

date; May 2021

ref; 21/989/D&A.03

DESIGN STATEMENT

Prepared by PBGW Architects LTD.
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for

PROPOSED REAR EXTENSION AND ALTERATIONS

at

23 Longdown Lane North, Epsom, Surrey, KT17 3HY

for

Mr and Mrs Keith Boyce

This Statement forms supporting information with respect to a Full Planning Application;

The proposal is as follows; **Erection of a two-storey rear extension.**

Planning History

The property has been previously extended on the left hand side (to the North)

In 2018 planning application ref 18/00/726/FLH was refused. This decision was upheld by an appeal dated 25th March 2019.

In August 2019 planning application ref 19/00719/FLH was also refused. This was also upheld by appeal.

This latest application responds to the inspector's previous findings in that no building work is proposed for the front elevation. The latest proposals are confined to the rear of the property.

Context/Impact

23 Longdown Lane North is a detached house on the east side of the road. It is situated within the Higher Green Conservation Area.

The house is identified within the conservation area as being a Positive Building. The Neighbouring buildings are not.

The house is set low with a sunken rear patio area as the land levels rise from front to back.

The neighbouring house to the left (no.21A, north) is a more modern, perhaps sixties, house with a lower roof line than that of the application property. The neighbouring house to the right (no.25, south) is probably of similar age to the application property; It has a large prominent front gable and a higher roofline than that of the application property.

(contd)

There are good distances between the 3 houses referred to and their respective facades. Please refer to our block plan.

Our proposal will project beyond the rear of no.25 however the proposed extension is still not as prominent at second floor level as the existing most rear façade. Furthermore our building cannot overshadow no.25 due to the orientation of the buildings.

Proposed Design

Generally;

The forms of the proposed rear extension are in-keeping with that of the existing house.

Materials

Generally the proposed external materials are to match existing including the use of second-hand clay roof tiles and white painted fair-faced bricks.

Impact on neighbours from windows;

There are no side windows proposed at any level.

Loss of a Garage;

Because the current garage has a boiler-room situated in its rear it would not be possible to accommodate a car. The large driveway/forecourt allows for more than adequate off street car parking for a house of this size.

Impact on trees

The Conservation townscape appraisal map shows important trees in the front garden on the north boundary. Our proposals are not in the area of these trees however during the works the tree (or trees) would be protected adequately.

Conclusion;

We believe that the proposed rear extension harmonises with the existing building. None of the building proposed can be seen from the road. The spaces between the neighbouring houses are maintained.

The Conservation Area is unaffected by this proposal.

Neighbours amenities are not adversely affected.

The loss of an impractical garage is inconsequential.

Ends – PB – April 2021