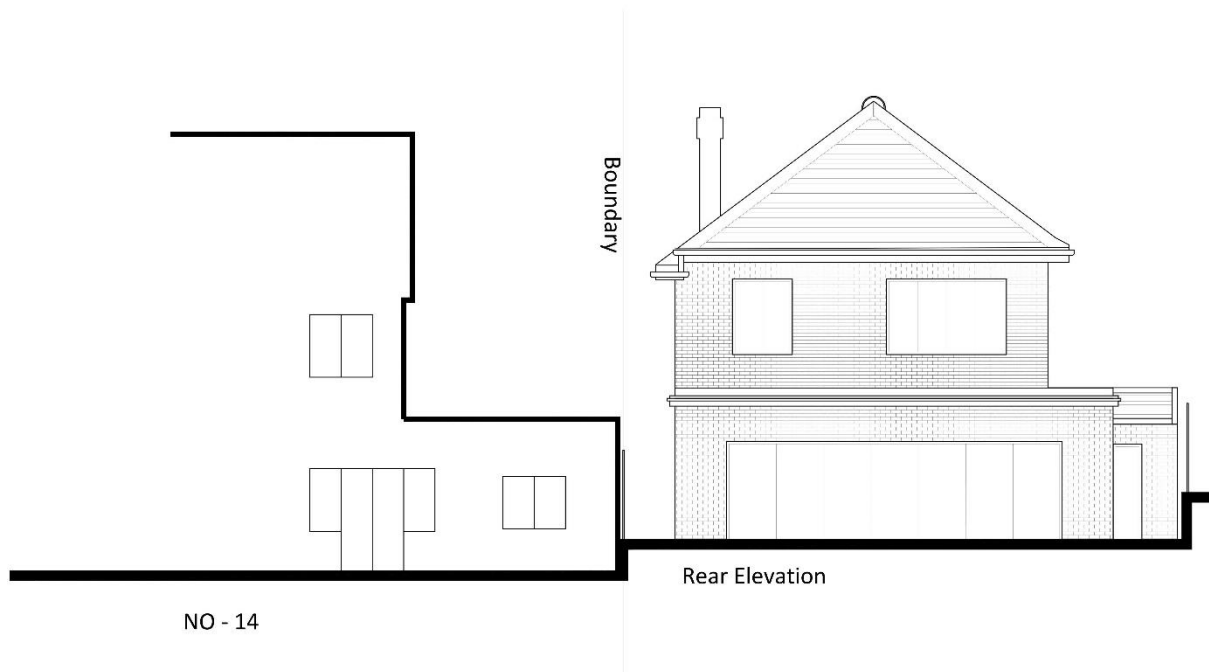


NOTES: Sun Path at rear of no 14

- After 7am Sun just hitting the rear of No 14
- 8am Sun is almost halfway at rear to house
- 9am Sun is Perpendicular to house
- After 10am Sun fully at covers rear of house and drifting along its path

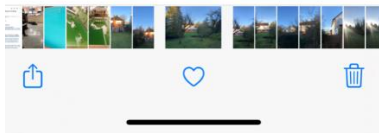
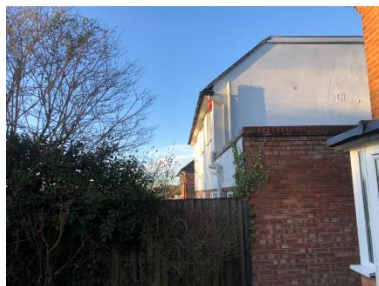
Other things to note

- The sun rises in the East and sets in the West
- The Sun is also at its maximum height around noon
- The sun is lower during winter months with shorter days
- Direct sunlight is brighter than ambient daylight
- Daylight is the natural light created between dawn and dusk

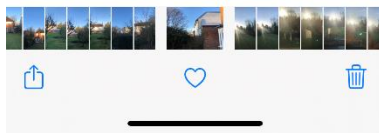


House No 14 side extension is built up to the tree lined shared boundary at ground level.

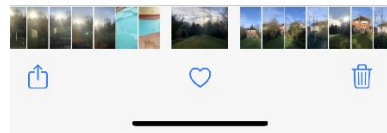
Sun Study (January when sun angle is low – Summer sun angle high)



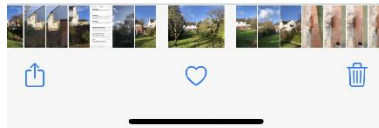
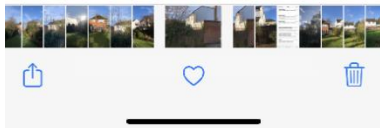
Sun more than half way across the rear façade and patio. Notice sun fully on first floor



Sun's full coverage on 1st floor. Notice shadow on rain pipe. Sun angle low and tree lined boundary.



Sun at rear of no14 at about 9am, notice the direction of the shadow on the lawn.



Sun fully at rear of no14 at about 10am, notice the full coverage of light on the rear facade

Sun at past 13pm and still drifting along – Notice the direction of the shadow on the lawn.

Conclusion

We have been able to demonstrate that the nature of the sloping terrain the stepped nature of the neighbours houses, the siting or location of the proposed building and suns path to access the right of light on neighboring properties have proved to be positive factors to this proposal.

Therefore an 8m extension has no negative effect upon the neighbouring properties in terms of overshadowing, privacy, parking or any other issues.

Similar Properties

- 18/2080/PD42 | Single storey rear extension; Depth: 8m Height: 3.9m Eaves: 3m | 7 Watling Knoll Radlett Hertfordshire WD7 7HW
- Single storey rear extension. Depth: 8m Height: 4m Eaves: 2.71m | 8 Grange Road Elstree Hertfordshire WD6 3LY
- 17/1523/PD42 | .Single storey rear extension Depth -8m Height - 3m Eaves - 2.8m | 7 Nightingale Road Bushey Hertfordshire WD23 3NJ
- 16/2496/PD42 | Single storey rear extension Depth - 8m Height - 3.375m Eaves - 3.375m | 23 Grange Road Elstree Hertfordshire WD6 3LY
- 19/0382/HSE | 50 Shenley Hill Radlett Hertfordshire WD7 7BD
- 13/2180/HSE | 50 Shenley Hill Radlett Hertfordshire WD7 7BD