



# **Harpenden**

## **Hertfordshire, AL5 2RN**

Appraisal  
23.10.2018










**MASS**  
**Reports**

Harpenden  
Appraisal




# Overview

In your report our architects will provide you with a detailed appraisal of planning feasibility for your property. We have considered both local and National planning rules and nearby planning applications to understand what is realistic for you and your property.

If you would like to look in to this even further please [click here](#) to upgrade to the next level report

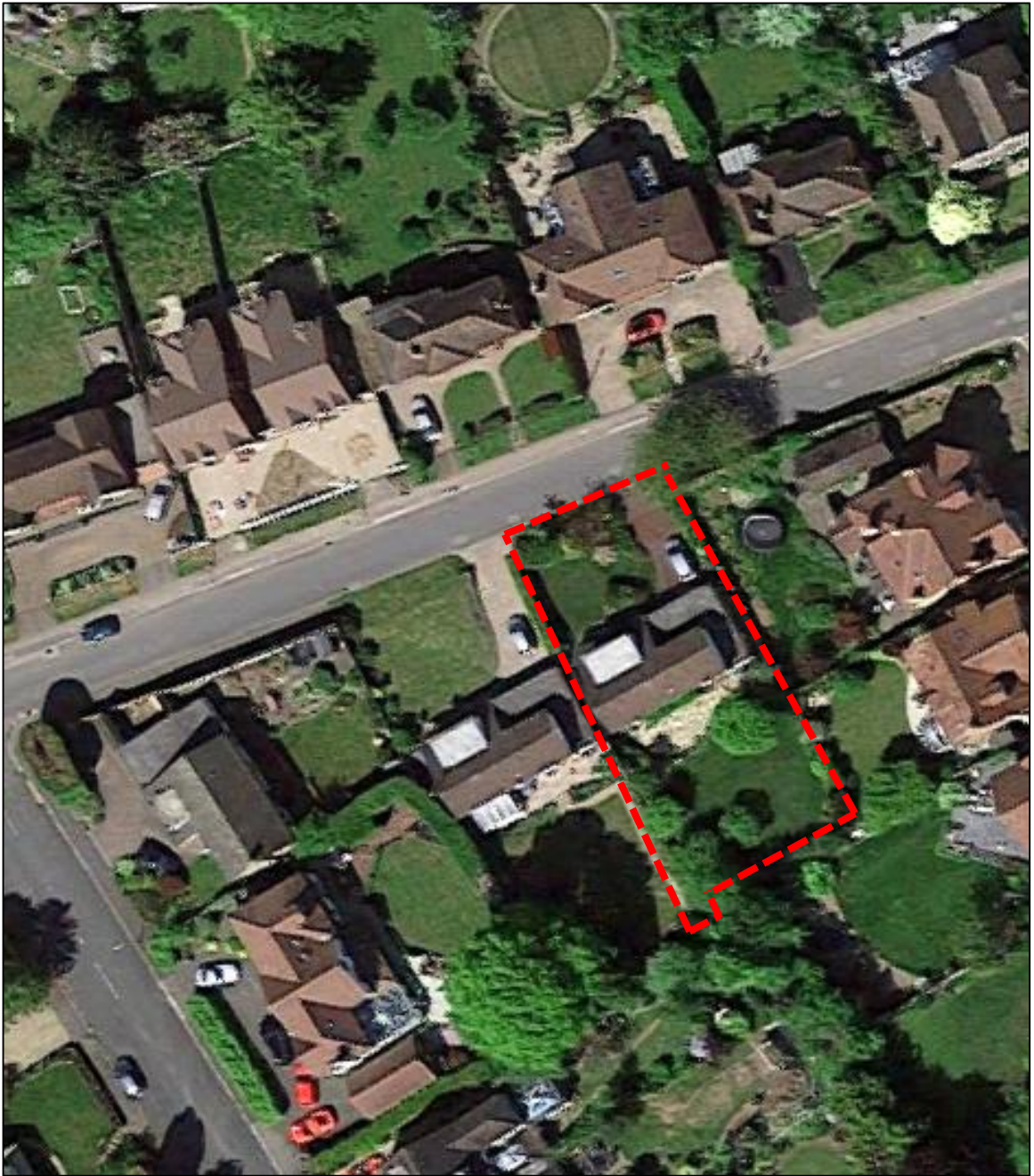
-  Nearby properties which need to be considered
-  Schooling and travel links nearby
-  Council provide a clear planning outline
-  Relevant successful planning applications nearby
-  Flood risk on or around the property
-  Listed buildings status on or around the property
-  Conservation Area

## Key

-  No issues which would effect your application
-  Some issues nearby which could effect your application
-  There are issues which would effect how we present your application



