



**16 Bowers Way, Harpenden, Hertfordshire,
AL5 4EW**

Appraisal
16.11.2018










**MASS
Reports**




Overview

In the following report our architects will provide you with a detailed appraisal of planning feasibility for the property. We have considered both local and National planning rules and nearby planning applications to build a realistic approach towards the appraisal.

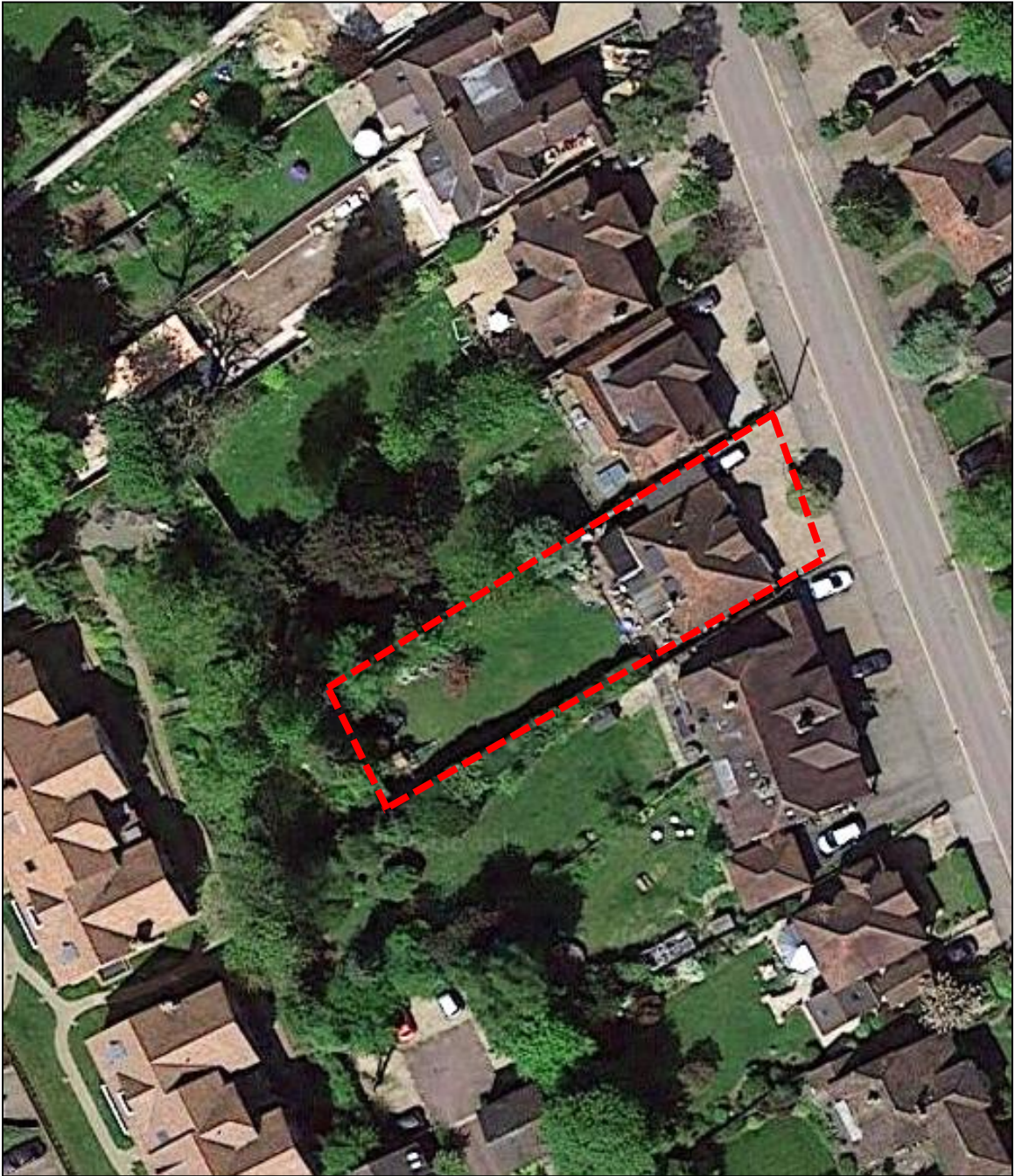
If you would like to look in to this even further please [click here](#) to upgrade to the next level report

