

S T U D I O

15 Bowker Close
Newport-Essex - CB11 3BQ
t.01799 541066
2p@2pstudio.com

20th March 2024

Planning Department
East Herts DC
Wallfields
Pegs Lane
Hertford
SG13 8EQ

Dear Sirs,

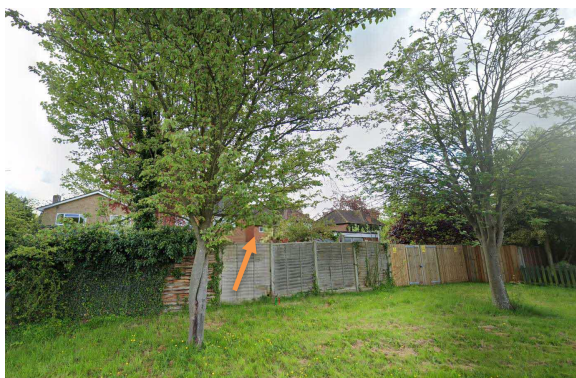
Removal of existing single storey rear extension and rear/side chimney stack. Erection of part two-storey, part single storey rear extension to 215 Stansted Road, Bishop's Stortford.

Following the refusal of the application ref. 3/23/2335/HH, we have submitted a revised application seeking approval for the extensions and alterations to the above property.

The revised design has addressed the issues raised in the Officer's report dated 30.01.24 and takes on board the suggestions made by the Officer in an informal communication with the applicant dated 06.02.24 as follows:

"Whilst the dwelling is not prominent from the front of the site towards Stansted Road, it is noted that the rear of the dwelling, along with the neighbouring properties are clearly visible from the rear street scene (at Cannons Close). From here, the properties appear relatively uniform in character, with hipped roofs and red brick facades."

When viewed from Cannons Close, the rear of the property is not really that visible, nor in direct view from this road as there is a green space between the road and the fences backing the long gardens in the houses along Stansted Road. There are also some trees blocking the view, and No.215 is located diagonally from the bend at Cannons Close with an Electric Substation in between which will completely block the view to the proposed ground floor rear extension.



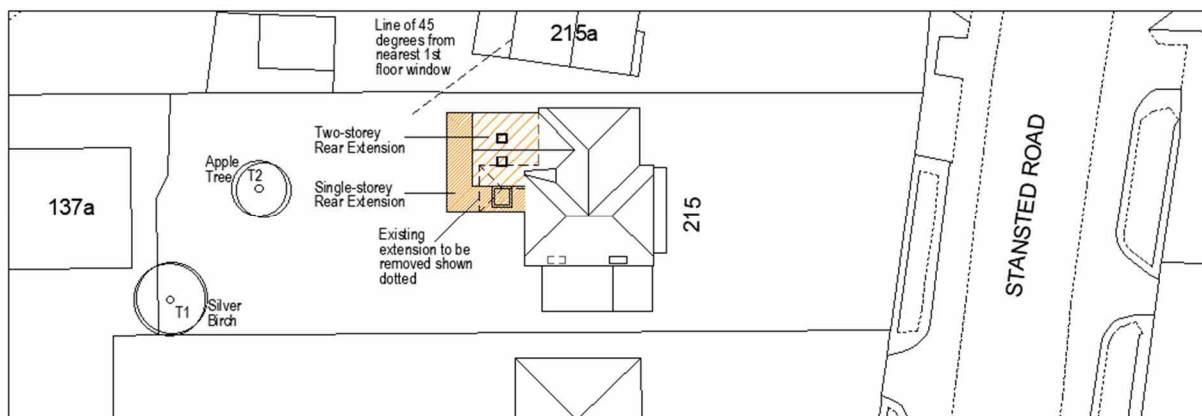


In this view, 215 Stansted Road cannot be seen at all as there is a thick line of established trees behind 137a Cannons Close (bungalow on the right) which is directly behind 215 Stansted Road.

“It is considered that the size and design of the proposed extension would create a dominating and incongruous addition which appears overly prominent within the area to the detriment of the character and appearance of the street scene.”

The size of the proposed two storey element has been reduced by setting it back 1.65m from the face of the ground floor extension and its material has been changed to facing brickwork, complimenting the existing brick facades of the host property. Additionally, to this, the proposed eaves have been dropped to the lower eaves’ level off the host dwelling which results also in a new low level ridge line for the first floor rear extension at approx 6.5m from the ground (500mm less than under ref. 3/23/2335/HH. This ensures that the size and design of the proposed extension are not over-dominating or an incongruous addition preserving the character and appearance of this back-street scene. The single storey element has been retained in cladding as it will not be seen from Cannons Close as demonstrated in the images above.