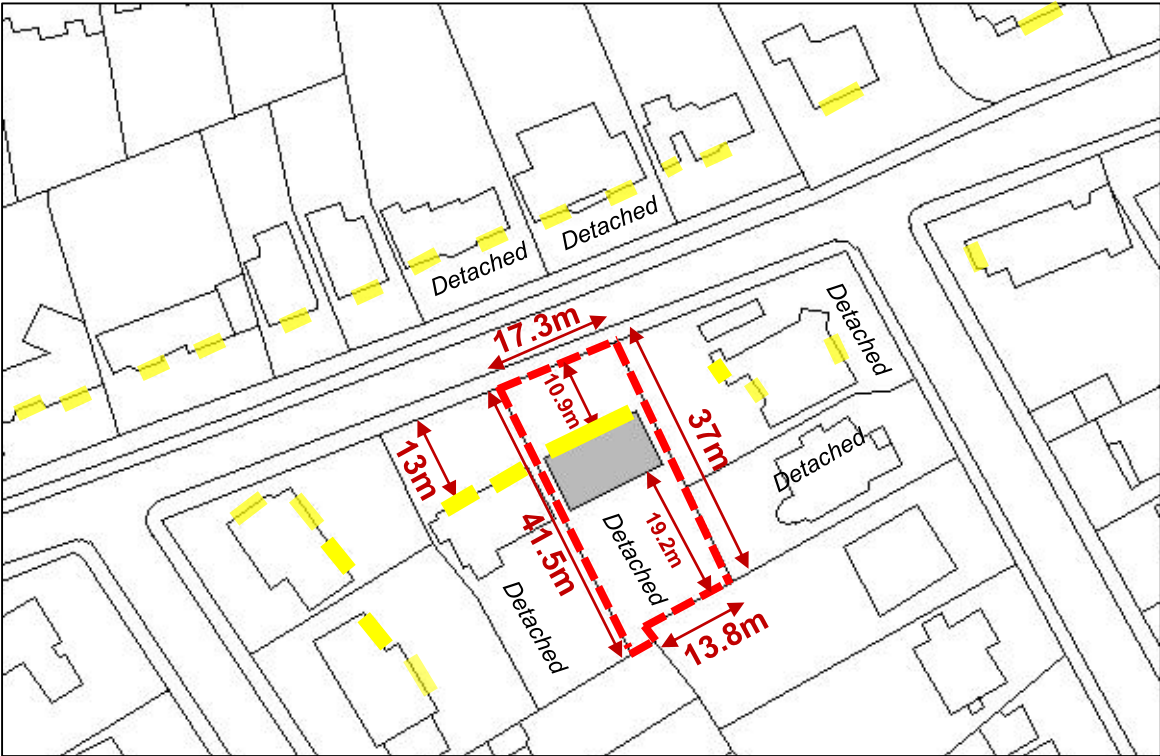
## Plot Boundary



Plot Area ~ 0.165 acres (7187 sqft / 667.6 sqm)