-  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

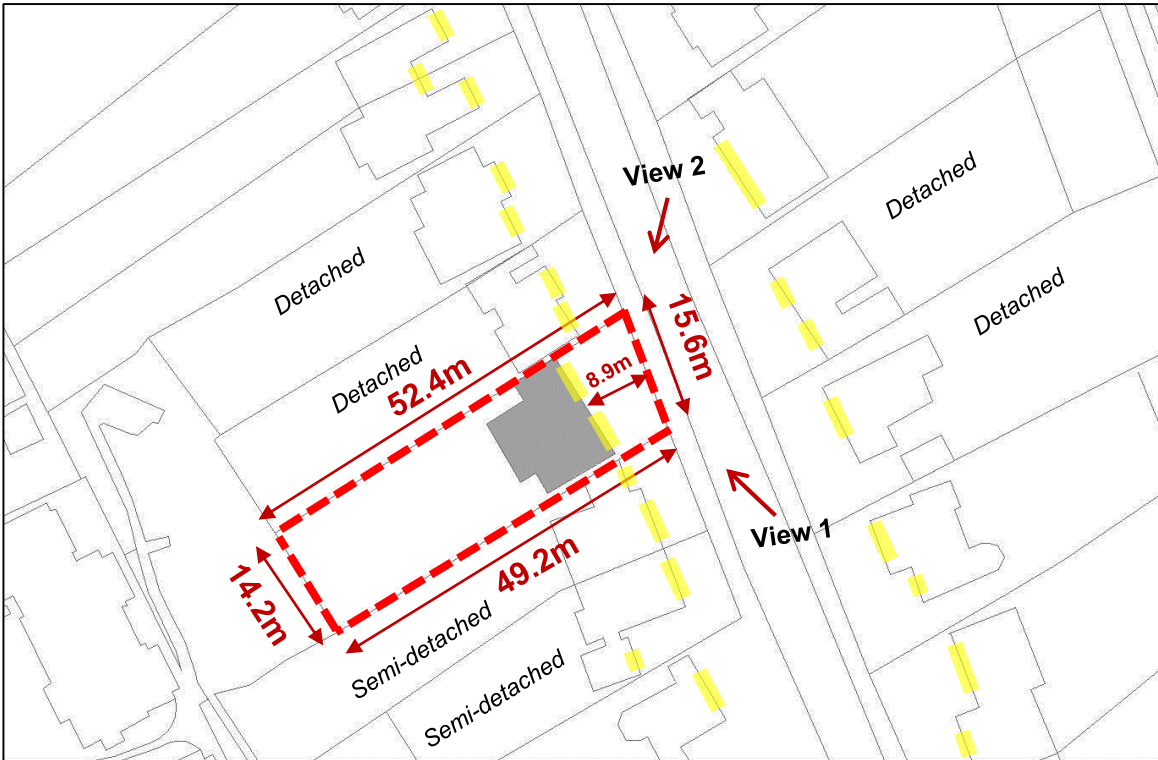
-  No issues which would effect your application
-  Some issues nearby which could effect your application
-  There are issues which would effect how we present your application

Plot Boundary



Plot Area ~ 0.188 acres (8189 sqft / 760.8 sqm)
St. Albans City & District Council

Plot Area Statistics and Surroundings



For illustration purposes only: Not to scale

Plot area 8189 sqft (760.8 sqm)
Building Footprint 1966 sqft (183 sqm)

- - - Plot boundary
- Existing Building
- Windows

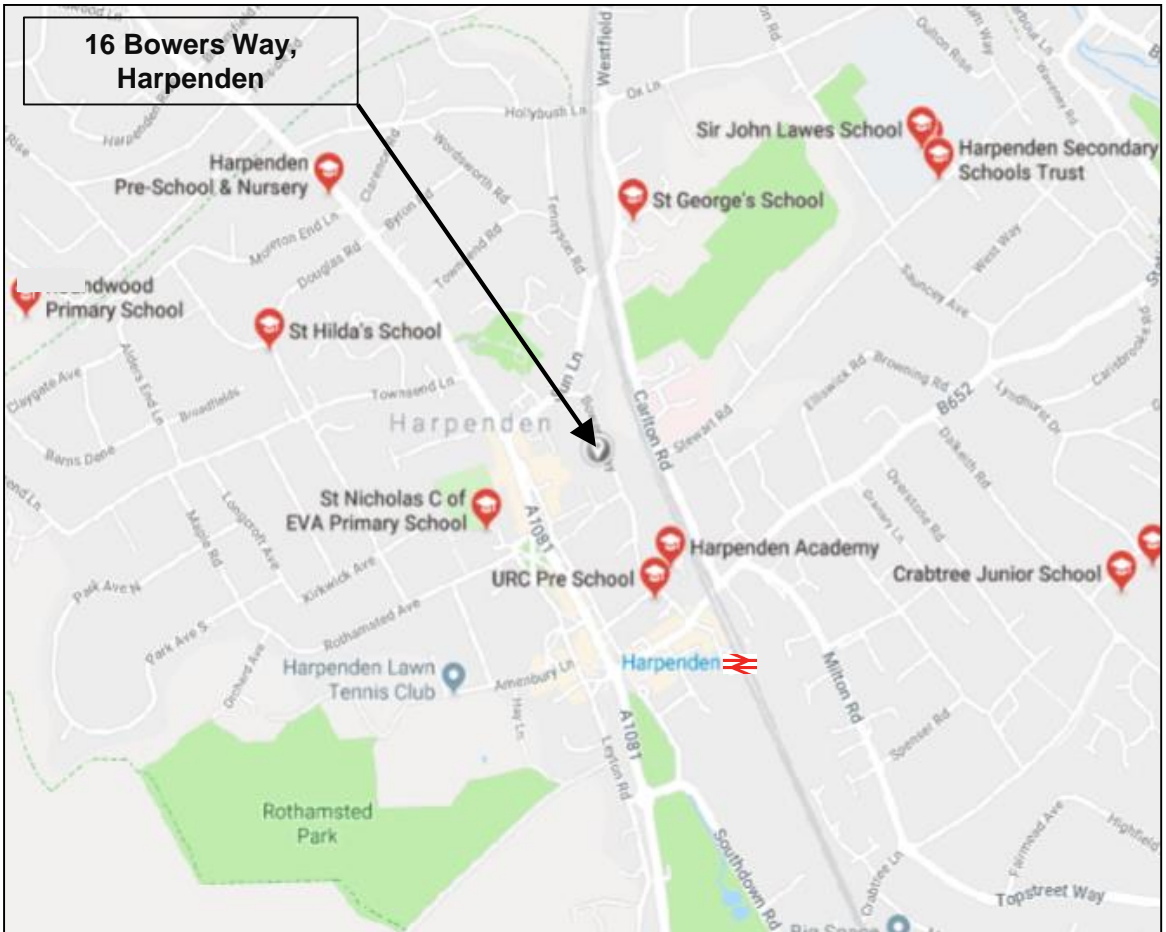
The property is Detached and most of the buildings on this road are two storeyed.



