

Planning design statement

Introduction:

This design statement is accompanies a planning application for a rear extension at 127 London Road, Ewell, KT17 2BS

Existing building/ Site:

The application site is a semi-detached single dwelling. There is a large garden in rear. The property is located within a mainly residential area. There have been various extensions at rear and side elevations in many of the houses in the area. The other half of semi detached property no 129 London road, also have similar rear extension.



Side View1:
Existing rear
photo.



Side view 2:
Existing front photo of
127 London Road.

Proposal:

It is proposed to create a rear extension at ground floor by removing the existing conservatory. All the external materials to match/ similar with the existing in site.

Design:

A similar rear extension at ground floor was approved for next door no. 129 London road, planning reference: 15/01304/FLH

The proposed extension is considered acceptable in size, proportion and sitting and would integrate with the form of the original building and surrounding developments. As the extension in rear and no side windows, so there is no overlooking issue, no negative impact to the neighbours. All the external materials to match or similar with existing in site or in the street. The proposal is not considered to be overbearing in height to neighbouring properties, or result in any unacceptable loss of daylight/ sunlight or outlook.

Access:

No additional or new access is proposed for the development. All the existing access remain. Therefore the proposal has no or very little impact.

Conclusion:

The proposed development is considered to be of satisfactory standard of design and its scale and form is compatible with the appearance of the original building and the surrounding area. It is designed in a way so that there would not be an unacceptable impact on the amenities of the occupiers of neighbouring properties. The proposal would be in accordance with the aims of policies of general development principles, alterations and extensions, and London housing design guide.

We hope favourable consideration will be given for the positive outcome of the proposal, and please let us know if any amendments required to get approval.

Thank you.