

**PROPOSED DEVELOPMENT AT:-
1 OLD POLICE HOUSES,
LANGLEY ROAD,
ABBOTS LANGLEY,
HERTFORDSHIRE,
WD5 0EQ.**

DESIGN & ACCESS STATEMENT



**HOUSEHOLDER PLANNING APPLICATION
FOR A PROPOSED GROUND FLOOR,
SINGLE STOREY
REAR EXTENSION.**

**FULCRUM BUILDING DESIGN LTD
MARCH 2024**



SITE LOCATION PLAN

SCALE 1:1250

1.0 INTRODUCTION

1.1 The application for which this statement supports, is for full Householder Planning Permission for a rear extension at the above premises. A previous application for a Certificate of Lawfulness was withdrawn on the advice of the officiating planning officer under application number 24/0190/CLPD.

2.0 DESCRIPTION OF THE PROPOSAL.

2.1 After preliminary measured survey, site analysis and subsequent design considerations, the proposal is to submit an amended Householder planning application to construct a single storey rear extension to the application property.

3.0 SITE LOCATION & DESCRIPTION

3.1 The application site is situated in an established residential area of Abbots Langley on Langley Road.

3.2 The proposal is to extend out 2.085 metres from the rear of the property and across the rear elevation keeping in from the party boundary by approximately 100mm.

3.3 The site is enclosed by a dense hedge to the front street boundary & by close boarded timber fencing to the rear side & back boundaries.

3.4 The property is semi detached and of typical 1930's construction being of facing brickwork to the front elevation and rendered brickwork to the sides and rear elevation.

3.5 The property as with it's neighbour, has a small rear addition extending some 2.0 metres from the rear elevation, which originally formed the scullery which is to be demolished as part of the works.

3.6 A previous application for a Certificate of Lawfulness for permitted development was submitted under application no 24/0190/CLPD & was subsequently withdrawn due to the officiating planning officer advising that it conflicted with Class A Part 1 Schedule 2, A1 (j) (iii) of the General Permitted Development Order.

3.7 This application seeks to address the issues as noted above..

4.0 DESIGN PRINCIPLES

4.1 It is intended to create the lowest impact on the immediate area in the choice of materials, roof styles & other architectural details and by keeping the depth of the rear projection to a minimum.

4.2 The additional accommodation provided will create increased kitchen & dining room space and will allow for the provision of a ground floor wc cloakroom.

4.4 The proposal for the rear extension extends by 2.085 metres out from the rear main building line & by approximately 5.9 metres wide, with a maximum eaves height of 3.0metres from outside ground level. The aforementioned dimensions would normally comply with Class A of the Permitted Development Order.

4.5 Externally the proposed structure will be finished with render to match the existing building, with the addition of spar chippings. The roof will be from a fibre glass proprietary roofing system finished with solar reflective paint. The side walls will have raised parapets by a maximum of 300mm and capped with concrete coping stones.

4.6 All new window and door openings will have a brick soldier course over in matching facing bricks to the original. All new windows and doors to be from white self colour upvc and double glazed.

4.7 All rainwater goods from black self colour upvc and connect into the existing surface water drainage system.

5.0 CONCLUSION

5.1 The proposed application which this statement supports will be a low impact development which is similar to, but less invasive than similar developments in the local area and thus will have no impact on the street scene as the proposal is clearly at the rear. The impact both visually and by its massing will also be low impact.