Population Statistics

Radius	Population	Households
100m	131	55
250m	476	259
500m	2469	1072
750m	5323	2128
1km	9168	3509

Facilities Nearby



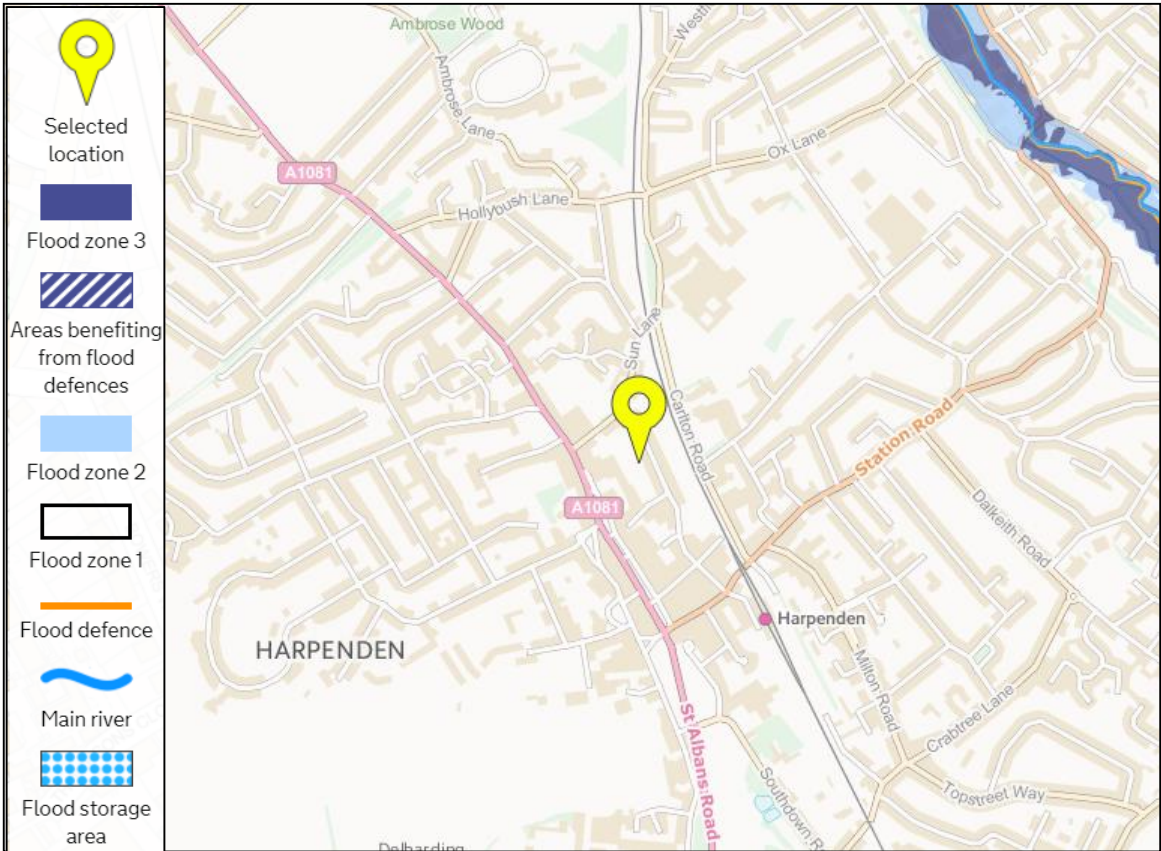
The map above shows nearby school locations, for more information click the links below

 [Train Stations](#)

 [Bus Stops](#)

 [Schools](#)

Planning Constraints



- **Flooding**
The plot location does not come in flood zone
- **Environmental**
Not in Greenbelt or AONB (Area of Outstanding Natural Beauty)
- **Trees which effect development**
There are trees in the rear garden that may impair development

