



March 2024

Planning Statement

13 Hyde Lane, Nash Mills, HP3 8RY

Development:

Part single, part two storey side to rear extension with rooflights and internal alterations.

Prepared by:

Fiona Rae BSc (Hons) MA MRTPI of cr2 Planning





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The grey outline (dotted) shows the previous application which had a much higher ridge and a reduced gap between the properties.

The new proposal (outlined in green) has been designed to lower the overall height, respond to the existing frontage, but still provide the benefits of rebalancing the front elevation of the pair of properties. A photograph of the large side extension at the attached neighbour is shown below:



AREA AND VOLUME CALCULATIONS

The area of the property, as originally constructed, is under 110sqm and as a result the original property is a “*small dwelling*” for the purposes of the Green Belt SPD. This was confirmed by TDRC in the previous application and by the Inspector. To quote from the TRDC officer report at paragraph 7.1.5: “Original Floor Space– 109 sqm”.

In terms of floorspace, TRDC confirmed the original property had a total floorspace of 109sqm.

The new proposal has an overall floorspace of 189sqm. This represents an increase of **73%**.



<u>Current Proposed</u>	width	depth	
original ground	6.29	8.03	50.51
porch	2.59	1.36	3.52
original first	6.29	8.03	50.51
side extension ground	1.83	8.03	14.69
side extension first	1.83	8.03	14.69
rear extension ground floor	7.96	5.5	43.78
rear extension first floor	5.35	2.29	12.25
			189.96

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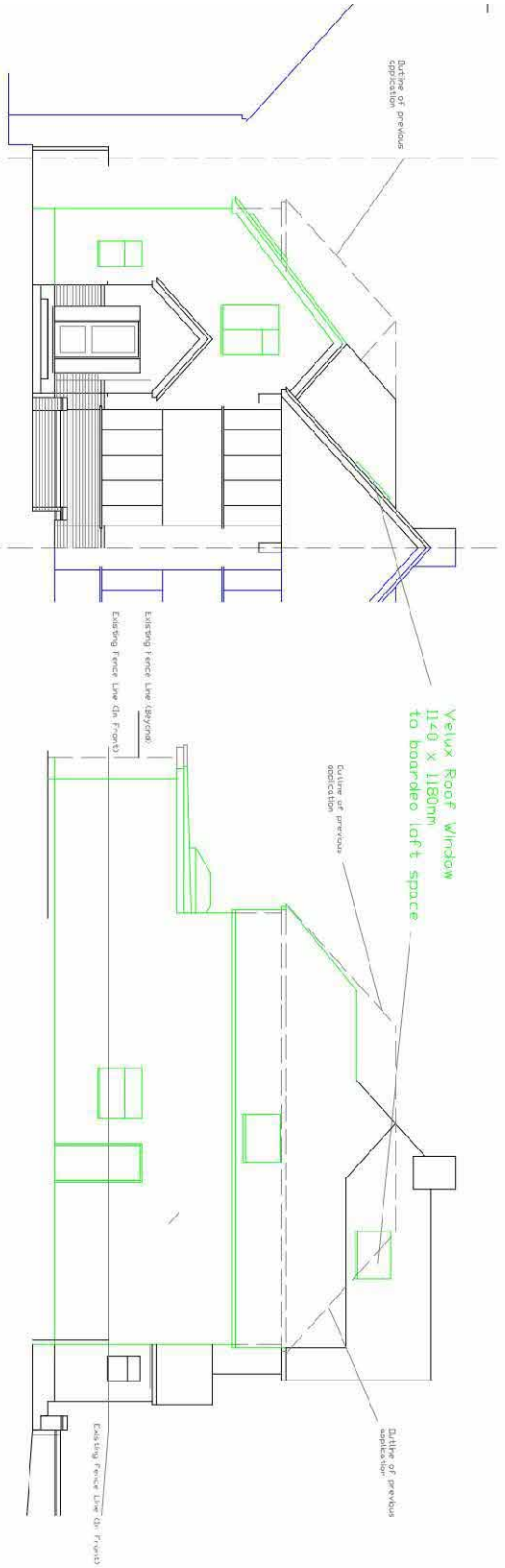
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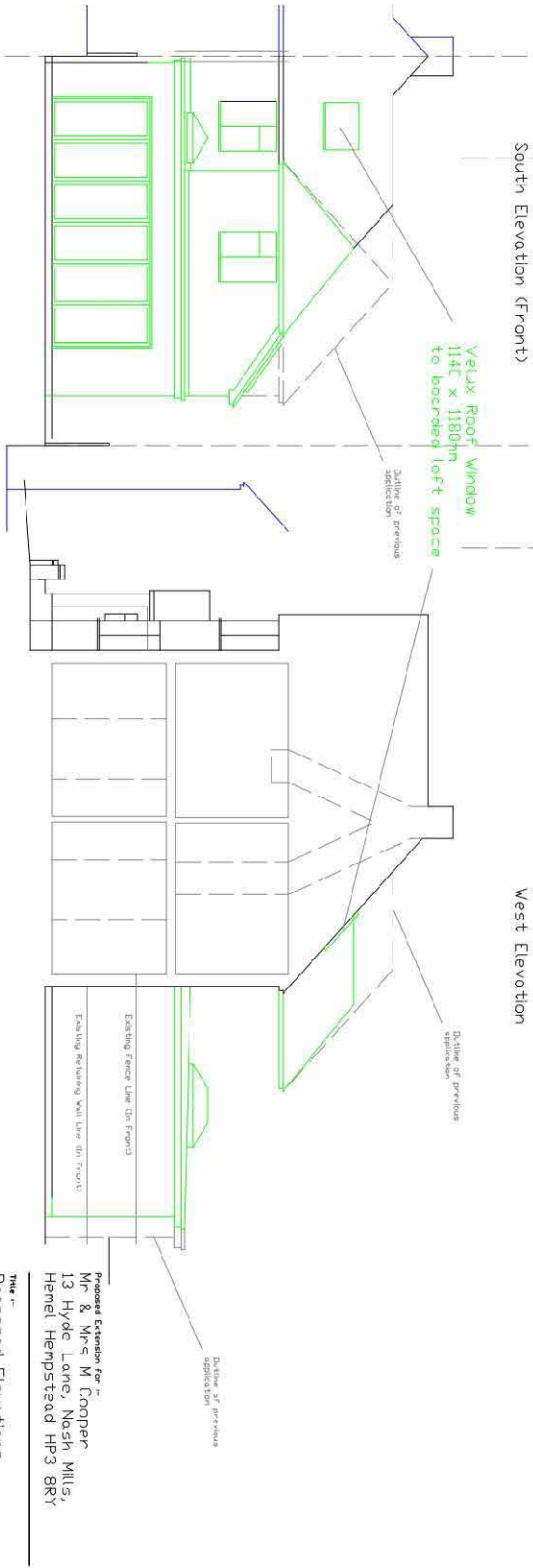


