

54 High Street
Ewell, Epsom
KT17 1RW



ERECTION OF TWO-STOREY REAR EXTENSION TO SERVE TWO NEW 1 BEDROOM FLATS

PLANNING STATEMENT (Including Biodiversity)

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Application Site and Existing Property

54 High Street is located in the Ewell neighbourhood, an area in Epsom town of Surrey District.

The site is not a conservation area and the building is not of any significant interest.

The property is situated in the middle of two restaurants, Hanedan Turkish Restaurant on its South and Paprika Indian Cuisine is in its North. East of the property which is also front of the property is situated in the high street and West of the property is attached to a few parking spaces that belong to neighbouring properties.

Existing Building

The site is currently occupied by 54 High Street. It is a two storey, semi detached property. Ground floor of the property is used for commercial purposes while first floor is used as a residential flat (54A).

The existing property has a Gross Internal Area (GIA) of approximately 96 m². The area of first floor flat is approximately 41m² which is in accordance with the current (DCLG- Nationally Described Space Standards) requirement for a one bedroom, 1 storey dwelling.

Existing and Proposed Building Areas

Total Site Area	228m ²
Existing Building Ground Floor Area	49m ²
Existing Building First Floor Area	41m ²
Proposed Development Ground Floor Area	57m ²
Proposed Development First Floor Area	53m ²
Proposed Development Amenity Space	13m ²

Proposal

The Proposal is to develop a two-storey building at the rear of existing 54 High Street. The new building will be erected on the undeveloped land adjacent to 54 High, to serve as two 1-bedroom flats. There will be a shared amenity space.

The proposed dwelling will be of similar architectural style to the existing property with window position, door positioning, tiling and rendering all reflecting the existing build. It is proposed to have a gable roof, be 2-storeys in height, like other properties on the road. Thereby, the new dwelling does not alter the street scene, nor does it differ from the character of residential properties in the area.

Both the upper and lower levels meet the requirements of current DCLG (Nationally Described Space Standards) standard of minimum 50m² for 1-bedroom, 2-person, 1-storey property (see section titled 'Existing and Proposed Building Areas'. Therefore, it is considered that, in context, the proposed dwelling is acceptable in terms of the national space standards and complies with the minimum GIA for a 1-bed flat.

Given the context of the houses in this street and, the fact that the internal room sizes, layout and GIA, do serve the needs of the proposed number of occupiers, the proposed dwelling is acceptable in this instance.

Scale

Careful consideration was given to make sure the proposal has minimal impact on the existing street scene. The size of the development was determined with the footprint of the building and positions of boundaries in mind.

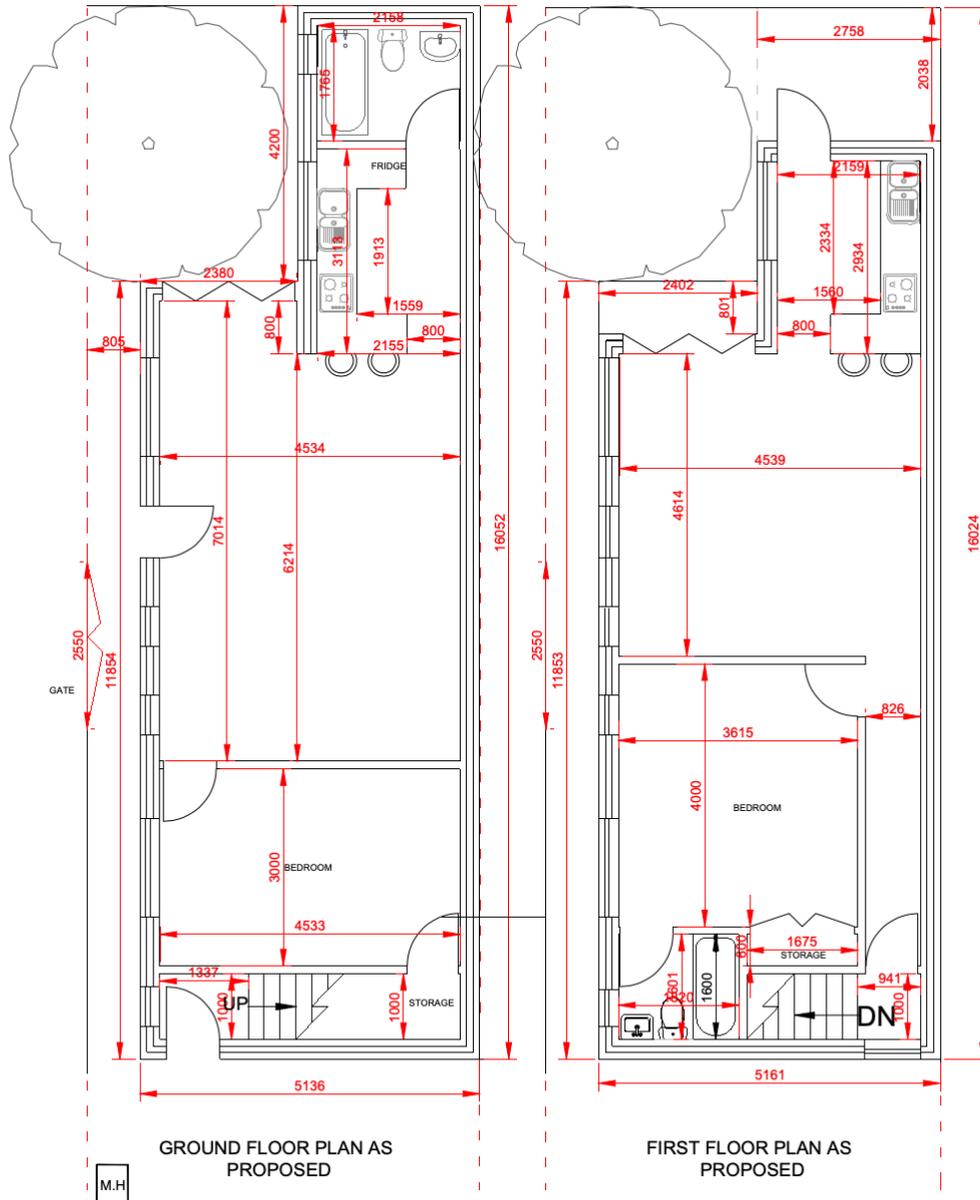
The design of the building is such that it comfortably fits with the surrounding developments in the street scene. The style, positioning and balance of the proposed features such window and doors have been designed to match that of the existing property. Furthermore, the scale of the development supports the local character well and is kept in line with its surroundings.