St. Albans City & District Council

# Plot Area Statistics and Surroundings



For illustration purposes only: Not to scale

**Plot area** 7187 sqft (667.6 sqm)  
**Building Footprint** 1345 sqft (124.9 sqm)

- Plot boundary
- Existing Building
- Windows

The property is detached and most of the buildings on this road are two storeyed

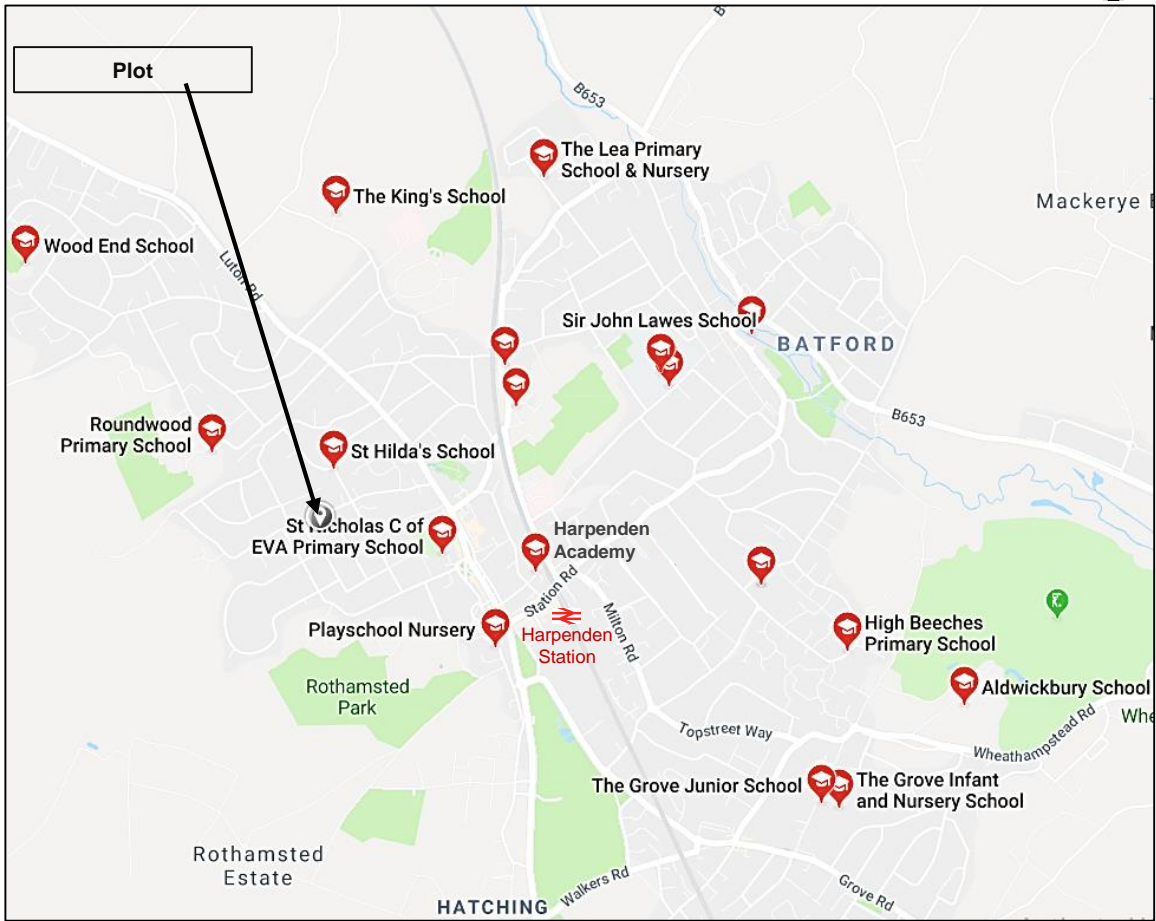


## Population Statistics

Radius	Population	Households
100m	58	23
250m	526	183
500m	2175	831
750m	4308	1702
1km	6372	2480



## Facilities Nearby



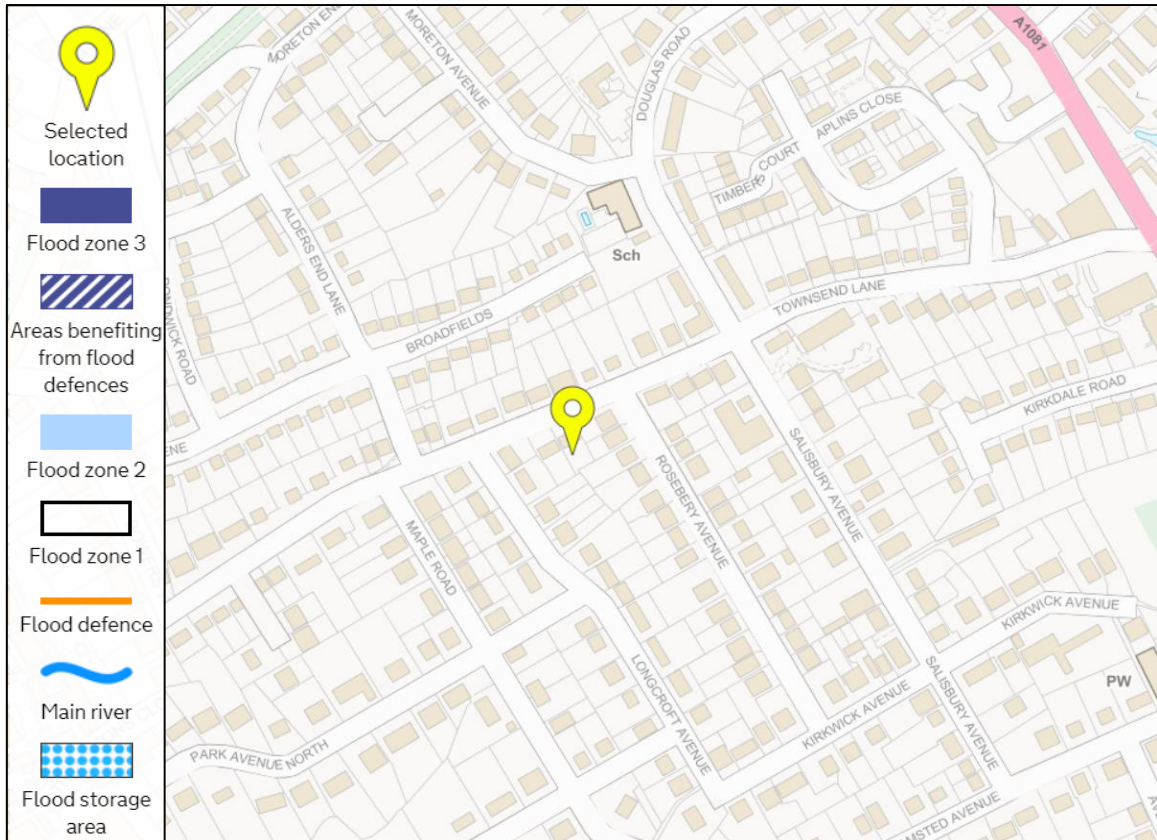
The map above shows nearby school locations, for more information click the links below

 [Train Station](#)

 [Bus Stops](#)

 [Schools](#)

# Planning Constraints



- **Flooding**

The site location does not come in flood zone

- **Listed Building**

Property is not a listed building and No Listed buildings are there within 100 m

- **Environmental**

Not in Greenbelt or AONB (Area of Outstanding Natural Beauty)

