
**1 Oakroyd Ave
Potters Bar
EN6 2EH**

Planning Document

April 2024

pb arc

Potters Bar Architects



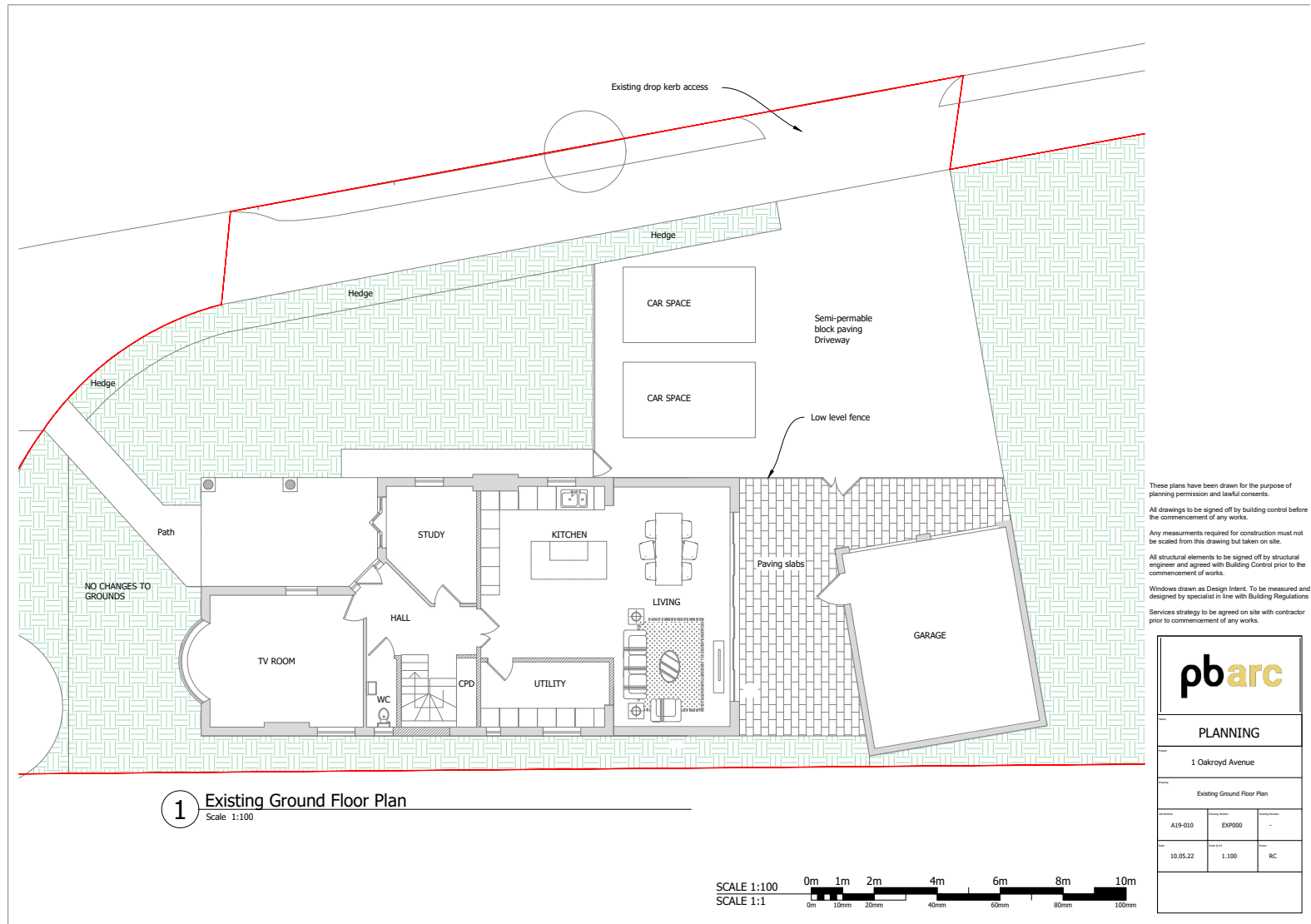
01 | Introduction

The property is a vacant 3 bedroom detached bungalow located on the corner of Baker Street and Oakroyd Avenue.

The property is not statutory or locally listed, but does fall within the 'Royds Conservation Area', which is characterised by original 'Hicks' style houses.

The property benefits from a corner plot and a large rear garden.

There is currently vehicular access to a detached garage to the rear from Oakroyd Avenue.



Proposals seek to alter the driveway entrance to provide a front/ side driveway (as would match other such properties within the immediate locale).

