



20a Codicote Row, Hemel Hempstead HP2 7JE

Design and Access Statement, February 2016

Richard Farris

Design, Development, Planning and Building Consulting. T: 01442 390098 M: 07971 938403 E: rfarris@me.com

Introduction

The proposal is for the erection of a pair of 2 bedroomed flats resembling an end terraced dwellings to the North East of 20a Codicote Row Hemel Hempstead HP2 7JE.

The application site is located to the very eastern end of Codicote Row immediately adjacent to Dickens Court and comprises an end of terrace residential property. No. 20 has previously been extended by way of a two-storey side extension and previously comprised of 5 bedrooms. The rear garden has been sub-divided by the erection of close boarded fencing.

The following site constraints and opportunities are observed:

1. The area is within an existing residential area with adjacent public amenity land.
2. The property is an extension which has been separated from its parent dwelling.
3. The existing property has an oversized garden which is the area being considered for development and maximisation of this under-used area.
4. The existing property has a wider than normal plot size that could support an additional dwelling similar to the approved permission
5. Vehicular access and provision exists for both the existing and proposed dwellings
6. The existing street elevations are of chalet style and two storey dwellings with parking to the frontage or in parking courtyards nearby
7. The development plot has planning history of a refusal in 2008 which was allowed at Appeal 4/00442/08/FUL
8. The development plot has planning granted in 2014 for a 1 bed, two storey dwelling
9. The Planning officer has confirmed informally that if a similar application were submitted it would be met with her support
10. The proposal would match the external appearance of the other properties in the terrace with an overall plot width similar to the rest of the terrace and sit comfortably within its curtilage, set back from its side boundary and separated by some 11.7m from the nearest property
11. A positive pre application was submitted to propose the existing Planning approval ref 4/02261/14/FUL with a duplicated dwelling along side the existing extension within the spirit of the 2008 Appeal design.

This Application follows the previous Full Planning application ref 4/00442/08/FUL refused for a three bedroomed house and allowed at appeal ref APP/A1910/A/08/2075779 dated 4th Dec December 2008

Subsequent planning approval was also gained for a single bedroom narrow dwelling in the existing structure on site ref. 4/02261/14/FUL dated 18th November 2014. The site is relatively flat with minor level changes towards the North Eastern boundary

The adjacent public open space that fronts the existing dwelling will remain un-altered with these proposals

A simple steeper pitched front elevation with box dormers and lower pitched rear roof which provides a two storey rear elevation are the typical design features of the adjacent dwellings.

The approved 1 bed conversion in 2014 of the existing extension includes a rear single storey extension.

This approved footprint is proposed be duplicated to form two dwellings in total. On a similar footprint to the 2008 application which was supported at Appeal.

Design

The principle of the development; the extension of No. 20 and conversion into dwelling houses, has already been established by the allowed appeal 4/00442/08/FUL. The current proposal represents a similar level of development. It is now proposed to provide 2 No. two-bedroom dwellings.

The application site is located within the urban area of Hemel Hempstead wherein the redevelopment of the site to provide two small dwelling houses is acceptable in principle in accordance with Policies CS1, CS4, CS11 and CS12 of the Core Strategy.

The proposed dwellings will not adversely affect the character or appearance of this part of Codicote Row or the wider area and therefore would comply with Policy CS11. In line with CS12, there would be no significant adverse impact on the residential amenities of surrounding properties in terms of light or privacy.

Adequate private amenity space is being provided to serve the two bedroom houses. There would be no adverse impact on the safety or operation of the adjacent highway or public footpath. The proposals thus complies with all relevant Policies of the Core Strategy.

The proposed new dwellings create good quality accommodation and private spaces, which will be visually attractive, safe, accessible and functional. This proposal is integrated with, and complements, the neighbouring buildings and the local area in terms of scale, density, layout and access.

The basic configuration of the built form remains the same as the existing terraced properties which are chalet style front elevations with projecting single storey porches and a box dormer to the first floor. The rear elevation remains similar also to the adjacent dwellings with an additional ground floor extension which only projects 3m.

This applications follows a positive Pre- Planning Application that underwent several alterations to the proposals following guidance from the Planning Officer which have now all been incorporated into the current designs.

This proposal enhances the established character and has been modified through the pre-planning consultation to relate well to its surroundings and continues to support a sense of local pride and civic identity.

