

DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

APPLICATION SITE:

Guardian House, 2 Lime Tree Drive, Harefield, UB9 6EJ

PROPOSAL:

Outbuilding to rear garden.

1.0 INTRODUCTION

- 1.1 This statement is in support of the Householder Planning Application and Conservation Area Consent for an outbuilding to the rear garden at Guardian House, 2 Lime Tree Drive, Harefield, UB9 6EJ.

2.0 THE SITE & HERITAGE

- 2.1 The site is situated some 0.5 miles to the north of Harefield Village on the Rickmansworth Road.
- 2.2 Harefield Grove itself is a Grade II listed building set in landscaped grounds but the application site is noted to now form a separate entity, located at the junction of Rickmansworth Road and Lime Tree Drive, leading entrance to Harefield Grove.
- 2.3 The application site (area edged red) was approved planning permission in 2013, under application ref: 28301/APP/2013/3104.
- 2.4 There is a significant rear/side garden and the front forecourt is landscaped with allocated parking space located to the eastern side of the application site.
- 2.5 Application site is located within a Countryside Conservation Area.
- 2.6 The site is not within a flood plain as defined by the Environmental Agency.

3.0 THE PROPOSAL & APPEARANCE

- 3.1 The proposal is for the construction of an outbuilding to the rear garden. The outbuilding is to be used as a home office/gym, ancillary and for the sole enjoyment of the property owners and occupiers.
- 3.2 The proposed outbuilding has been designed to consider the surrounding properties and thus having been designed with a flat roof, no greater in height than 2.5m to reduce any potential risk of overbearing dominance to environment.
- 3.3 The proposed outbuilding is to be measured 7.0m wide x 4.0m depth to ensure the outbuilding

footprint is no greater than 30m². This outbuilding would in general terms be seen 'acceptable' under the Permitted Development Order 2015 (as amended). It has been applied for under Householder due to the removal of Permitted Development rights as conditioned under the Approval notice.

3.4 The design emphasis is to maintain the architectural style and respect the surrounding views and greenery.

3.5 The external finishes such as timber cladding therefore only enhances the appearance and style of the outbuilding whilst discreetly setting this outbuilding within the landscaping.

4.0 LANDSCAPING

4.1 To remain as existing. Where required, root protection areas (RPA) and Protective fencing has been identified on drawing LIMTD2/PL-02 to protect and limit the likeliness of harm being caused to the Tree Preservations orders TPO's.

5.0 REFUSE & RECYCLING & ACCESS

5.1 To remain as existing.

6.0 CONCLUSION

6.1 Having reviewed the different elements of the Councils UDP, Supplementary Planning Guidelines, and other National Standards applying to this form of development, it is felt that the proposal at this property is satisfactory and does meet the main considerations.

6.2 We would welcome any further recommendations that are offered from the Planning Case Officer.