

Householder Planning Application



Epsom & Ewell Borough Council
Planning Division
Town Hall
The Parade
Epsom
Surrey
KT18 5BY

Wednesday 23rd December 2020

Dear Sir/Madam,

**Re: 23 Mortimer Crescent Worcester Park Surrey KT4 7QL
Householder Planning Application for the demolition of existing garage and erection of a proposed part single and part double storey side & rear extension incorporating a self-contained Granny Annex.**

The application was submitted online via the Planning Portal ref: **PP-09374297** dated 23rd December 2020.

I submit the following completed information in support of our Householder Planning Application for the demolition of existing garage and erection of a proposed part single and part double storey side & rear extension incorporating a self-contained Granny Annex to the above property on behalf of my client.

Householder Planning Application	(sent online)
CIL forms	(sent online)
Site Location Plan	(sent online)
Drawing No's: 23MC-100, 101, 102, 103 & 104	(sent online)
£206 being the application fee payable.	(sent online)

Design Statement

In support of the application I make the following points for your consideration;

- The proposed single storey rear extension is set to similar depth extension at No 25 Mortimer Crescent and will therefore have no detrimental effect in terms of outlook and light.
- The proposed 1st floor side and rear extension is set well away from the side boundary in accordance with local planning policy and thus provides a visual break between these semi-detached dwellings.
- The proposed 1st floor rear extension is set within the 45 degree outlook angles from the adjacent dwellings thus maintaining general outlook and light.
- All new 1st floor windows to the side elevations will be in obscured glass.
- There is an existing driveway for car parking at the front of 23 Mortimer Crescent and therefore the demolition of the garage will not effect on street parking in the local area.
- The use of the Annexe is to be restricted to use as a Granny Annexe only as ancillary to the main use of the house and shall at no time be used as a separate dwelling/planning unit. The proposed Annexe has been designed to be readily capable of future use as part of the existing residential unit and as such the applicant would welcome a condition to any approval to ensure that the accommodation will remain occupied as part of the original residential unit.
- The Granny Annex is to be used by the family members of the owners of 23 Mortimer Crescent with internal linked access. This development will be able to maintain 3 generations of the same family together.

Cont'd



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- Similar proposals have been approved under current Epsom & Ewell planning policy within the local area and case study examples are 69 Meadow Walk (planning ref; 14/00646) and 10 Bridle Close (planning ref; 15/01745). 33 Fairfield Way (planning ref; 18/01269) 41 Gadesden Road (planning ref; 20/00142). These planning applications proposed a similar side granny annexes.
- All new materials used in the construction of the new extension will match the existing with regards to Brickwork and rendered walls, Roof tiles, Fascia boards, Rain water goods, and Window styles.

I hope you will support the application in its current form. Revised drawings if required can be issued upon return to any consultation.

Should you require further clarification or information please contact the writer on the details below.

Thank you for your attention

Yours faithfully,



Dino Perrone