Access

Access to the dwelling will be provided from the front of the property via the alleyway located between the existing building and neighbours property. Please see the picture below:



Access to individual upper and lower flats are considered separately. Access to the lower flat will be provided via external door to the south of the proposed dwelling. Access to the upper flat will be provided via an external door to the north of the proposed dwelling. Please see the proposed floor plan below:



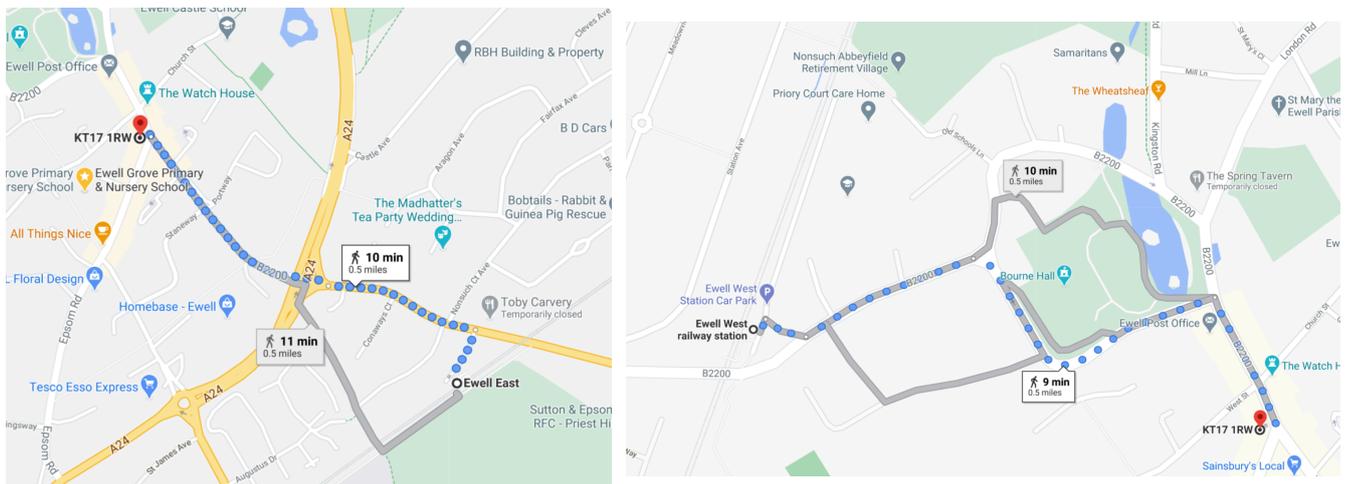
Access to the shared amenity space, provided at the rear of the property, will be via relocation of the existing garden access gate at the south, facing the side elevation of the property. Both upper flat and lower flat can access the amenity space. Upper flat can access it through its external gate and through to the alleyway while lower flat can access it via its external door as well as a bifold door at the rear of the flat.

