

PRE-PLANNING DESIGN STATEMENT

PROPOSED NEW DWELLINGHOUSE AT
68 MAZE GREEN ROAD, BISHOPS STORTFORD, CM23 2PL
PREPARED: JAN 2024



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Render: View towards the shared drive and dwelling entrances from the private road

1.0 Introduction

This Planning Design Statement relates to the proposal for the erection of a new dwelling house within the garden ground of 68 Maze Green Road, Bishops Stortford, as well as alterations to the existing dwelling to accommodate this. It comments on the redesign of the proposal in response to the refusal of the previous full planning application 3-22-1927-FUL, and previous pre-planning applications S/20/0226/PREAPP and S/23/0121/PREAPP.

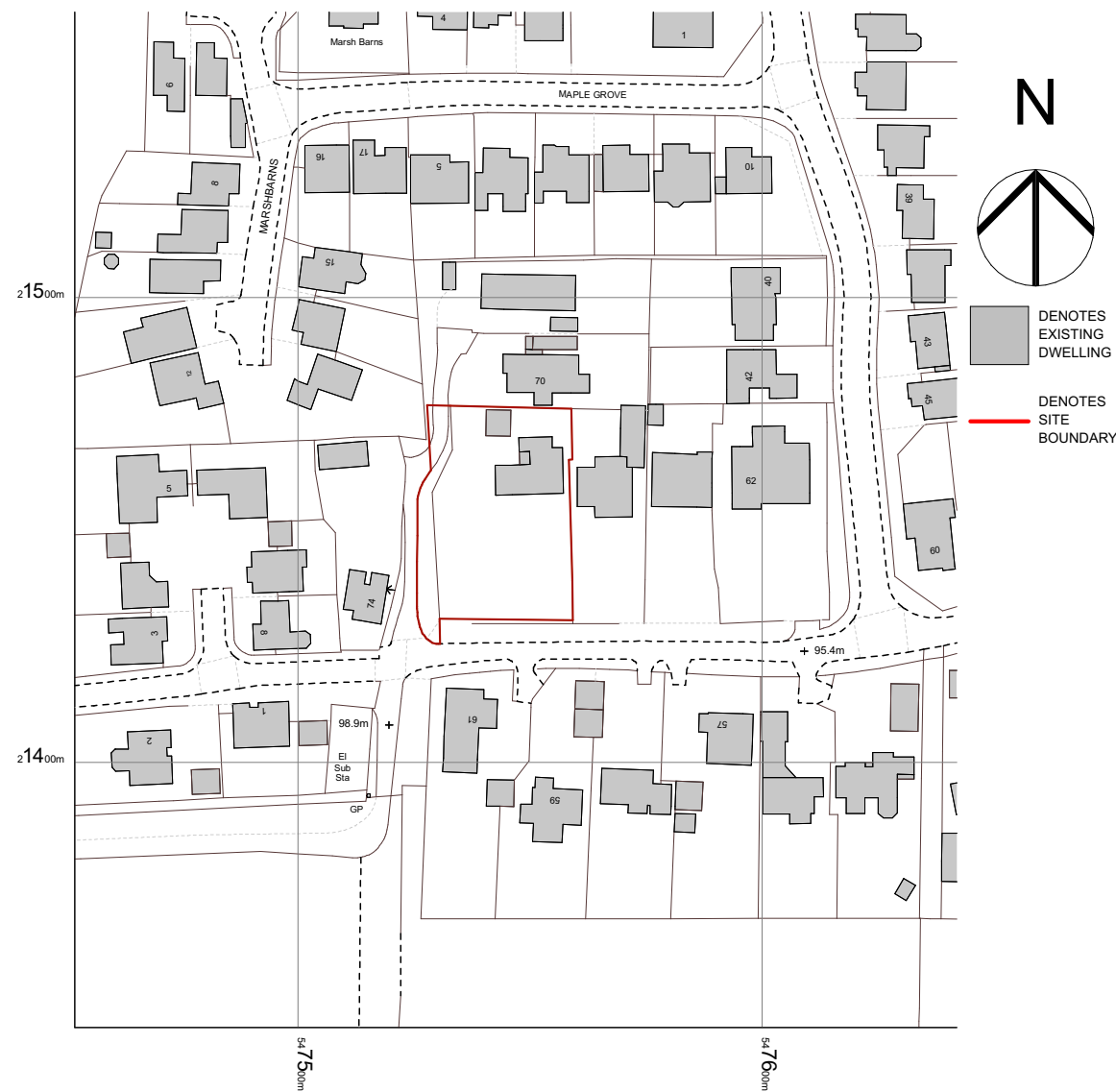


Image: location plan

1.1 Previous Planning Refusal

Application No. 3-22-1927-FUL
Schedule of Reasons for Refusal

1. Principle of Development
2. Design and layout
3. Living Conditions for Future Occupiers
4. Landscape
5. Neighbour impact
6. Highways/Parking
7. Sustainability and Climate Change
8. Other Matters

The planning application looks to address the comments from the refusal report regarding the design and subsequent pre-planning enquiry.

