

**Design & Access Statement**  
**For**  
**Extension and alteration of existing building**  
**At**  
**26 Limecroft Close, Epsom, Surrey, KT19 9RE**



**May 2021**



## **Introduction**

This statement supports a planning application to extend and alter an existing residential dwelling at 26 Limecroft Close, Epsom, Surrey, KT19 9RE.

The site is located within Limecroft Close, a cul-de-sac north west of Ewell village. The site is positioned at the southern end of Limecroft Close adjacent to the vehicle turning area. The dwelling's position on Limecroft Close has resulted in the building being situated on the plot at 45 degrees to the garden. This arrangement is unusual within Limecroft Close, but it is repeated elsewhere in adjacent roads and the wider area. The property is a typical post war, semi-detached dwelling, with a standard house design. It is brick built, with a pitched roof under concrete tiles, and bay windows to the front. Various low quality single storey additions have been made to the dwelling since its construction. A single detached garage serves the property, the garage is too small for a modern vehicle to fit inside. It is noteworthy that the dwelling has fallen into disrepair. The applicant has purchased the dwelling to renew and extend, with a view to creating their long-term family home.

Under the proposal, the dwelling is refurbished, altered and extended. The alterations proposed have been carefully considered to ensure the proposed development deals with the site constraints and enhances the street scene.

Under the proposal, all existing single storey built form, including the garage, is demolished. In place of the existing conservatory a new single storey extension is constructed with a new flat roof, this element is closely comparable in terms of scale and mass with the existing conservatory. A new garage is constructed to accommodate two vehicles. The new garage is positioned away from the boundary with no.24, thereby allowing the formation of a new footway between the front of the plot and rear garden. The space between the new single storey element and new garage is infilled with a two storey extension. The extension cranks 45 degrees on the site to address the site's unusual form.

Key objectives in forming the proposal have been to;

- Renew the dwelling.
- Enhance the property within the street scene.
- Design out existing overlooking issues between the application site and neighbouring gardens.
- Enhance neighbouring amenity by moving built form away from boundaries.
- Increase parking capacity on site.

The linear form of development in the area does provide a range of comparable developments that establishes a precedent for this planning application submitted by the applicant.

## **Appearance**

The existing building is a pale brown painted render on a 9-inch solid brick wall with old aluminium double glazed fenestration. The pitched roof is finished with concrete roof tiles. The existing lean-to is single skin, solid concrete block with single glazed fenestration and a bitumen felt flat roof. The existing conservatory is single glazed on all sides with sheet plastic roofing. The existing garage is a pale brown painted render on a 9-inch solid brick wall.

The pallet of materials has been selected to conform with prevailing style in the local area. The new extension is finished with white render, existing render is made good and painted white. Existing

windows and doors are replaced with new white UPVC units. Concrete roof tiles have been selected to match existing.

It is noteworthy that the applicant is making significant thermal enhancements to the property. The fabric of the building will be upgraded internally to ensure the appearance of the dwelling is not compromised.

### **Scale & Mass**

A majority of neighbours have already benefited from a similar extension footprint, therefore the principle of this type of extension on this type of corner plot would appear to be acceptable. Inspiration for the extension has been drawn from 26 Worthfield Close in the adjacent road which shares a similar 2 story extension to the south west corner of the property. In addition, the properties 25 Limecroft Close, 27 Limecroft Close share similar extended footprints. Many nearby properties have benefited from third story dormers, in particular 33 & 35 Belfield road, which have third story Juliet balconies overlooking the residential gardens of Limecroft Close.

It is noteworthy that large portions of this proposal would fall well within the applicants permitted development rights.

The applicant submits that the principle for the proposed extension is established and the proposal is not out of character in terms of its scale and mass in the street scene. The proposal is in keeping with established principals in the immediate vicinity.

### **Impact on neighbouring amenity**

The property shares a boundary with 28 to the east (left) and 24 to the west (right). The applicant recognises that enhancing neighbouring amenity will be a key consideration in determining the application.

At present the existing garage is built hard up against the boundary with no.24. whilst the garage is made bigger under the proposal, it is moved away from the boundary with no.24 and changed to an asymmetric roof, the impact of this change will be negligible.

No.28 is currently blighted by overlooking from first floor windows of the application site. This deficiency has existed since the dwellings were first constructed. The applicant has ceased the opportunity presented during the design development phase to design out this existing overlooking issue. Under the proposal, windows on the rear elevation are either frosted below 1.6m from FFL or placed at high level so as to do away with overlooking and the perception of being overlooked.

The two storey element has been carefully laid out on the site to ensure it does not result in any loss of light to neighbouring properties. The two storey element has been stepped in from the boundary with no.28 to soften its impact. What does help is the orientation of the site, gardens to no.24,26 and 28 are all south facing and so benefit from a great deal of sunlight.

### **Access**

Access arrangements, existing and proposed are typical of the road and of this type of property. The main change to access is the demolition of the existing garage that is not suitable to house a modern car with the construction of a new garage suitable for 2 vehicles, as a result there is a net increase of 2 parking spaces on the site.

## **Landscaping**

The property is finished in a traditional sub-urban style, with parking at the front, a garden to the rear, and close-board fences to boundaries. Under the proposal, this theme is maintained. A modest amount of low level residential lighting is introduced as part of the proposal. Where possible, existing boundary treatments are maintained.

## **Conclusion**

The proposal has been carefully crafted to manage site constraints. The applicant has sought to propose a non-contentious scheme. Its principle can be traced to other comparable properties in the area.

Through careful design the applicant has completely removed existing overlooking issues on the site. As a result of the proposal the garden of no.28 is no more overlooked.

The applicant submits that neighbouring amenity will be enhanced by moving the garage away from the boundary with no.24. The built form at the boundary with no.28 is single storey and the double storey element starts well away from the neighbour boundary. The design of the proposal safeguards neighbouring amenity.

The layouts provide an enhanced living space, and the plot is a good size which can easily be accommodated without compromising the site layout, and will have very little impact on the neighbours.



