Waste Management

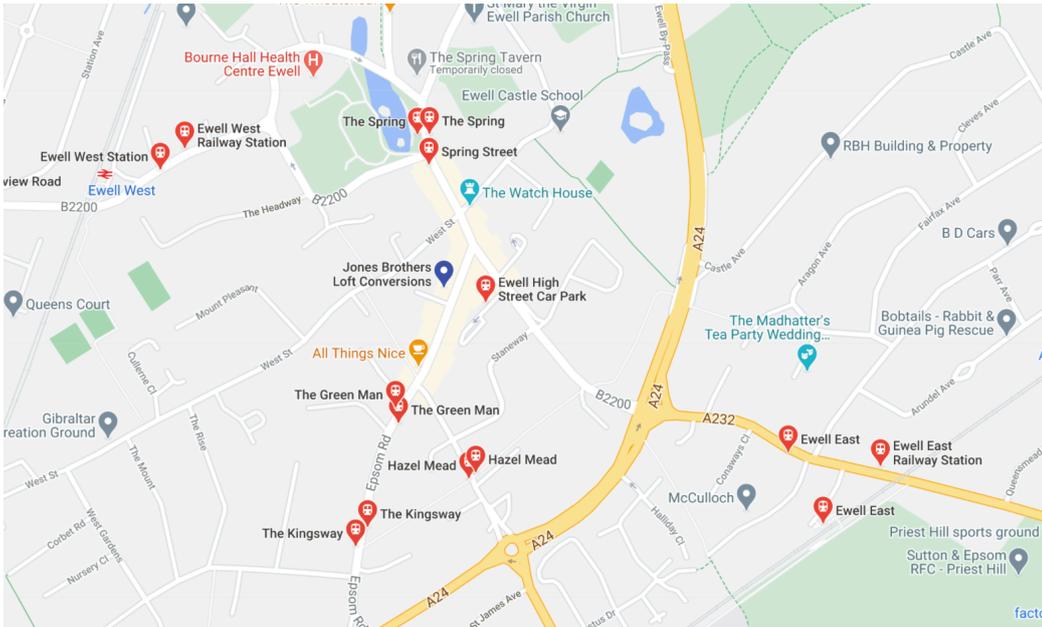
There is a designated refuse and recycle bin area located at the rear of the proposed dwelling that will cater for both flats. The refuse and recycle bin area is easily accessible by the residents of the flats and the waste collectors.

Parking and Transport

The application site is located within the walking distance of train stations and bus stations. The proposed dwellings are within 0.5 mile, approximately 9 minutes walk of the Ewell East Train Station and Ewell West Train Station. See the pictures below:



Furthermore, the dwelling is within walking distance to several bus stops namely Ewell High Street Car Park Bus Stop and The Green Man Bus Stop. Please see below for proximity of the bus stops to the proposed dwelling.



In summary, the dwelling is situated well within the local transport amenities and can easily be accessed through local buses and trains.

Social Context

The development will have no effect on the residents and careful consideration has been taken towards property boundary issues. Local transport and amenities are enough to support an additional two one bedroom properties.

Economic Context

The proposed development of a two 1-bedroom flats, reflect the surrounding pattern of urban development in the area. It will make better use of the site, in accordance to the local policy and guidance, complementing the existing local demographics and infrastructure.

Sustainability Statement

Minimum Space Standards

The property meets the minimum space standards of 50m² for two person, one bedroom, one storey unit.

Internal Layout and Design

The ceiling heights are 2.8m and all rooms have sufficient natural light and windows. Living room, dining and kitchen area for lower flat is 36.6m² and for upper flat is 27.1m².

Outdoor Amenity Space

A shared private outdoor space have been provided at the rear of the property.

Energy Use in New Building

The new development will use the latest building regulations thermal standards, hence ensuring that the building will make best use of natural resources and save on carbon emissions.

Retro Fitting

The development will use the most up to date construction methods including insulated walls, double glazed windows, and water and energy efficient fixtures and fittings.

Waste Strategy

Waste will be placed to the rear of the estate.

Air and Noise Quality

The retrofitting and upgrading elements of the development will improve air quality and noise pollution.

Biodiversity

The application site comprises an existing residential curtilage in a build area.

A desktop study carries out using MAGIV interactive map (<https://magic.defra.gov.uk/MagicMap.aspx>) indicated that the site is not in the vicinity of any habitats, however there are some species of birds in the area.

A visual building inspection was carried out and there were no visible signs of birds or other species nesting within any part of the existing building or any other part of the site.

Finally the applicant has never witnessed or heard any signs of birds or other species nesting within the existing house. Should the LPA deem it necessary, a detailed inspection can be carried out prior to construction.