Text in blue italics has been taken directly from planning policy and the Councils Delegated Reports to the applications noted left and throughout as the following:

Pre-planning application S/20/0226/PREAPP: "20 PREAPP"

Full planning application 3-22-1927-FUL: "22 FUL",

Pre-planning application S/23/0121/PREAPP: "23 PREAPP".

Text in dark blue is ACA's direct response to the above points.

Black text relates to all other relevant information supporting the design.

2.1 Principle of Development

23 PREAPP: It is noted that the site would not meet the definition of previously developed land, as defined in annex 2 of the NPPF, as it is residential garden land in a built-up area. Notwithstanding this, as the application site is in the urban area of Bishop's Stortford it meets the second bullet point of Policy DPS2. The application site lies within the built up area of Bishop's Stortford and as such there is no objection in principle to development in the form of infill housing, providing it is in accordance with the relevant policies of the East Herts District Plan 2018.

The principle of development is supported as stated above. Any points of contention have been addressed in the redesign of the proposal and detailed individually in the following statement.

The existing site is the location of one dwelling, detached garage and garden ground, at the end of a row of four dwellinghouses within a built-up area of Bishop's Stortford. The houses in the referenced row, are all set back from the street, with large gardens to the front and well-screened by mature vegetation.

With the principle of development for a dwelling house having been previously established, this application seeks to obtain planning permission for the proposed two-storey dwelling in the garden grounds of number 68 Maze Green Road, marked as number 68A for ease of reference within this application and alterations and extensions to the existing house at 68. The proposed alterations and extensions detailed in the previous full planning application 3-22-1927-FUL were accepted as suitable by the council as outlined within the Planning Report. The design and alterations to the existing house have not changed from the previous application with one exception: the west-facing windows to the proposed single-storey extension/orangery have been removed as these would not provide any benefit/outlook for the inhabitants and have therefore been removed to save cost.

The proposal outlines the intention to place a dwelling house on the site that respects the immediate context and pattern of the existing houses in the row on Maze Green Road.

2.1.1 Site Layout

Existing Site Context (constraints and opportunities):

- The site adjacent to Maze Green Road features houses of varied massing and architectural styles and aesthetics as well as a variety of plot-to-house ratios.

Maze Green Road dwellings (East)

- The 7 plots further along the Maze Green Road have denser ratios as compared with the west side, although it is noted here the distinction in the positioning of the houses closer to the main road with north-facing gardens.



- 54 and 56 Maze Green Road. The east part of Maze Green Road is bounded by modest homes that feature gables to the front elevation with single-storey extrusions and shallow roof pitches.



Maze Green Road dwellings (West/South)

- The land immediately opposite the site along the west part of Maze Green Road features 6 large-scale dwellings with garages and deep front gardens with a higher density figure than what is proposed at the northern end i.e. 5 dwellings including the new 68A house as shown.

North Side of Maze Green Road
Proposed 5no. Dwellings
Average Plot Size: 825.5m²
Average Dwelling Footprint: 180m²

South Side of Maze Green Road
6no. Dwellings
Average Plot Size: 875.8m²
Average Dwelling Footprint: 190m²

As shown, the introduction of one additional plot and dwelling to the north side of the street brings the average plot and dwelling sizes in line with the south side of Maze Green Road and overall urban density in the locality.



- 57 Maze Green Road. In terms of aesthetics and size, these 6 dwellings, are more traditional/barn-style homes with hipped roof forms of greater proportions to the proposed dwelling.



Maze Green Road dwellings (West/North)

- 62 Maze Green Road. Number 62 begins the row of houses with the proposal at the opposite end. It features hipped roofs over a large mass of accommodation and a wraparound single-storey element to the South and East sides finished in white weatherboard cladding.



- 66 Maze Green Road. Number 66 features a strong gable feature to the main elevation. It is located directly adjacent to the donor property and is finished in a light-coloured brick.



- 62-66 Maze Green Road. The application site is the largest plot within the current development pattern with house to garden ratio at 1:9.4, far below the immediate and surrounding urban pattern of the Maze Green Road.

Example – 3 plots to the east with ratios between 1:4.6 and 1:3.7.

All adjacent houses in the row of the proposed site are set back from the street with large gardens to the front and are well-screened from the road with existing mature vegetation.



- 74 Maze Green Road. Immediately to the west of the site, there is one dwelling of traditional style also well-screened from the road but in a more forward position than the row of houses and finished in a white render.