Planning History

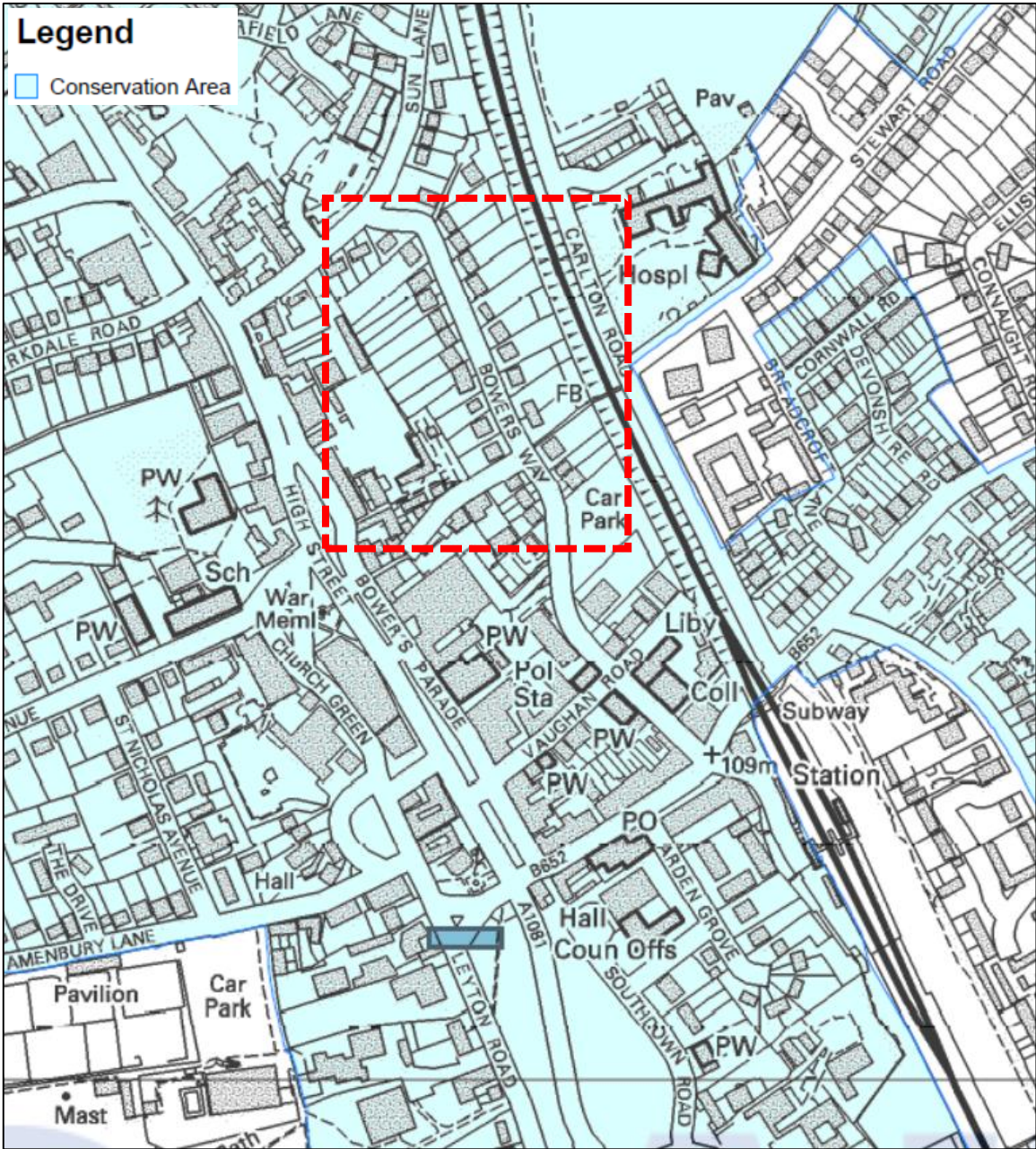
S.No.	Description	Year	References
1	Partial demolition retaining the front facade; reconstruction of property to create five bedroom dwellings	2018	5/2018/2535
2	Demolition of existing and erection of one, detached two storey dwelling	2018	5/2018/0806
3	Demolition of existing and erection of one, detached two storey dwelling	2017	5/2017/3453
4	Part single, part two storey extensions to both sides and rear. Pitched roof with gables to side elevation	2017	5/2017/0325
5	Tree works approval Group of Ash, Beech, Silver Birch and Hawthorn - Cut back to boundary line. 1 x Laurel - Remove.	2015	TP/2015/0453
6	Rear dormer window and side roof light	2005	5/2005/1276
7	First floor extension, replacement roof, rear conservatory and front canopy	2005	5/2005/0567

Listed Building

The property is not a listed building and there are listed buildings nearby which may effect a planning application.

