

**Project:** West Winds, Portsmouth Road

**Date:** 03.12.2020

**Revision:** -

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## DESIGN AND ACCESS STATEMENT

### Note:

This Design and Access Statement should be read in conjunction with the following drawings as included within the Planning application:

17243-P-001 Survey Drawing: Site Location Plan

17243-P-002 Survey Drawing: Site Block Plan

17243-P-010 Existing Ground Floor Plan

17243-P-011 Existing First Floor Plan

17243-P-012 Existing Roof Plan

17243-E-013 Existing Elevations

17243-E-014 Existing Elevations

17243-P-020 Proposed Ground Floor Plan

17243-P-021 Proposed First Floor Plan

17243-P-022 Proposed Roof Plan

17243-E-023 Proposed Elevations

17243-E-024 Proposed Elevations

### Introduction

This Design and Access Planning Statement (DAS) is submitted in support of a Householder planning application for planning approval to the property at West Winds, Portsmouth Road, Ripley, Surrey, GU23 6EW. The proposal will see the proposed part single-storey, part two-storey rear/side extension, including raising of the ridge line to accommodate a new roof, and a raised front terrace with railings and steps, following demolition of existing outbuildings. The development will see various alterations to the existing massing of the house to suit modern day living.

### Existing Building

The application property is a 2 bed detached chalet style bungalow on a large plot of land surrounded by a range of large properties with no overall local vernacular as the majority have been extended substantially. The application site is located within the Green Belt but not in a conservation area. The site is not covered by a Tree Preservation Order.

## **Proposal**

Permission is sought for the construction of a single storey extension to the rear and side of the property. The first floor will be extended out to the building line of the existing ground floor. The single storey rear extension would measure approximately 8 metres deep by 7.2 metres wide. A small extension to the side elevation is also proposed at 4.8 metres in depth by 1.8m wide to form a small extension. This is set back from the principal elevation by 4.3m.

## **Planning History**

20/P/01241 - Proposed part single-storey, part two-storey rear/side extension, including raising of the ridge line to accommodate a new roof, 6 roof lights, and a raised front terrace with railings and steps, following demolition of existing outbuildings. Refused on 07/10/2020

20/W/00071 - Prior notification for a single storey 8 metre rear extension, 3 metres in height with an eaves height of 2.6 metres. Prior approval not required - 26/06/2020. (Officer note: This has not been implemented)

20/P/00848 - Certificate of lawfulness for a proposed development to establish whether the erection of a single storey side extension and side dormer windows would be lawful. Refused on 14/07/2020

## **Amount and Scale**

The proposal will see the improvement of the existing 2 storey property to provide an innovative, functional and sustainable extension of the highest architectural quality. The proposal will retain the existing property as it is with the addition of extensions of various sizes and locations. This will see the addition of 77m<sup>2</sup> of residential floor area. This is a relatively modest increase from the current dwelling size; it is a relatively untouched building in comparison to other houses on the street. The resulting size would not be out of keeping with the other house on the street or its immediate neighbours.

## **Pre-Planning Consultation**

We received feedback from the case officer Christopher Gent on 25th November. All comments that were raised by the case officer have been addressed and it is believed that a well considered development has been proposed which will enhance the local area.

The changes to the development since the pre-planning enquiry:

- Removal the corner part of the single storey rear extension (i.e. that part of the extension which cannot be built out as part of the approved prior notification (20/W/00071) or certificate of lawfulness (20/P/00848).
- Remove the first floor forward projecting gabled element.
- Lower the overall roof height by at least 0.8m.
- Remove the roof ridge and replace with a fully pitched roof.

## **Proposed Use**

West Wind is currently a property which is for a single family dwelling and the proposed addition of the extensions will retain this use.

Within this application it is proposed that the existing usage of the property is to be maintained with just the addition of habitable space. Access throughout the house is well maintained.

## **Appearance**

The proposal seeks to vastly improve upon the existing condition and provide a high quality and attractive construction which responds to and enhances the appearance of the area. It is the intent of the design that the materiality and proportions of the facade are sympathetic to the surrounding architecture and its existing material palette. The detailing of the building will be modest, contemporary and elegant allowing the building to be discernibly concurrent with its construction, whilst respectfully responding to the appearance, materiality and quality of its context.

The proposed materials are as follows (refer to drawings for scope):

- White painted render
- Facing brickwork to match existing
- Timber panelling to the existing ground floor bay window
- Clay tiles to match existing

## **Landscape**

The current property has amenity space located to the rear on the ground floor. The home is located within large grounds with ample amenity space in the area.

## **Access**

The existing parking spaces will be retained as existing where ample parking has already been provided for.

## **Summary/ Conclusion**

Planning permission is sought for the improvement of the house to provide new high quality extensions to the property at West Winds.

The proposal is considered to enhance the character and appearance of the area while making the best and most efficient use of the site. The development looks to add high quality extensions which responds to its setting. The proposal for redevelopment has embraced the opportunity to provide a deeply considered response to the unique context of the site, particularly in regards to views and townscape, building form, materials and sustainability.

We believe the proposed extension would have a positive impact on the visual amenities of the building and the surrounding properties. The extension would actually make a positive contribution to the appearance of the building, reflecting nearby extensions and would be of no substantial harm to the host property. Therefore, the proposal would fully adhere to the requirements set out in the Local Plan Policies.

The National Planning Policy Framework (NPPF) states that decision-takers at every level should seek to approve applications for sustainable development where possible and that applications should be considered in the context of the presumption in favour of sustainable development. The proposed extension would not be contrary to National or Local Planning Policy and for the above reasons it is politely requested that this application is permitted. We are more than happy to provide clarification or further information on any other matters. Please don't hesitate to get in contact if you have any further questions