- **Conservation Area**

Not in conservation area

- **Planning Application**

No history

- **Trees which effect development**

There are trees in the rear garden that may impair development

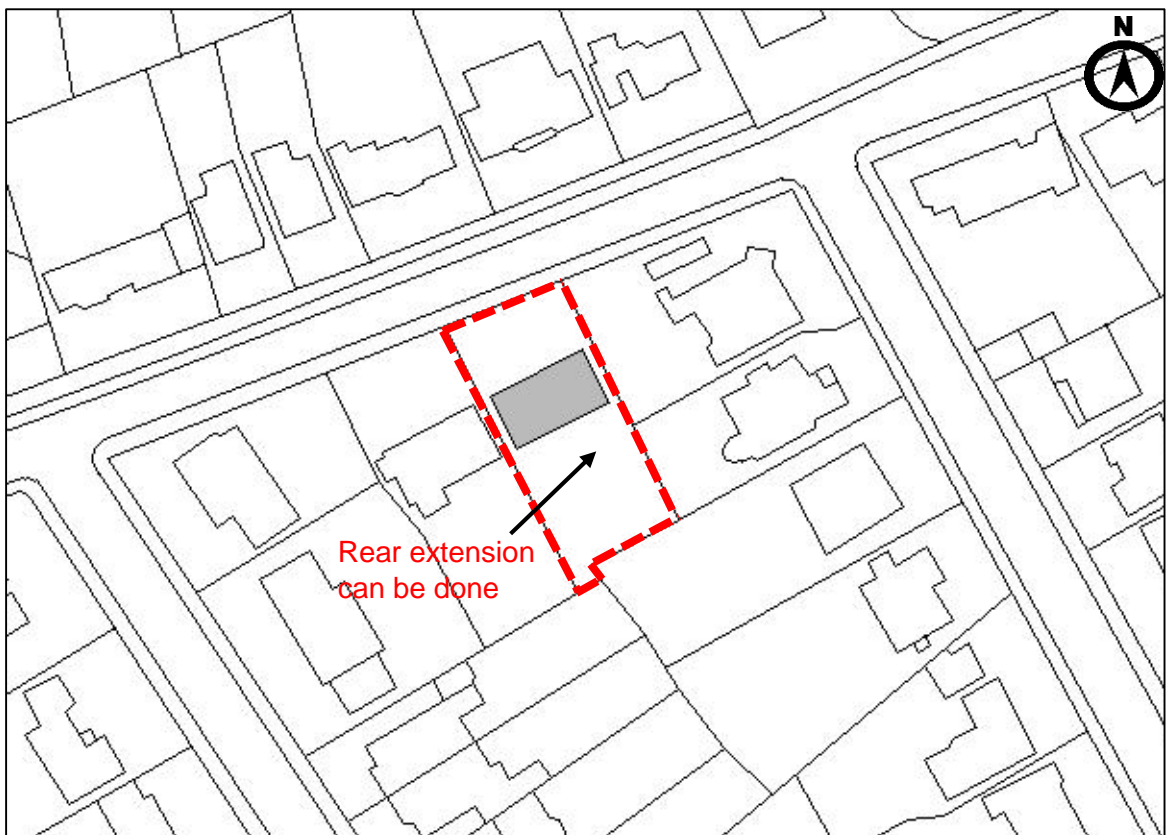
## Feasibility of Extension

The development must comply with all other relevant limitations and conditions that apply to other rear extensions allowed under permitted development, for example:

- No more than half the area of land around the "original house" should be covered by additions or other buildings.
- The maximum depth of the single-storey rear extension is 6m for an attached house and 8m for a detached house.
- The maximum height of the single-storey rear extension is 4m.
- The maximum eaves height should be 3m if the extension is within 2m of any boundary
- Two-storey extensions no closer than seven meters to rear boundary.
- Roof pitch of extensions higher than one storey to match existing house.
- Upper-floor, side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor.
- On designated land\* no permitted development for rear extensions of more than one storey.
- On designated land no side extensions.

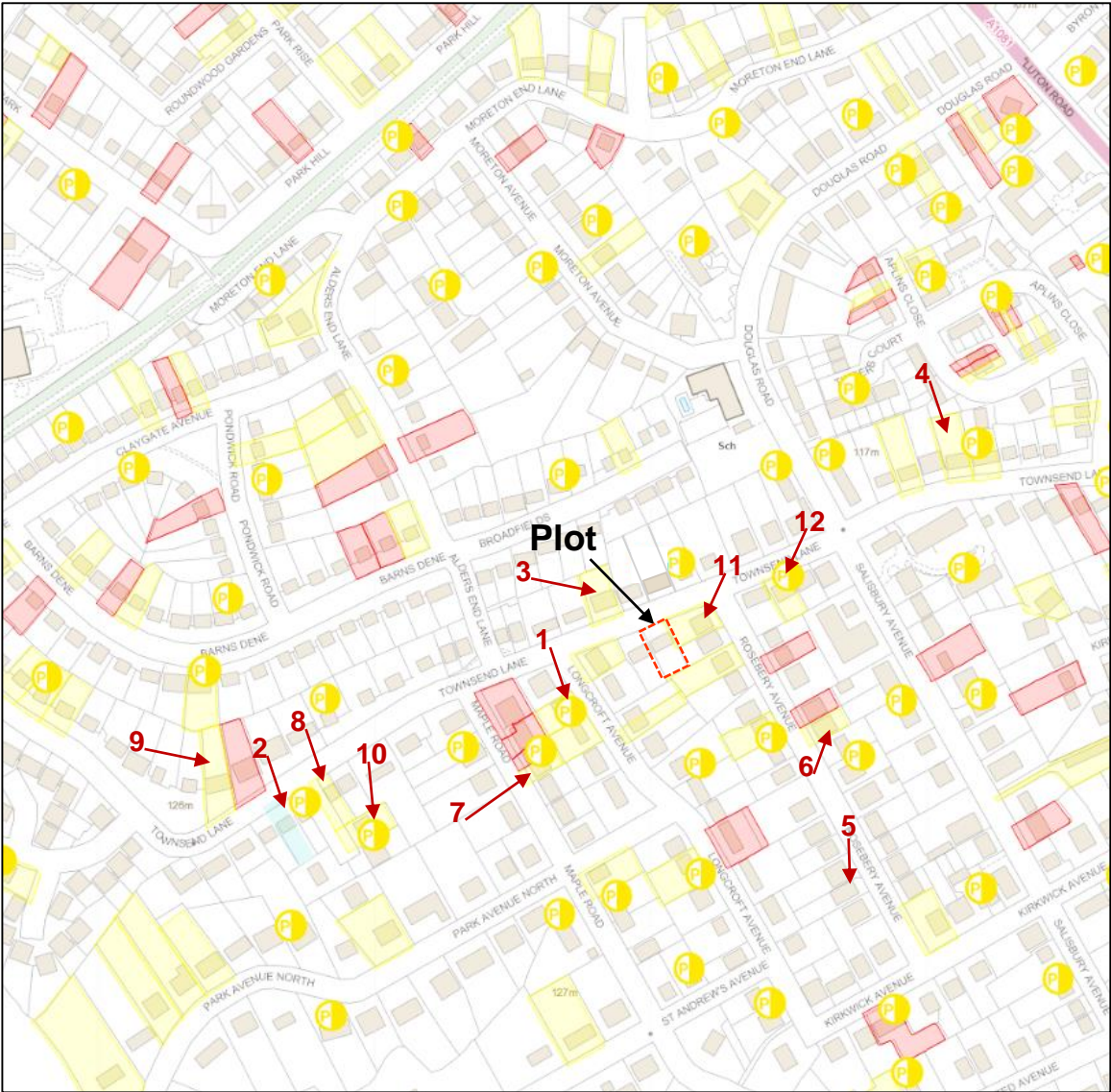
*NOTE: Designated land includes Conservation Areas, National Parks and The Broads, Areas of Outstanding Natural Beauty and World Heritage Sites.*