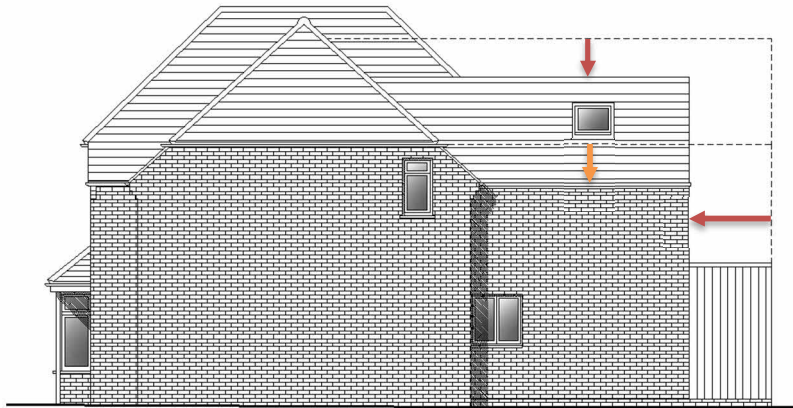
We must remind that other properties in the vicinity have larger extensions to the rear along Stansted Road presenting completely different shapes, rooflines and materials to those found in non-extended properties. One of them is No.219 Stansted Road (only 4 doors down and backing Cannons Close too) that has a white rendered flat roof two-storey rear extension approved under ref 3/19/1753/HH.



From the Officer's informal email (to the applicant) dated 06.02.24 the following points were addressed.

- 1. I would not be able to give specific depth of the extension. However, its relation to the existing dwelling should be considered. For example, when considered from the side elevation, the previously refused extension appears to almost double the depth of this elevation. This flank wall would be a prominent addition, particularly in the context of the rear of the property.*
- 2. To achieve a less overbearing design, the eaves could meet those of the host dwelling. It is noted that the eaves are overhanging and perhaps this design could be reflected to maintain character and appearance. Furthermore, it is considered that the refused scheme proposed a new gable whereas the existing roof is hipped. This was not necessarily unacceptable; however this could be further considered within any new design.*

The side elevation has been reduced in height, mass and appearance by dropping the proposed eaves to the existing lower eaves. The first floor rear wall has been pushed back 1.65m from the face of the ground floor extension. The first floor finish has been changed to facing brickwork complimenting the host dwelling. These changes have reduced the length of the extension (at the top) which also will reduce its presence onto Cannons Close (which will also be minimal as explained in the first points above).



Proposed Side Elevation

The new first floor section retains a gable end design as this will maintain a straight roofline on the inside of the new Master Bedroom (avoiding an awkwardly complicated hipped roof construction) as this will now not be prominent from Cannons Close due to its new positioning with its eaves and ridge line considerably lower than in the refused scheme ref.3/23/2335/HH.

- 3. The use of materials would also depend on the size and prominence of a proposed new scheme. For example, a much smaller proposed extension could potentially use differing materials as it may not appear incongruous from the view of the dwelling. However, when larger extensions are proposed, the materials and design take a greater importance due to their visibility and ability to dominate a property.*

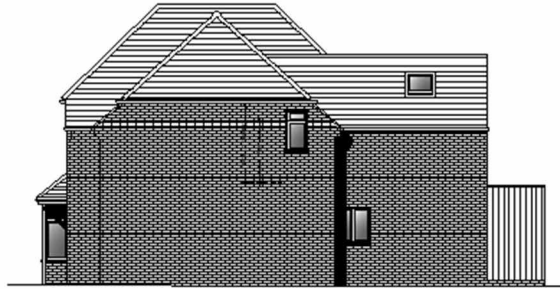
The amended scheme presents a change in the materials for the extension by dividing it in the two storey and the single storey parts with facing brickwork to the two storey and weatherboarding/timber cladding to the single storey which will not be seen at all from Cannons Close (as demonstrated in the first points above). This ensures that the few glimpses of the proposed first floor viewed from Cannons Close will have facing brickwork and matching tiles, all in keeping with the host dwelling.

- 4. This statement within the report related to the external finishes of the windows. It would have been to ensure that mis-matching windows were not placed to a readily visible elevation of the proposed extensions.*

In this amended application, it has been proposed to replace all existing windows to double glazed powder coated alu-clad windows and new rear doors will also be double glazed, powder coated aluminium doors. The front door has been proposed to be replaced with a new solid door and double glazed fixed side light. In this way, all new windows and doors will match in material and appearance as shown in the proposed elevations.



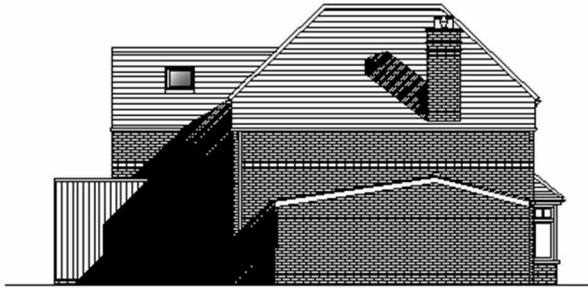
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

Conclusion

The changes to the proposed scheme overcome the issues raised in the refusal under ref. 3/23/2335/HH as they reduce the size, scale and mass of the proposed extensions, achieves a subservient scheme with materials that complement the host dwelling and will not be prominent from the rear road (Cannons Close). For all the above, we seek your recommendation for approval for this amended application.

Yours sincerely,



E Pritchett
2P Studio