



DETAILED **PLANNING**

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April 2024

Hertsmere Planning Department

Dear Planning Department,

This application is on behalf of the applicant for demolition of the existing rear extension and the erection of a part single, part 2-storey rear extension.

The documents included are:

- Planning Form
- Planning Statement (this document)
- CIL Form
- Drawings

SITE ASSESSMENT

The application site is located to the South East side of Cambridge Drive. It is a semi-detached 2 storey property that has previously been extended to the rear and includes a converted loft space.

The property is not listed, nor is it situated within a Conservation area.

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PROPOSAL

The proposal consists of demolition of the existing single storey rear extension and erection of a part single, part 2-storey rear extension. The existing detached garage/store to the rear would be demolished as it is currently not fit for purpose as parking for vehicles and there is suitable parking to the front driveway.

The rear extension has been designed to project 3m beyond the original rear face of the property. This is marginally deeper than existing therefore not creating any impact to amenity on neighbouring properties. The extension roof has been designed with a part flat, part pitched roof, creating a crown roof line to the rear. This provides a lower eaves height that matches with the existing extension whilst maximising the internal ceiling height. Internally the layout includes an open plan living/kitchen space with separated utility room, and front living room. To the rear the extension includes large sliding doors, providing direct access from the open plan living space to the large rear garden.

The proposed first floor rear extension has been designed to match with the depth of the ground floor extension, but the width has been set at 3.2m and retained to one side of the property. The extension creates an enlarged rear bedroom, the existing bedroom includes a small single bedroom, this extension provides much needed additional space. The tiled hipped roof form matches with the existing property and creates a subordinate extension that would be a sympathetic addition to the rear facade.

The development will respect the character and appearance of the area, while increasing the standard of living. Allowing a more modern approach to living with an open plan Kitchen dinner with direct access to the garden, and greatly improving the bedroom accommodation to the first floor.

The proposal is not considered to raise any amenity concerns. Design measures have been taken to ensure consistency with the other approvals within the area. It is believed that the proposal makes a positive contribution to the property. Therefore we believe that there should be no concern with this proposal.

I look forward to any discussions with the planning department throughout this application. I trust that the enclosed information is sufficient to approve the application, however, should you require any further information, please do not hesitate to contact our office.

Regards,
Emily Buckingham BA(Hons) MCIAT
Chartered Architectural Technologist
April 2024