Source : [Click here for Rules and Regulations of Local Council](#)

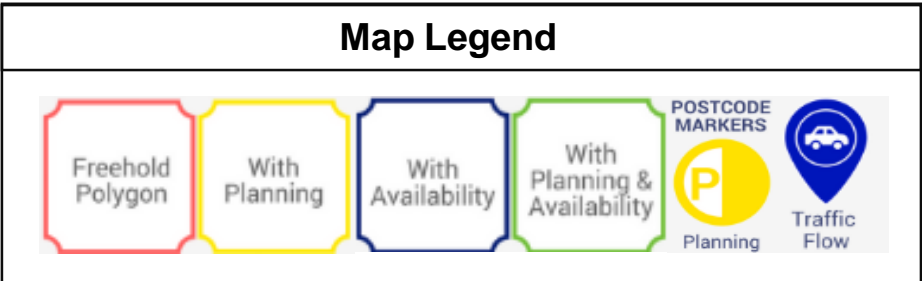




# Comparable Planning Applications



Planning Applications since 2012 with in 0.25 mile of Harpenden Hertfordshire





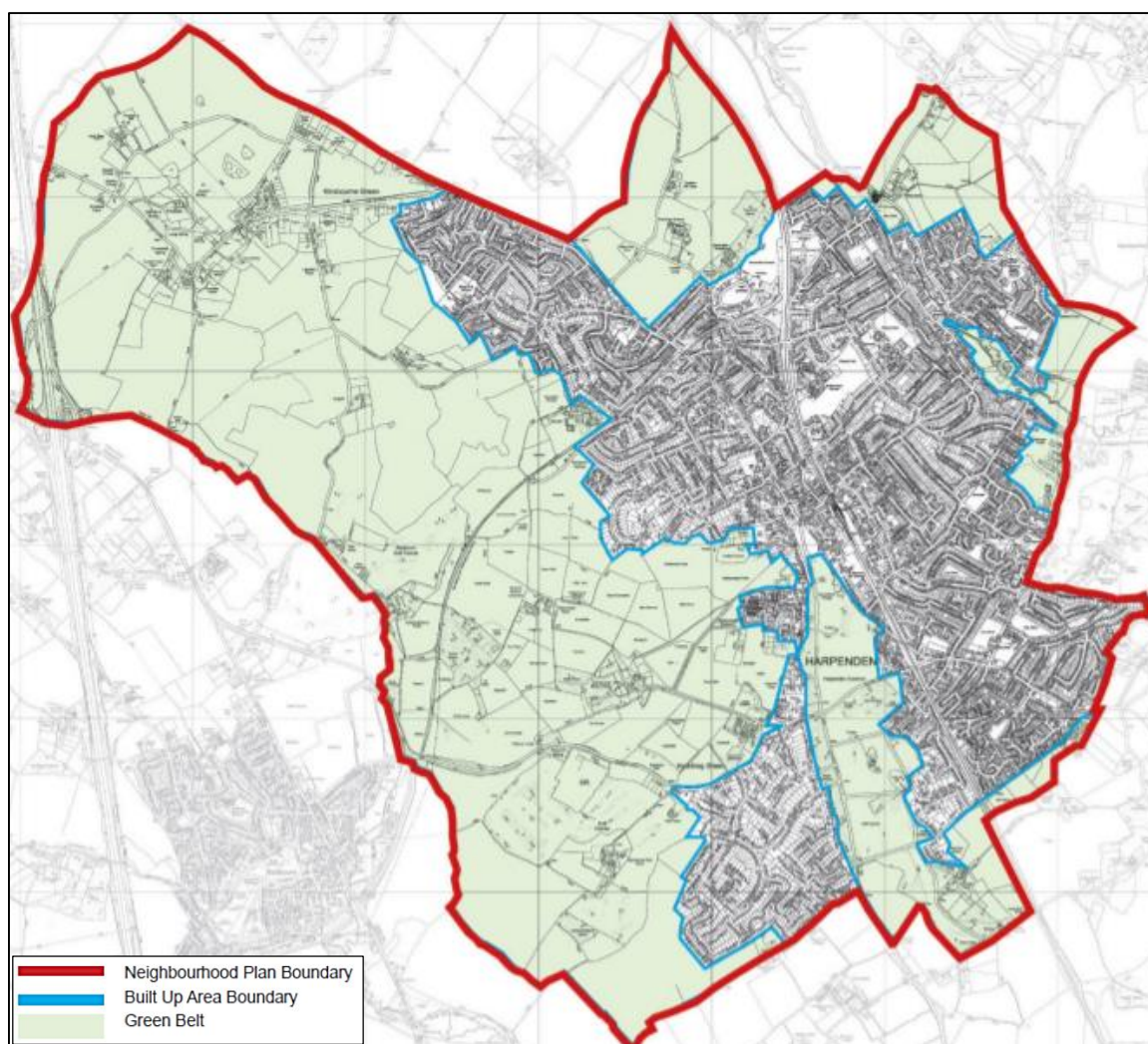
## Planning applications for demolition of existing and erection