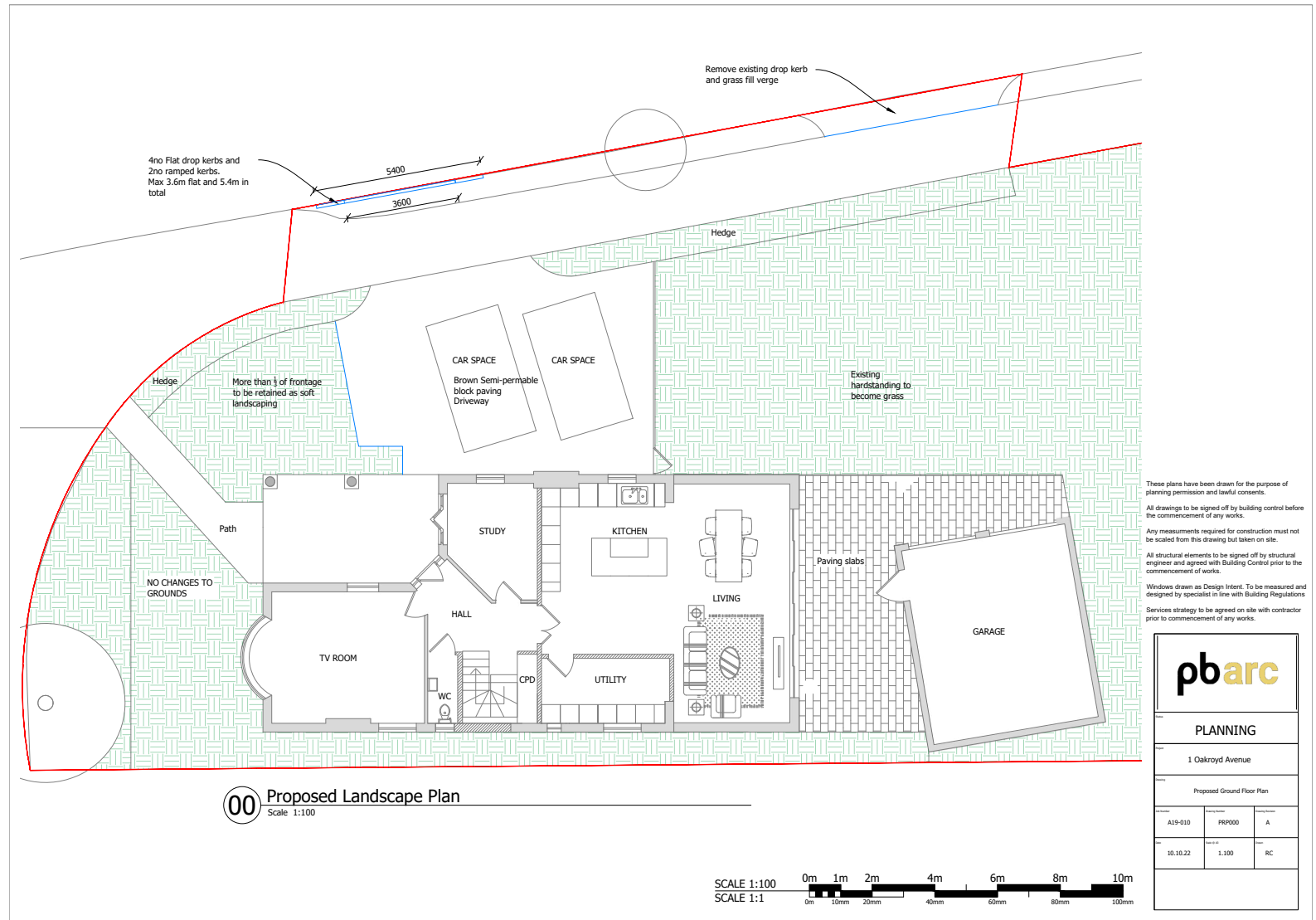
The existing rear access would be removed, allowing for a greater degree of soft landscaping to the rear and enjoyment of the garden.

2no off-street parking spaces are provided using permeable block paving.

At least 1/3rd of landscaping to the frontage would be retained.

The proposals present a safer use of the dwelling, meaning rear vehicular access does not compromise the use of the garden (where small children would not be exposed to incoming car movements).

There would be no impact on the front elevation or any existing trees.