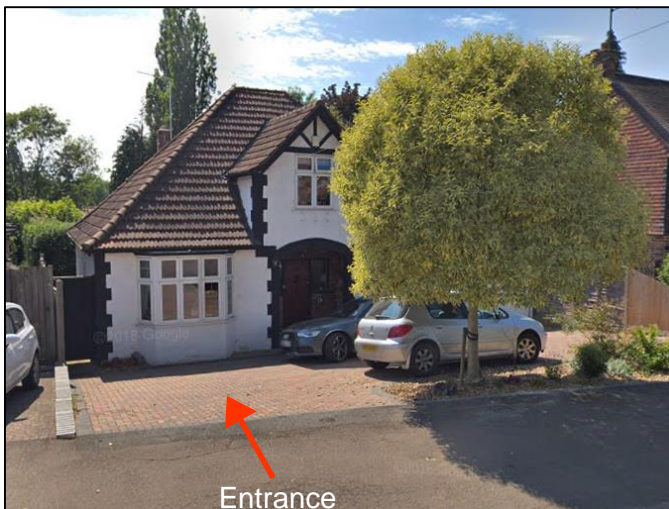
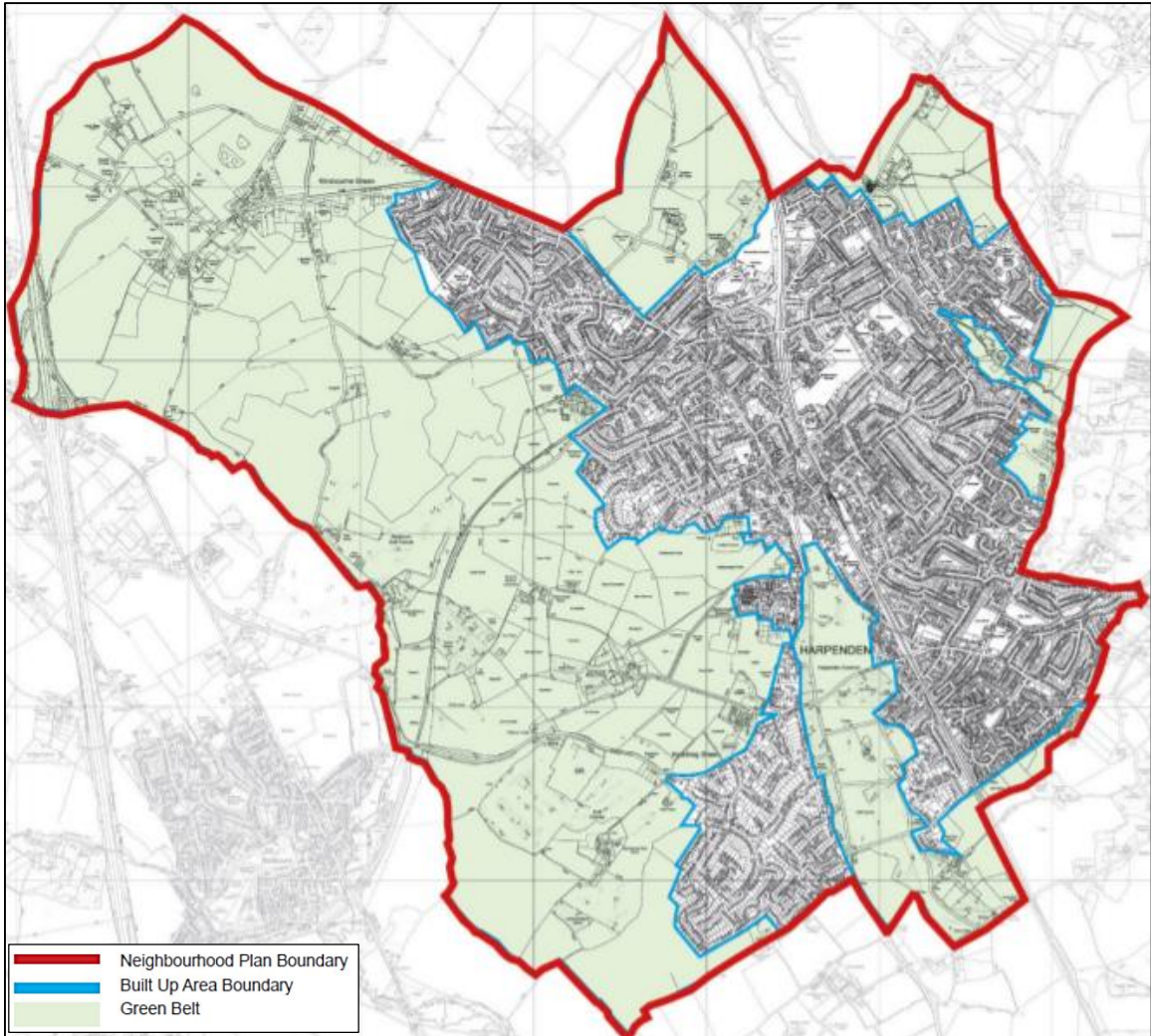
S.No.	Name of Listed Buildings	Grade	Link to Listed Buildings
1	Bowers House, Harpenden	II	Click here for details
2	41, High Street, Harpeden	II	Click here for details
3	66, 68, 68a and 79, High Street, Harpenden	II	Click here for details
4	69, High Street, Harpenden	II	Click here for details
5	71, 71a and 73, High Street	II	Click here for details