S.No.	Address	Description	Link to application
1	15 Longcroft Avenue, Harpenden, Hertfordshire, AL5 2RD	Demolition of existing and erection of two, four bedroom semi-detached dwellings with basement accommodation, new vehicle crossovers and parking	<a href="#">Click here for full planning application</a>
2	63 Townsend Lane, Harpenden, Hertfordshire AL5 2RE	Demolition of existing dwelling and erection of one, five bedroom dwelling with attic accommodation and garage	<a href="#">Click here for full planning application</a>
3	44 Townsend Lane, Harpenden, Hertfordshire, AL5 2QS	Permission Demolition of existing dwelling and construction of two, four bedroom detached dwellings with basement	<a href="#">Click here for full planning application</a>
4	10 Townsend Lane, Harpenden, Hertfordshire, AL5 2QE	Demolition of existing and erection of one, detached six bedroom dwelling and associated landscaping	<a href="#">Click here for full planning application</a>
5	1A Rosebery Avenue, Harpenden, Hertfordshire, AL5 2QT	Five bedroom detached dwelling following demolition of existing dwelling	<a href="#">Click here for full planning application</a>
6	12 Rosebery Avenue, Harpenden, Hertfordshire, AL5 2QP	Permission Demolition of existing and erection of two detached dwellings	<a href="#">Click here for full planning application</a>
7	12 Maple Road, Harpenden, Hertfordshire, AL5 2DU	Permission Two semi-detached, four bedroom dwellings with basements following demolition of existing dwelling	<a href="#">Click here for full planning application</a>

## Planning applications For Extension

S.No.	Address	Description	Link to application
8	57 Townsend Lane, Harpenden, Hertfordshire, AL5 2RE	Front porch, single storey rear extension following demolition of existing, rooflights, alterations to openings	<a href="#">Click here for full planning application</a>
9	68 Townsend Lane, Harpenden, Hertfordshire, AL5 2RG	Raising and roof alterations from gable to hipped roof, single storey front and rear and first floor front and side extensions	<a href="#">Click here for full planning application</a>
10	1 Townsend Close, Harpenden, Hertfordshire, AL5 2RF	Replacement roof with raised ridge height to create habitable roofspace, single storey rear extension, front and rear dormer windows and rooflights, alterations to openings	<a href="#">Click here for full planning application</a>
11	15 Rosebery Avenue, Harpenden, Hertfordshire, AL5 2QT	Permission Demolition of garage and outbuilding and erection of two storey side extension with accommodation	<a href="#">Click here for full planning application</a>
12	25A Townsend Lane, Harpenden, Hertfordshire, AL5 2QR	Front porch, two storey front and rear extension, alteration to garage, demolition of conservatory and alterations to openings and widening of hardstanding and access	<a href="#">Click here for full planning application</a>

## Built Up Area Boundary in Harpenden



New major residential development must be at an appropriate density subject to local character and in accordance with the desire to protect the Green Belt insofar as possible. A minimum density of 40 dwellings per hectare must be met unless an applicant can demonstrate doing so would have a negative impact on local character, a designated heritage asset, biodiversity, trees or flood risk.