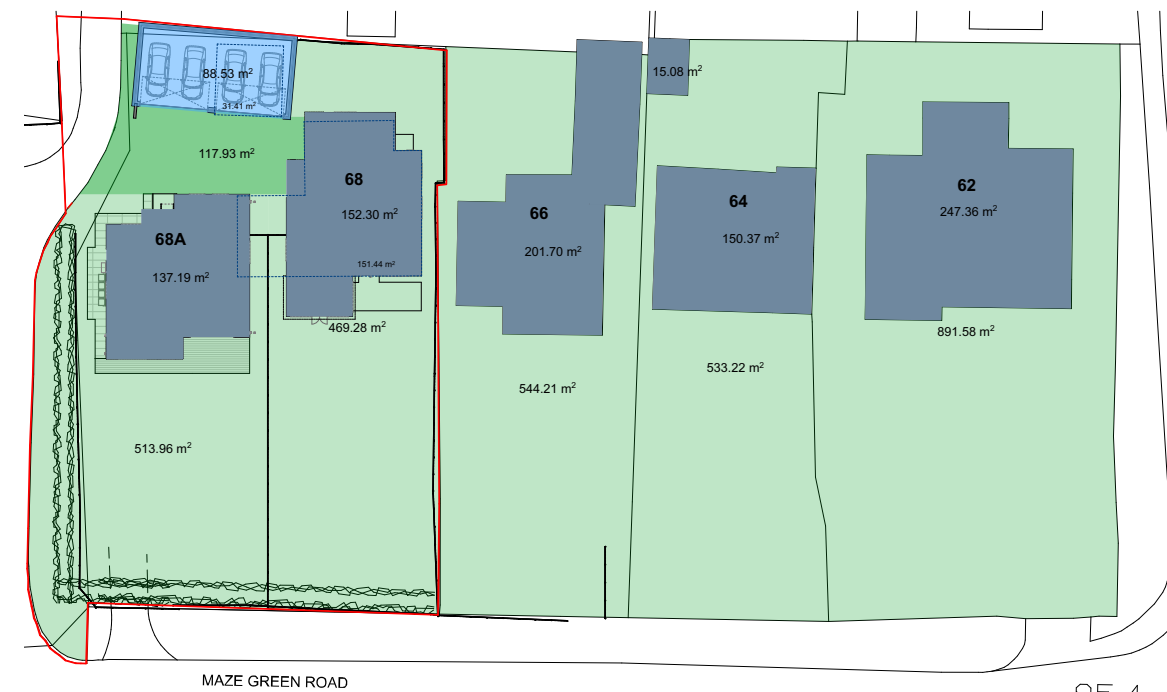
- Maze Green Heights. West of the site there is a group of Tudor-style homes. These dwellings are accessed from a short cul-de-sac and positioned forward on their plots with feature gable fronts.



- The proposed site benefits from westerly shared site access which leaves the front garden ground intact. This also allows the design to benefit from the southern orientation proposed and detailed in the drawings.

Site Response

- The existing site is much less developed than its neighbours, with the new proposal bringing the percentage of development on the site more in line with its surroundings, as per drawing number 438 - PL 104 Garden Ground Study (extract below). The proposed houses are also both individually in keeping with the surrounding building footprints in the row.



Plot Number	House Footprint(s)	Site Area	Percentage of Site Covered by House Footprint
62	247.36m ²	1138.94m ²	21.72%
64	150.38m ²	683.60m ²	21.99%
66	201.70m ²	745.91m ²	27.04%
68 (As Existing)	182.85m ²	1725.79 m ²	10.59%
68, 68A and Garage (As Proposed)	376.03m ²	1725.79m ²	21.78%

(Please see drawing number 438 - PL 104B Garden Ground Study for further breakdown)