Conservation Area



The plot location comes in conservation area

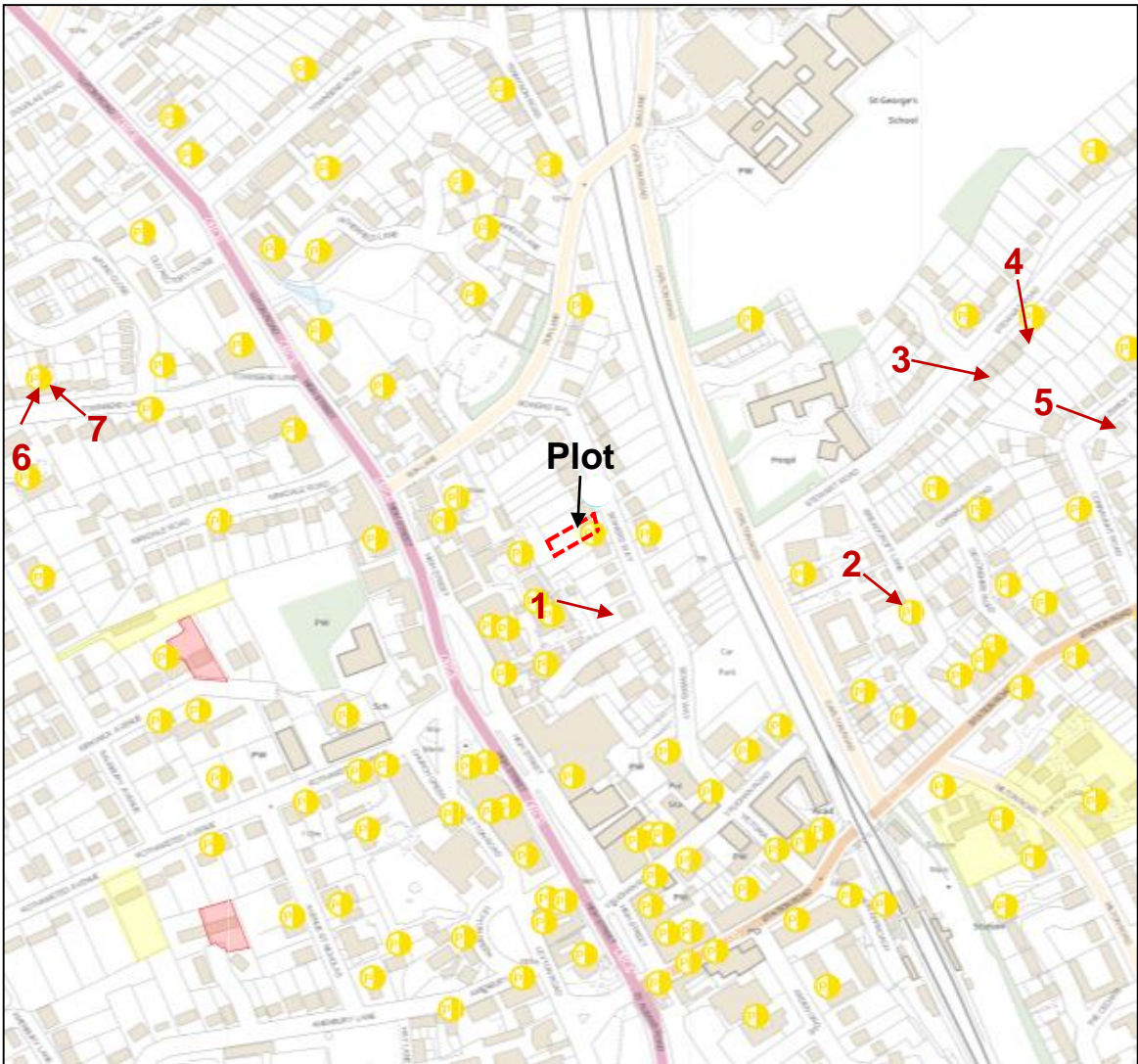
Built Up Area Boundary in Harpenden



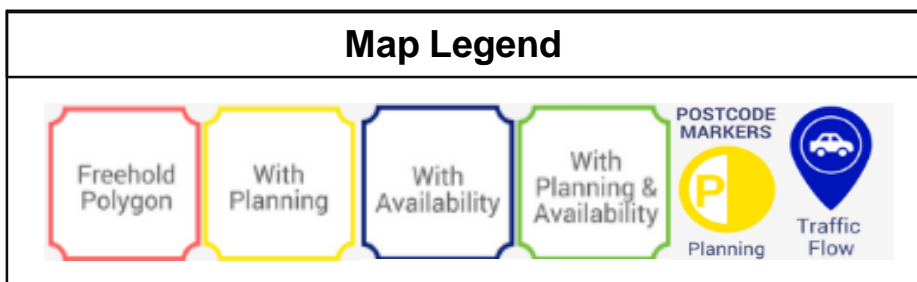
New major residential development must be at an appropriate density subject to local character and in accordance with the desire to protect the Green Belt insofar as possible. A minimum density of 40 dwellings per hectare must be met unless an applicant can demonstrate doing so would have a negative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

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

Comparable Planning Applications



Planning Applications since 2010 with in 0.25 mile of 16 Bowers Way, Harpenden, Hertfordshire



Planning applications for Demolition

Below are the references for each planning application, due to a restriction on the council website we are unable to provide you with the specific links. Please click here and copy the reference (number only) into the Planning Application Search Bar