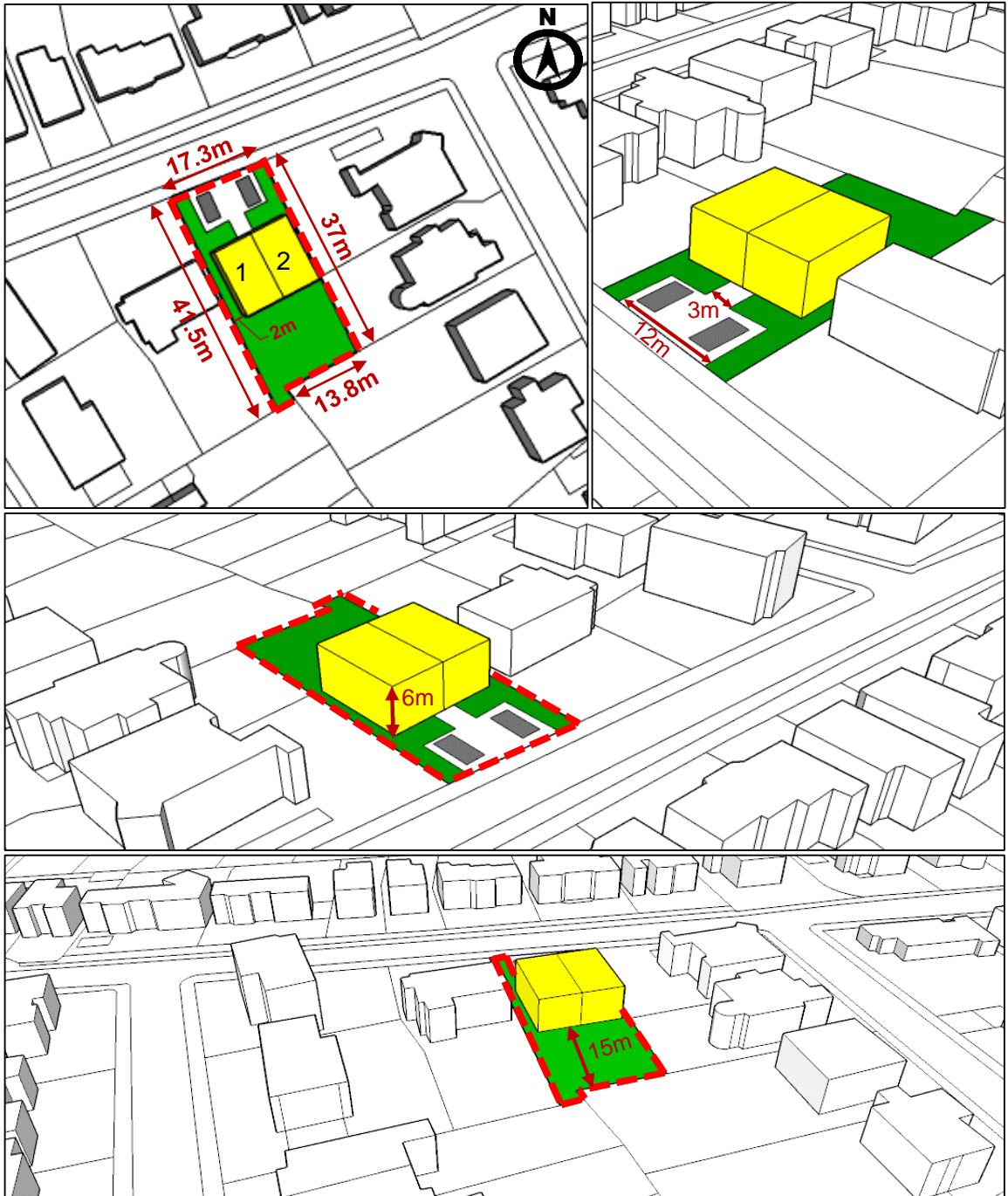
Source: [Click here for Rules and Regulations of Local Council](#)



# Massing Studies

Type 01 – Two storey 4 Bedroom Semi Detached unit.

**Note:** The height of the building mass does not take into consideration the loft space, where there might be potential to add a further room Subject To Planning Permission.