The Planning history associated to this dwelling has been fully included to ensure the previous sensitivities have been taken into account and demonstrate the existing terraced form can positively be extended whilst maintaining the existing character of both Codicote Row and the adjacent street elevation of Dickens Court.

Privacy is maintained to the adjacent properties and the existing end gable is repeated in this proposal.

The adjacent properties are predominantly 3 bedroomed with the only 2 beds available locally being flats. These 2 bed houses will add and improve the mix of existing housing locally.

Sufficient space is maintained around the dwellings to ensure maintenance can be undertaken and to retain the spacious character of the area is maintained as well as the design of the new dwellings continuing the existing step and set backs of the adjacent terraced dwellings.

This new proposal includes internal modifications to the existing property.

Planning Policy

Constraints

Town
HCA33 - Woodhall Farm

Considerations

The main relevance of this pre application relate to the policy and principle justification for the proposed dwelling, the impact of the proposed dwelling on the layout and the character and appearance of the street scene and the impact on neighbouring properties.

Policy CS4 of the Core Strategy directs residential development to the towns including Hemel Hempstead and within established residential areas, where the application site is located.

Policy CS17 seeks to promote residential development to address a need for additional housing within the Borough. The provision of new dwellings is supported in principle under Policy CS18 of the Core Strategy.

Impact on site layout, appearance of building and street scene

The proposed site layout would have a similar footprint to those around it and within the terrace row of which it would form an additional part.

Garden space is located to the rear of the proposed dwellings and the resultant garden area of No. 20 Codicote Row remains satisfactory as approved in previous applications, noting the existing dwelling would have a resultant garden comparable to neighbouring dwellings and exceeding the 11.5m depth standard under saved Appendix 3 of the Local Plan.

The proposed dwellings would fall 0.9m short of the garden depth standard, however comparable to neighbouring dwellings and the allocated garden areas would be considered adequate for each dwellings (each comprising of just two bedrooms).

The surrounding area is characterised by a regularly planned layout with dwellings following stepped and staggered building lines. The proposal would conform to the existing building line of the terrace and would also maintain an appropriate setback to its main street frontages.

The design and appearance of the proposed dwelling would match that of others within the terrace row particularly to the front elevation, incorporating a cat slide projection to the front door entrance and a continuation of the dormer window that would extend the horizontal emphasis of the terrace. Proportions of the proposed new dwellings would also match others within the terrace.

Proposed building materials would match that of the existing dwelling at No. 20 Codicote Row

For these reasons the proposed development would not have an adverse impact on the street scene in either Codicote Row or the adjacent road of Dickens Court. The proposed two-storey rear extension with its pitched roof mirrors other local dwelling types as a book end style and with the reduction in width of the extension, the cat slide roof feature and the main gabled element of the main house character is maintained.

The development is therefore suggested as acceptable in terms of its layout and the appearance of the building and the street scene, in accordance with Policies CS11 and CS12 of the Core Strategy.

Access

The existing sites gradients are utilised in this proposal, leaving the proposed new access being generally flat from Codicote Row, and fully accessible for wheelchair users and less ambulant visitors as required in Part M of the Building Regulations.

Pedestrian access to the house and to the site would utilise the access as shown on the enclosed site layout from the footpath in Codicote Row.

Sustainability

There are a large number of shops, facilities and schools, all within very close proximity and walking distance of the proposed new dwelling.

This is a site very close to the local shopping centre of Woodhall Farm and Hemel Hempstead town centre with excellent bus, car and rail links to surrounding villages and towns.

Information submitted in support of the FUL application will demonstrates that regard will be given to the objectives of Policy CS29 of the Core Strategy relating to sustainable design and construction. Construction materials shall be sustainably sourced with recycling taking place where possible. Methods to minimise carbon dioxide emissions and water consumption include the installation of efficient goods and insulation.