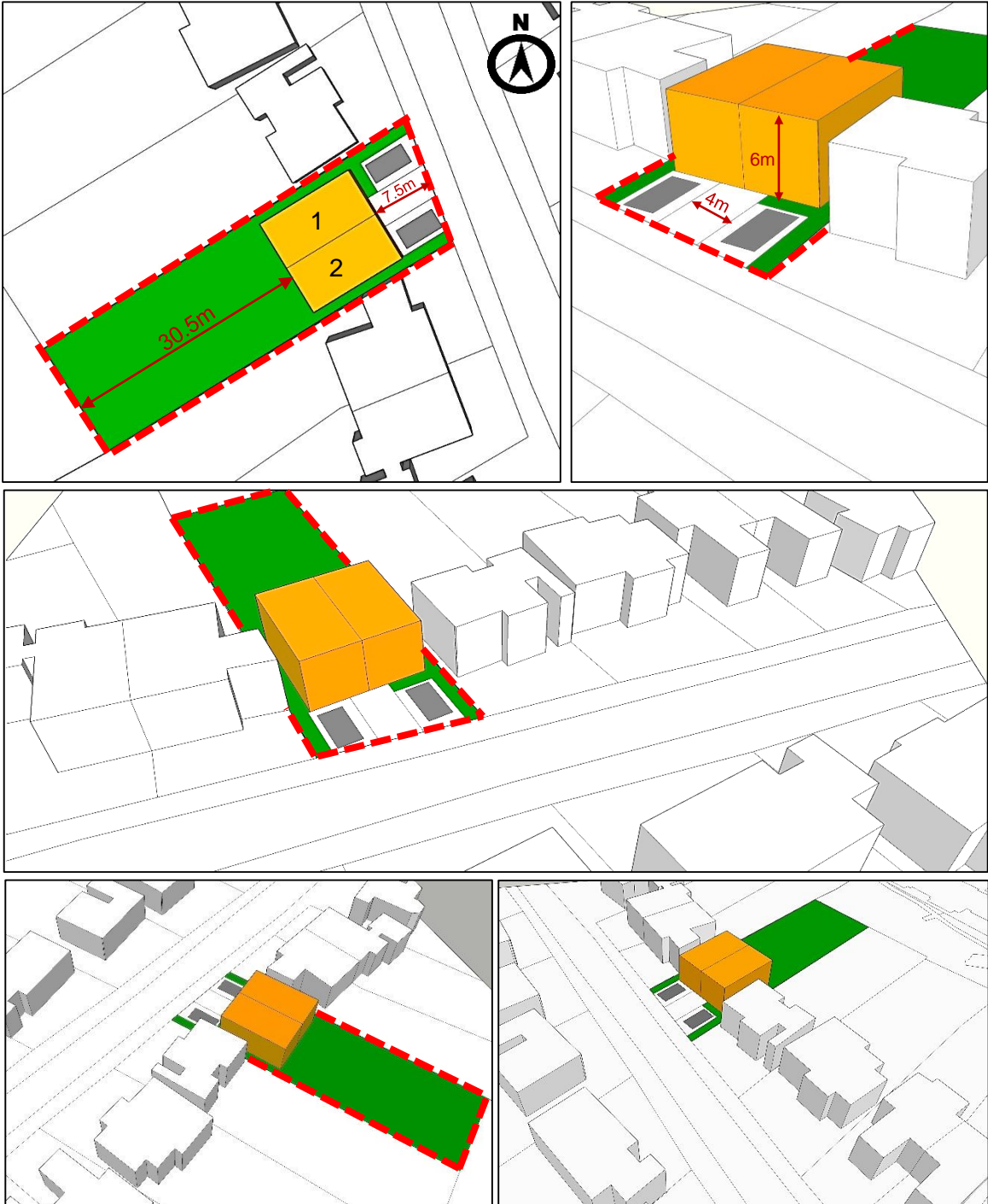
[Click here to check planning Applications with the help of Reference No.](#)

S.No.	Address	Description	Decision Date	References
1	26 Bowers Way, Harpenden, AL5 4EW	Subdivision of existing dwelling into two four bedroom semi detached dwellings following raising of roof,, integral garage, creation of basements.	13 Feb 2017	5/2017/3204
2	Little Orchard Breadcroft Lane, Harpenden, AL5 4TE	Demolition of existing and erection of two, two storey dwellings with habitable roofspace	07 Mar 2011	5/2011/0483
3	22 Stewart Road, Harpenden, Hertfordshire, AL5 4QB	Demolition of existing dwelling and erection of replacement five bedroom dwelling with basement and integral garage	03 Mar 2015	5/2015/0617
4	28 Stewart Road, Harpenden, Hertfordshire, AL5 4QB	Demolition of existing and erection of replacement dwelling	25 Jan 2017	5/2017/0224
5	4 Elliswick Road, Harpenden, Hertfordshire, AL5 4TP	Demolition of existing and erection of one, five bedroom dwelling with basement	22 Jan 2015	5/2015/0205
6	10 Townsend Lane, Harpenden, Hertfordshire, AL5 2QE	Demolition of existing and erection of one, detached six bedroom dwelling and associated landscaping	28 Sep 2015	5/2015/2746
7	8 Townsend Lane, Harpenden, AL5 2QE	Two storey detached dwelling with habitable loft following demolition of existing.	17 Aug 2012	5/2012/2260

Massing Studies

Type 01 – Two storey 3 Bedroom Semi detached units.