*For illustration purposes only: Not to scale*

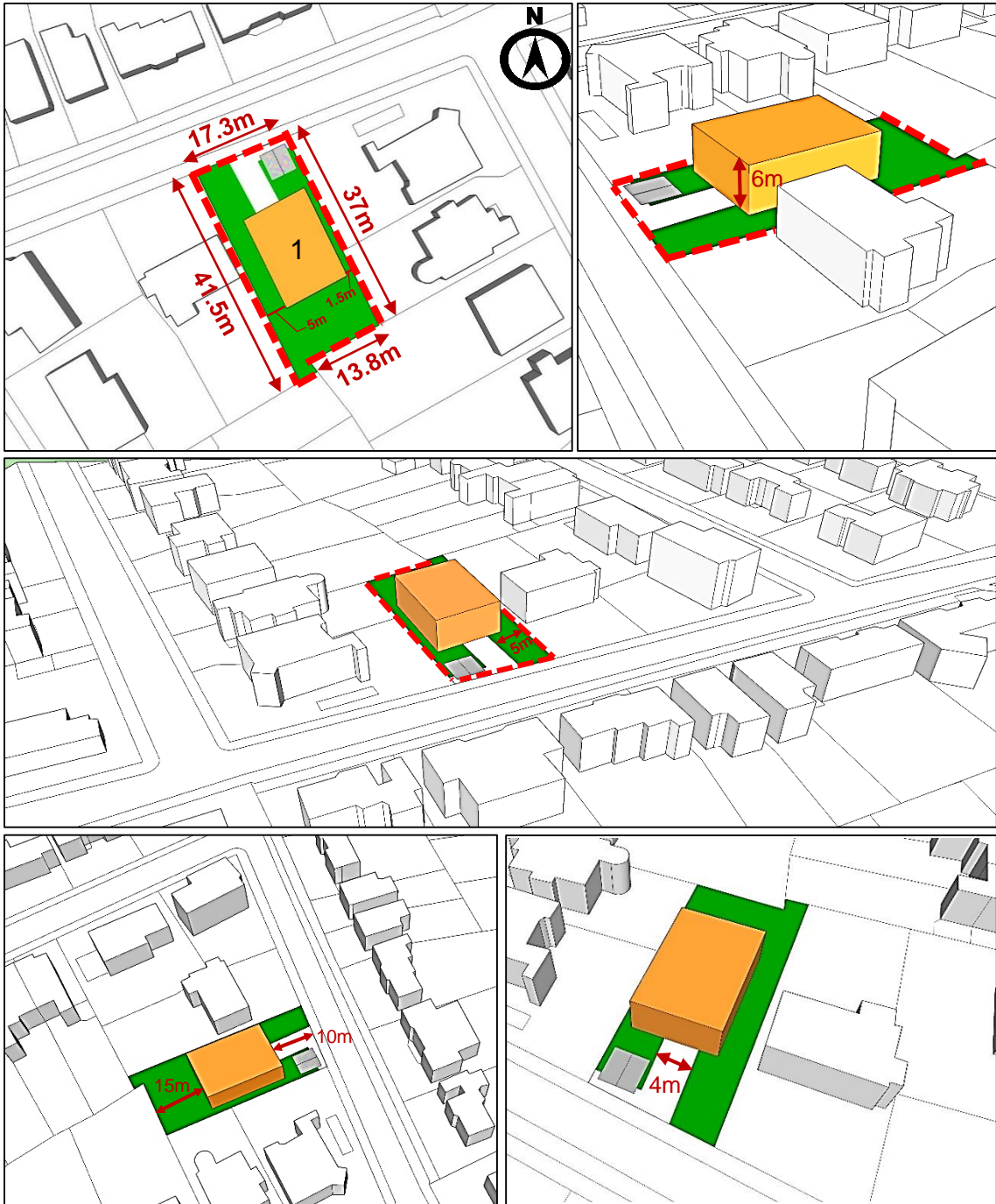
Total No. Units : 02  
4 bedroom – 2 units each 1873 ft<sup>2</sup>  
Car parking - 02

Habitable rooms ~ 08  
Footprint ~ 1873 ft<sup>2</sup>  
GEA ~ 3746 ft<sup>2</sup>

- 4 Bedroom
- Green space
- Car parking

Type 02 – Two storey 6 Bedroom Detached unit.

**Note:** The height of the building mass does not take into consideration the loft space, where there might be potential to add a further room Subject To Planning Permission.



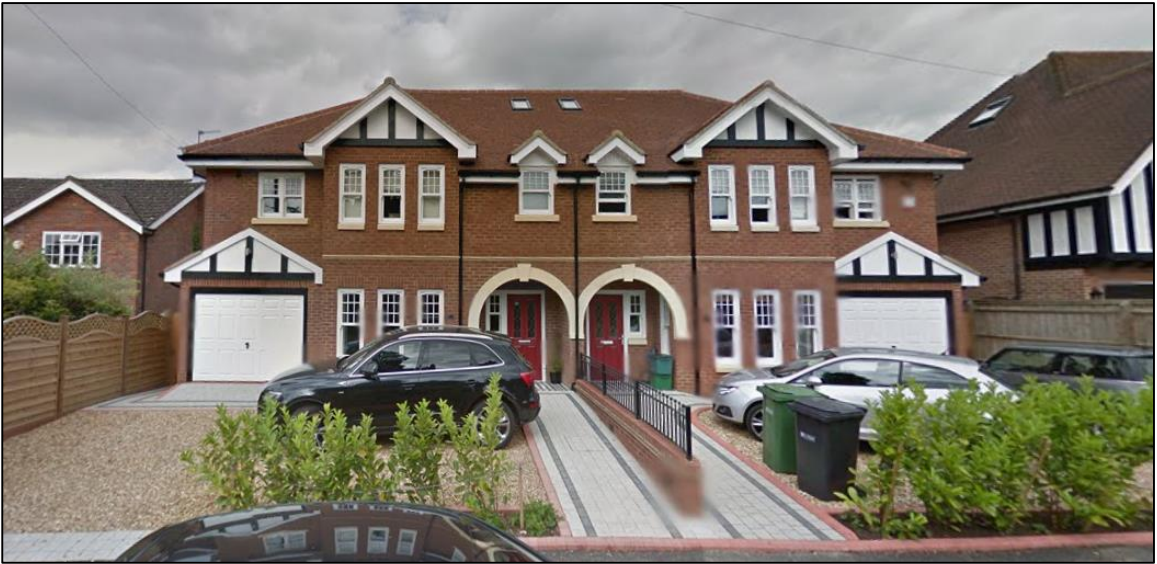
*For illustration purposes only: Not to scale*

Total No. Units : 01  
 4 bedroom – 1 units each 4392 ft<sup>2</sup>  
 Car parking - 02

Habitable rooms ~ 06  
 Footprint ~ 2196 ft<sup>2</sup>  
 GEA ~ 4392 ft<sup>2</sup>

- 6 Bedroom
- Green space
- Car parking

## Precedents



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