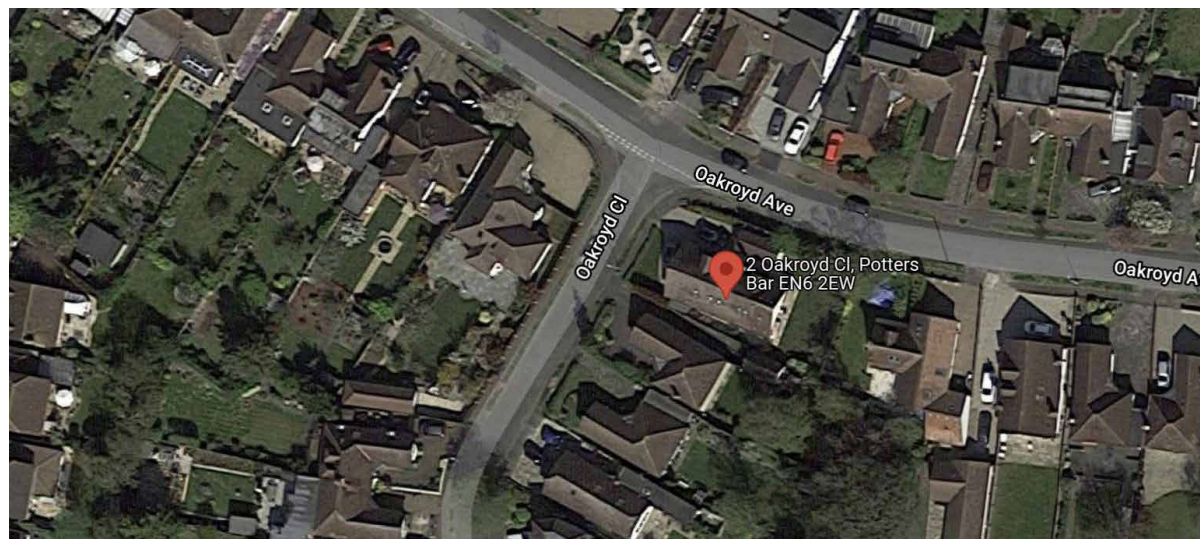


03 | Analysis of Similar Corner Plots

Number 2 Oakroyd Close occupies an identical corner plot to 1 Oakroyd Avenue.

It is noted in the Conservation Audit as being a 'positive contributor'.

A driveway provides access to the front of the House - as would be expected with most properties.

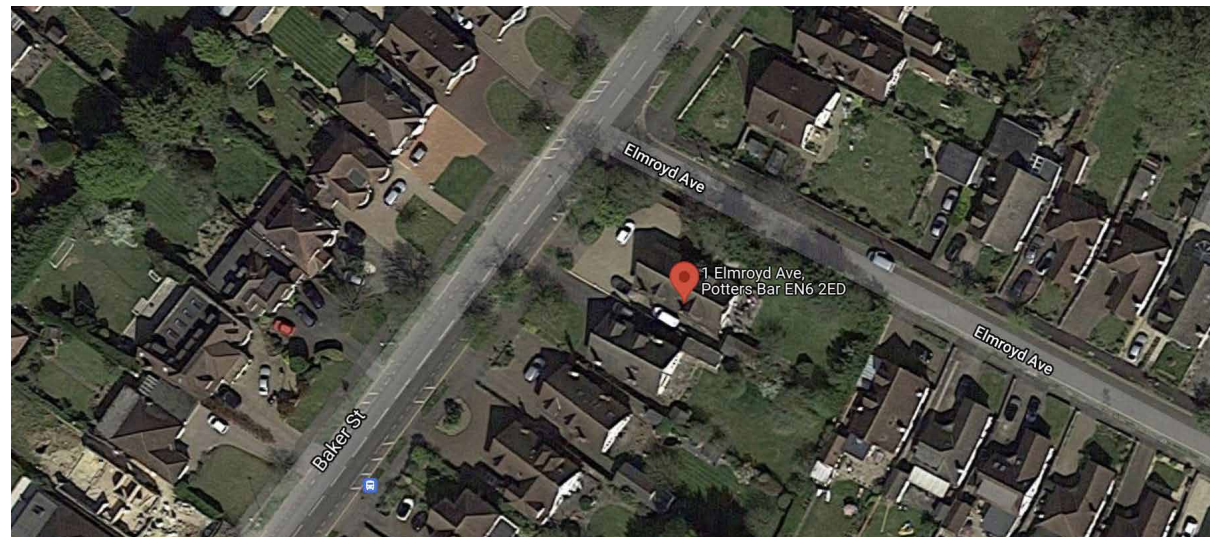


04 | Analysis of Similar Corner Plots

Number 1 Elmroyd Avenue also occupies an identical corner plot to 1 Oakroyd Avenue.

It is noted in the Conservation Audit as being a 'positive contributor'.

It features a front hardstanding drive and a side Garage. The side access to the rear has been removed.



05 | Analysis of Similar Corner Plots

Number 2 Oakroyd Avenue also occupies an identical corner plot to 1 Oakroyd Avenue and sits opposite to the site.

Proposals look to match the neighbouring development, which features a side/ front driveway with provision for 2no cars.

The front is retained as soft landscaping, as is the rear.

Proposals would establish consistency within the streetscene.