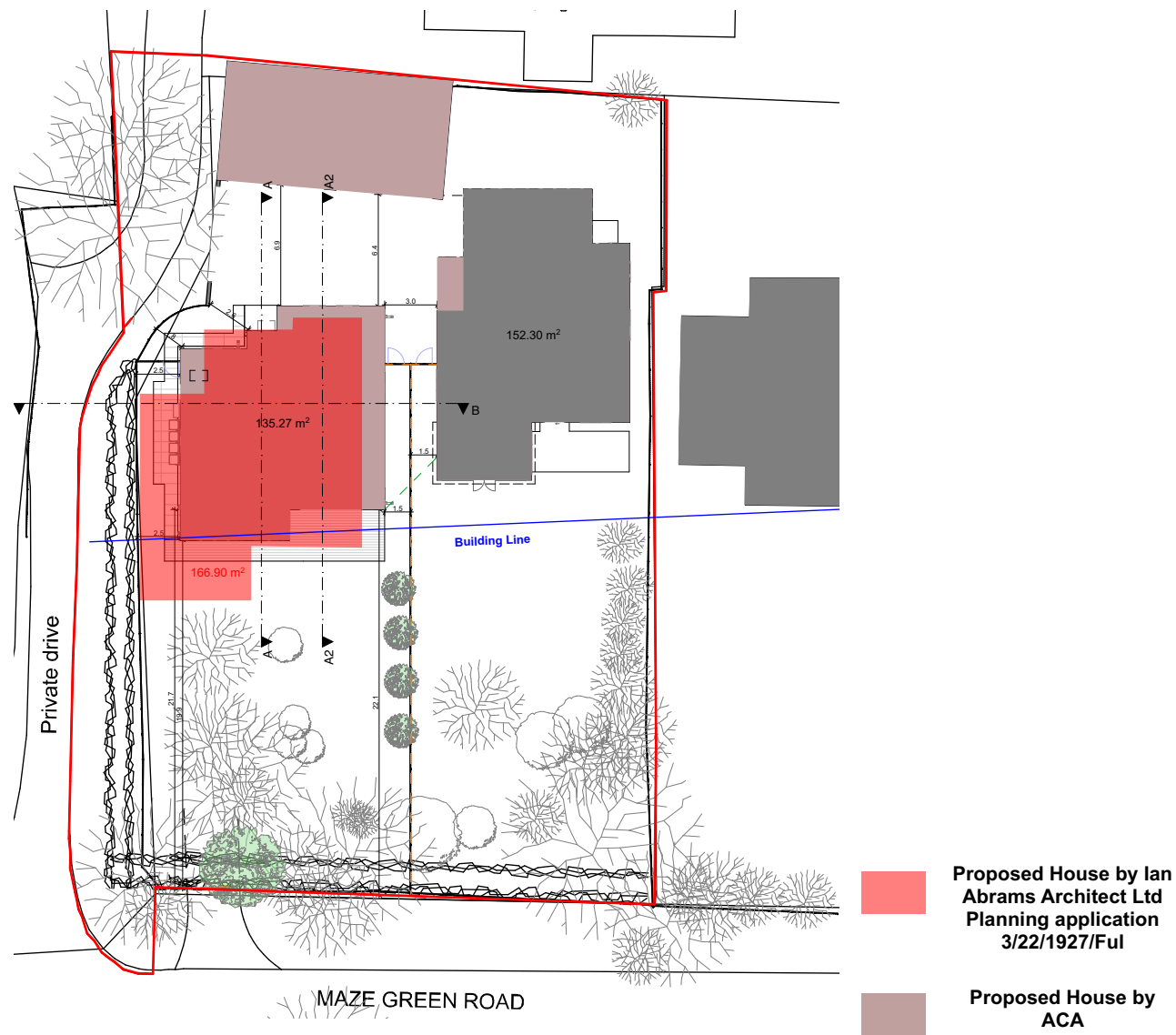
As shown above, the existing percentage of site area covered by building footprint is less than half of any of the neighbouring properties as a percentage. The proposed dwellings and sites bring the developed areas more in line with the neighbouring properties.

Additionally:

- The footprint of the proposed dwelling is now 137.95m² (This is a reduction from the previous PREAPP23 design at 166.90m²: a 17.4% reduction in the footprint),
- The position of the house on the site has been amended to better align with the neighbouring properties in the row and the existing building line as noted on drawing 438 - PL 101B Proposed Block Plan (opposite),
- The finish floor level of the house has also been amended to be more in line with the levels of the existing houses,
- The orientation of the dwelling on the site allows the house to open onto the garden ground and remain in alignment with the rest of the row,
- The orientation of the dwelling, as well as its placement on site, maximises the potential for solar gain, reducing the heating demand of the proposed dwelling and its carbon footprint in line with both policy and the passive house and fabric first principles of the dwellings design.



Drawing: Proposed site plan



Drawing: Building line study comparing proposed and previous full planning footprint

Form, Scale & Massing enhancement

- The form, scale and massing of the dwelling has been simplified to better reflect the proportions and massing of the adjacent properties, and those in the locality, as well as to improve the form factor in line with passive house principles with an aim to achieve passive house standards (detailed further in section 2),
- The regular form with a feature gable to the street elevation is sensitive to the existing neighbouring properties and reflects the existing properties in the row and wider locality,
- The hipped roof form flanks the row of houses by reflecting number 62 at the other end of the row,
- The small area of single storey with roof light to the front garden is also in keeping with other neighbouring houses in the row (no. 62 and approved alterations to no. 68).
- The garage is hidden from street view to maintain the building line previously established by the neighbouring properties. This was included alongside the alterations to the existing property in the previous application and it was noted that neither the alterations to the existing house nor the design of the garage posed any concern.