<u>VOLUME</u>	width	depth	height	X 0.5	
<u>Existing (as built)</u>					
original ground	6.29	8.03	3.12		157.59
garage	2.85	5.2	3.24		48.02
original first	6.29	8.03	2.46		124.25
roof (over Bed 1)	3.77	5.36	3.56	0.5	35.97
roof (over Bed 2)	3.77	3.7	3.56	0.5	24.83
roof (over Bath)	2.6	5.73	2.73	0.5	20.34
roof (over Bed 3)	3.68	3.19	1.48	0.5	8.69
					419.68
<u>Existing including extensions etc.</u>					
original ground	6.29	8.03	3.12		157.59
porch	2.59	1.36	2.86		10.07
porch roof	2.79	1.36	1.42	0.5	2.69
garage	2.85	5.2	3.24		48.02
Utility	2.85	5.2	2.32		34.38
Utility Roof	2.85	5.2	2.07	0.5	15.34
Kitchen Extension	2.85	2.3	2.32		15.21
Kitchen Roof	2.85	2.3	1.83	0.5	6.00
Conservatory	3.29	5.05	2.45		40.71
Conservatory Roof	3.29	3.555	0.9	0.5	5.26
original first	6.29	8.03	2.46		124.25
roof (over Bed 1)	3.77	5.36	3.56	0.5	35.97
roof (over Bed 2)	3.77	3.7	3.56	0.5	24.83
roof (over Bath)	2.6	5.73	2.73	0.5	20.34
roof (over Bed 3)	3.68	3.19	1.48	0.5	8.69
					549.34
<u>Proposed (Refused)</u>					
original ground	6.29	8.03	3.12		157.59
porch	2.59	1.36	2.86		10.07
porch roof	2.79	1.36	1.42	0.5	2.69
original first	6.29	8.03	2.46		124.25
side extension ground and first	1.83	8.03	5.94		87.29
rear extension ground floor	7.96	6	3.33		159.04
rear extension first floor	5.35	2.29	2.46		30.14
roof (over Bed 1)	3.77	5.36	3.56	0.5	35.97
roof (over Bed 2)	2.245	3.7	3.56	0.5	14.79
roof (over Bed 3 and 4)	5.69	7.785	2.73	0.5	60.46
					682.29
<u>Current Proposed</u>					
original ground	6.29	8.03	3.12		157.59
porch	2.59	1.36	2.86		10.07
porch roof	2.79	1.36	1.42	0.5	2.69
original first	6.29	8.03	2.46		124.25
side extension ground and first	1.83	8.03	5.34		78.47
rear extension ground floor	7.96	5.5	3.33		145.79
rear extension first floor	5.35	2.29	2.46		30.14
roof (over Bed 1)	3.77	5.36	3.56	0.5	35.97
roof (over Bed 2)	2.245	3.7	3.56	0.5	14.79
roof (over Bed 3 and 4)	3.5	7.785	1.88	0.5	25.61
					625.37



South Elevation (Front)

West Elevation



North Elevation (Rear)

East Elevation (Port Section)



Title: Proposed Elevations
 Scale 1 : 100 @A3 Date 11/03/24
 Prepared by: Nigel G Hammond NCIDB
 DRW: ND, 04 Rev F

Proposed Extension for:
 Mr & Mrs M Cooper
 13 Hyde Lane, Nash Mills,
 Hemel Hempstead HP3 8RY