

95 BRIAR ROAD

April 2024



Design & Access Statement

HOUSEHOLDER APPLICATION FOR DOUBLE STOREY SIDE EXTENSION AND PART DOUBLE REAR EXTENSION.

VERSION 1.0

Yellow.

All Images for representation purpose only.



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Executive Summary

This planning statement has been prepared to explain the proposal for a double storey side extension and part double storey rear extension, which has been developed in accordance with the National Planning Policy Framework (NPPF), Householder Planning Guide, the Watford Borough Council (Local Plan) to meet the needs of the county and borough.

Planning Permission is sought for:

DOUBLE STOREY SIDE
EXTENSION AND PART
DOUBLE STOREY REAR
EXTENSION.

Introduction

Briar road is in north Watford and is located in the Hertfordshire region of England. The postcode falls within the Stanborough ward/electoral division, which is in the constituency Watford.

Most properties in WD25 0LQ are owner-occupied, with the remaining ones being privately rented.

Site & Surrounding Areas

Most dwellings in WD25 0LQ are houses, with both end-terraced and terraced. Property 95 Briar road is a double-storey, end-terraced house. It is not listed, nor is the site located in a designated conservation area or green belt.

Planning History

A permitted development application for a single-storey rear extension and internal reconfiguration has been approved, the reference no. for which is 24/00087/HPD.

Existing Structure

The existing ground floor entrance opens up to a small porch space that leads to the hallway. The hallway further connects to two different rooms: 1) the living room and 2) the kitchen. The kitchen is then connected to the dining and a utility/storage area.

Additionally, on the ground floor, there is external access from both the dining room and the utility area. This configuration accommodates the site's gradient.

The existing first floor consists of two double bedrooms and a shared bathroom.

Householder Application Proposal

The proposal has been designed in accordance with the NPPF and Householder Planning Guide and the Watford Borough Council (Local Plan).

The design and layout of the proposed development align with the existing character of the area, recognizing the scale, mass, and roof form of the surrounding buildings. The proposed development is sustainable and complies with the standards set by the London Borough of Redbridge Council.

The details of the proposed structure are as follows:

Proposed Structure

The proposed ground floor is essentially a double storey side extension and part rear extension, creating new functional spaces to meet the householders' needs.

The side extension extends beyond the side wall by 2.18m, accommodating a staircase, utility room, a small bathroom and an open kitchen area.

The part rear extension extends 2.8m from the original wall. By eliminating the internal walls between the utility and kitchen, the space now becomes an open-plan kitchen, dining, and a living space with a small utility space as well.

The first floor extension on the front elevation has been provided with a set back of 1m from the original building line keeping in mind the terracing effect and the overall elevation. The proposed first floor include three bedrooms, two of which share a bathroom and the other has an attached bathroom.

The staircase has been altered and the direction of access has been reversed, leading from the open kitchen to the first floor hallway which further leads to the three bedrooms. One bedroom in the front, one on the left and another at the rear. Both the rear bedrooms and the bathrooms on the first floor are provided with skylights. The other two bedrooms have a shared bathroom.

The hallway on the first floor has a visual connection to that on the ground floor through a cut-out making it a double height space bounded by a railing. The hallway has been provided with a skylight as well.

The roof of the extended part connects the hipped roof of the existing structure. This will result in a new roof that is offset from the ridge by 600mm. A total of five skylights are to be added on the roof.

Access

The main access from the front road has been retained.

Tree Survey

The changes that have been proposed do not affect any areas outside the demise of the landowner, and the changes do not result in any trees being affected. Thus, a tree survey won't be required.

Materials

Walls of all elevations will be provided with white render and the color of the upvc frames of the windows will be dark grey. Roof tiles will be made of clay roof tiles to match the existing character.

Planning Policy Context

The NPPF emphasizes the importance of making effective use of the land. Paragraph 123 states, 'Planning policies and decisions should promote effective land use in meeting the need for homes and other uses while safeguarding and improving the environment and ensuring safe and healthy living conditions.'

The proposed development aims to utilize the existing land effectively in accordance with the NPPF to meet the growing needs of the family.

Paragraph 135(c) of the NPPF emphasizes that planning policies and decisions should ensure that developments are sympathetic to the local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. The proposed development is designed to be sympathetic to the local character of the area in line with the NPPF.

The proposed extension is designed based on the Local Plan and the Residential Design Guide SPD.