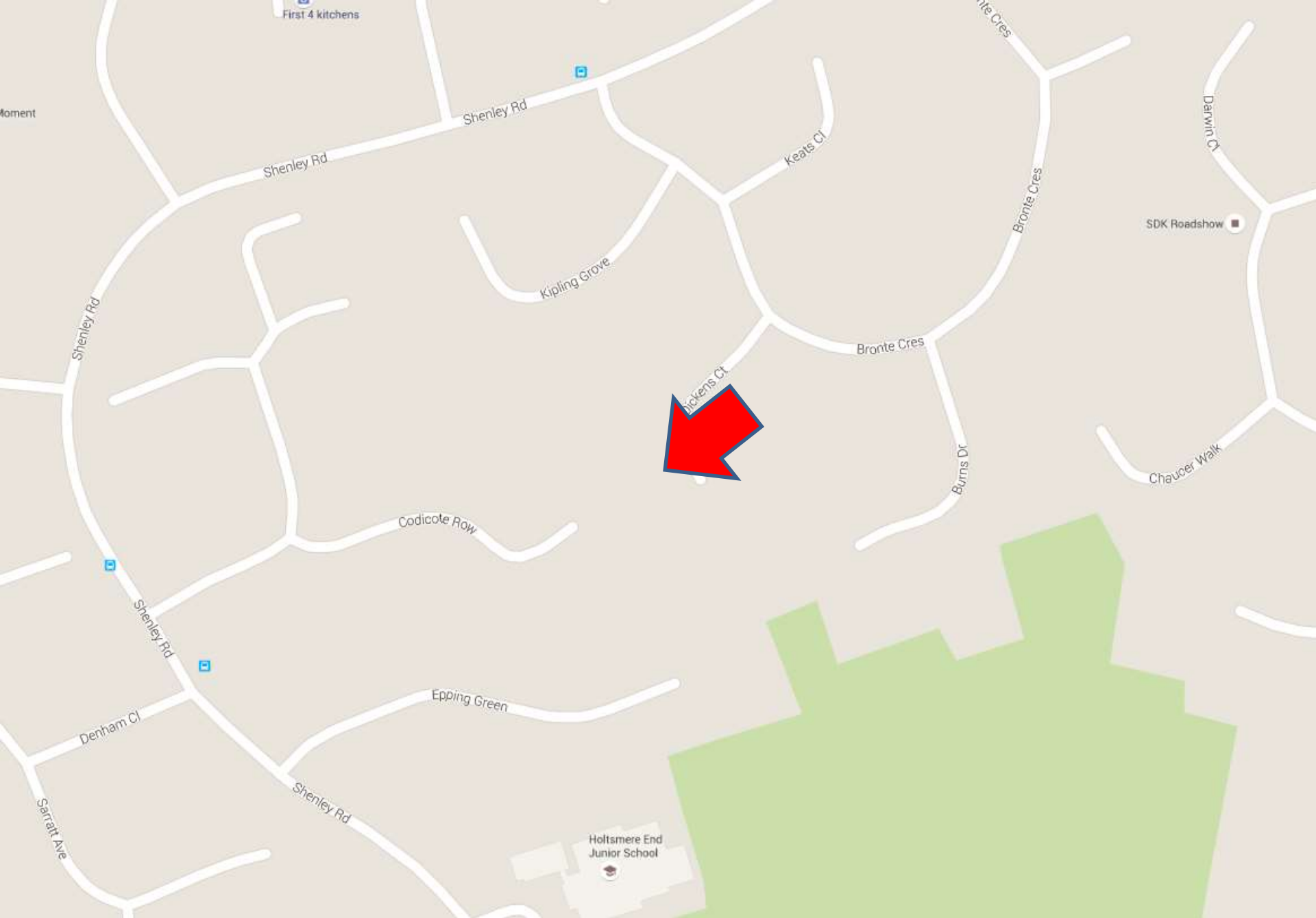
Energy efficient lighting and heating systems and sourcing of local building materials and trades will be used during the construction and fabric of the dwelling - in line with current Building Regulations.

Conclusion

Being of similar footprint to the allowed Appeal design the proposed development would have no adverse effect on the character and appearance of the surrounding residential area and that it would accord with the policies of the Borough Local Plan respecting townscape, density and general character of the area in which it is set

This application seeks permission to allow the proposed drawings to be permitted in accordance with the policies in the Dacorum Borough Council Local Plan.

The Proposed additional dwellings have been carefully designed with close liaison with the Planning Department through the Pre Application Process and all areas of suggestion by the Planning Officers have been included through previous amendments in the proposals to complete the enclosed considered design proposals.



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Location Plan
Design and Access Statement rfarris@me.com



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Aerial Plan
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Existing parking

Private amenity space

Adjacent residential area

Adjacent Open Space

Adjacent residential area

Adjacent residential area



Existing parking

Private amenity space

Adjacent residential area

Extg' parking

Adjacent Open Space

Adjacent residential area

Adjacent residential area









Recent New dwelling showing adaptable set backs for nearby terraced dwellings
Here showing existing and new rear two storey elements