

8/4/24

Planning Services  
East Herts Council  
Walthfields  
Pegs Lane  
Hertford, SG13 8EQ

DESIGN & ACCESS STATEMENT.

Dear Sir/Madam,

Proposed rear box dormer on the existing  
loft conversion & a single storey rear extension  
at 40 High Oak Rd., Ware, Herts., SG12 7PD.

This terraced house is in a Conservation area where the Victorian aesthetic has been preserved as far as the street scene is concerned.

The house underwent a major overhaul 8 years ago when the loft was converted & a single storey rear extension was added with a flat roof. The front elevation was kept as original but the bay was rebuilt, all new timber framed double hung sashes fitted together with a period style front door. All the new brickwork front & rear was built in Flemish bond to match existing using reclaimed yellow London stock bricks as per the original.

The loft conversion was carried out within the existing roof void, the only external alteration being the addition of a rear rooflight, but a low ridge height meant headroom was going to be a problem & the maximum achieved under the ridge beam is 1980 mm.

Since the Covid lockdowns the owner Ms. Karen Baker has returned to work in London but only 2 days a week, working from home for the other 3 days. She needs a home

office work from  
where she can't even stand up is not acceptable, so would like a rear box dormer extending rearwards over the original back addition. It would be timber framed clad externally with natural slates with timber framed joinery & a flat felted roof. The front roof slope facing the road would remain as it is, slated.

At the time the original loft conversion was submitted for planning approval the application also included a full width single storey rear extension which received objection from the owners of no. 38 on the basis of overshadowing. This resulted in the rear extension being refused but a reduced width rear extension next to no. 42 was subsequently approved & built.

Since then no. 38 has had a two storey rear extension built alongside 40's single storey side addition. The back wall of this new extension faces East South East so a single storey extension on 40 has a minimal overshadowing effect on no. 38.

There is no off street parking available to no. 40, & Ms. Baker does not own a car. The only parking is on the road, on the Eastern side.

There would appear to be no planning control in respect of matching materials being used at the rear of these properties as the rear extension on no. 38 is finished in natural sand/cement render to the walls, interlocking concrete tiles on the roof & upvc windows.

Yours faithfully

Stampson