The Householder Application takes into consideration the following policies, and specific points of these policies are highlighted.

U1 Quality of Design: “All new development should represent high quality design and should be in keeping with the council’s objectives of sustainable development and ensuring community safety.”

The proposal has been designed with quality and in reference to the residential design guide.

The style, massing, scale, and density of the proposed development do not harm the character of the area but, in fact, mimic what has been implemented on the street.

The proposed development 'provides high standards of accommodation.' It enhances the standard of living by creating spacious amenity spaces and bedrooms to allow the household to grow alongside the house.

U2 Design and Layout of Development: “All development proposals should (b) provide satisfactory levels of sunlighting, daylighting, privacy and outlook, both to the development and to existing adjoining buildings and uses”

The proposed development has taken into consideration the 45-degree rule on the double-storey side and part double storey rear extension aspect so that the development respects the neighboring properties.

**U3 Integration of Character:
“(b) the use of materials, textures, finishes and colours in buildings and hard landscaping”**

Walls of all elevations will be provided with white render and the color of the upvc frames of the windows will be dark grey. Roof will have clay roof tiles to match the existing character.

“(d) size and scale of window and door openings”

Regarding safeguarding privacy through overlooking windows, the windows have been positioned with consideration for privacy and will be glazed if such privacy is breached.

A rectangular slit like opening has been provided on the front elevation to keep in line with the staircase on the first floor while a smaller rectangular window follows it on the ground floor bathroom. Additionally two new windows on the ground floor side elevation has been provided with a sill height of 1.8 m. A fixed rectangular window has been provided on the first floor in line with the staircase.

The openings at the rear end follows a hierarchy from bi folding door on the ground floor to a three and a two panel window on the first floor for both the rear bedrooms.

3.1.4 Flank elevations: “Side windows that overlook adjoining homes or gardens should be avoided. However, in some instances a side window to a secondary room, (e.g. hall, bathroom, store room), may be allowed if there is more than 2m between properties and obscure glazing is used.

In addition, a side window at ground floor level may be allowed if there is a permanent fence or wall between adjoining properties that is no less than 1.8m in height, or where a proposed new window has a cill level in excess of 1.8m above ground level.”

The distance between the existing and the neighbouring properties is more than 2 m. The presence of a road adjacent the property on the extension side safeguards privacy through overlooking windows and will be glazed if such privacy is breached.

Additionally the new windows on the ground floor side has been provided with a cill height of 1.8 m.

4.1.2 New two-storey rear extensions above existing extensions or single-storey outriggers will not generally be permitted unless it can be demonstrated that the proposal does not result in: (i) an unacceptable loss of daylight or sunlight to neighbouring properties

The proposed development has taken into consideration the 45-degree rule on the double-storey side and rear aspect so that the development respects the neighboring properties.

4.2.2 (a) Plan form: the side wall of an extension should be parallel to the side of the existing house even where a boundary wall is at an angle to the house.

The side extension extends by 2.18m from the existing house parallelly and the existing boundary wall is at an angle to the house.

(c) Proportions: An extension should be no wider than a third of the overall width of the extended property (i.e. no more than a 50% increase in width.)

As for the double-storey side and double storey rear element, the extension to the side protrudes by 2.18m on the first floor and the part rear double storey extends by 3 m.

(d) Spaces between buildings: at least 1m space should be provided between two-storey or first floor side extensions and the side boundary. Where an existing building such as a garage or a previous extension has been built up to the side boundary then a first floor side extension would generally be unacceptable. However, if the applicant were to retrospectively set back the ground floor extension by 1m from the side boundary (e.g. by demolishing a garage), a first floor extension could be accommodated provided that all the other design principles have been followed.

As there are no adjacent property right next to the existing house on the west, the first floor aligns with the ground floor wall which is parallel to the existing building. The first floor extension on the front elevation has been provided with a set back of 1m from the original building line keeping in mind the terracing effect and the overall elevation.

Conclusion

The proposed application is for a double-storey side extension and a part double-storey rear extension. The proposed development is designed with consideration of the policies set out in the NPPF, the Residential Design Guide, and Watford Borough Council Local Plan and Residential Design SPDs. It is intended to conform to the character and appearance of the area and the neighboring residential amenities.

The sole purpose of the proposed development is to meet the growing needs of the family and accommodate them.

For the aforementioned reasons, the development is considered appropriate for the area, and as such, it is humbly requested that the local authority grants planning approval for the proposed application.

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