Note: The height of the building mass does not take into consideration the basement and loft space, where there is potential For open backed basement and an additional storey in the loft space.



For illustration purposes only: Not to scale

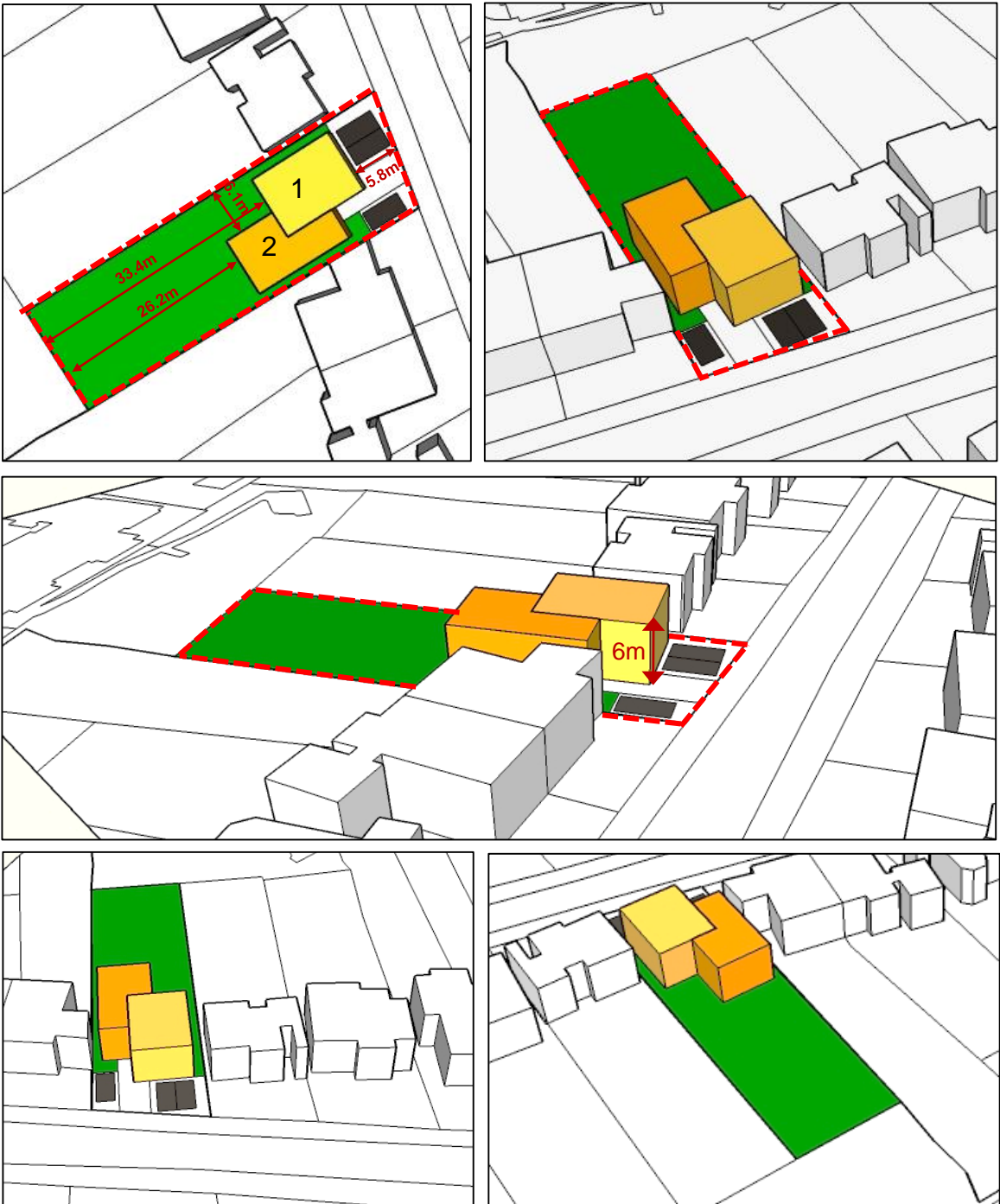
Total No. Units : 02
 3 bedroom – 2 units each 2421 ft²
 (including basement area)
 Car parking - 02

Habitable rooms ~ 06
 Footprint ~ 1614 ft²
 GEA ~ 4842 ft²

- 3 Bedroom
- Green space
- Car parking

Type 02 – Two Storey 3 & 4 Bedroom Semi-detached Unit.

Note: The height of the building mass does not take into consideration the basement and loft space, where there is potential For open backed basement and an additional storey in the loft space.



For illustration purposes only: Not to scale

Total No. Units : 02

3 Bedroom – 01 unit 807 ft²

4 bedroom -- 01 unit 968 ft²
(including basement area)

Car parking - 03

Habitable rooms ~ 07

Footprint ~ 1775 ft²

GEA ~ 5325 ft²

- 4 Bedroom
- 3 Bedroom
- Green space
- Car parking

Precedents



Reference Number: 5/2017/3204



Reference Number: 5/2015/0617

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