



DESIGN & ACCESS STATEMENT

Proposed single storey rear extension, loft conversion and balcony to front elevation within 4 Redwood Drive premises

July 2021
20.10 - 00

Introduction

This Design and Access Statement has been prepared in support of a householder application for the construction of a single storey rear extension, loft conversion and front balcony at 4 Redwood Drive, Epsom.

The house is a two bedroom house where a family of 4 people is currently living with a very restraint space, so an extra bedroom is required for the family necessity.

The document will demonstrate that:

- The proposed design complies fully with all relevant national and local planning policies
- The design would not negatively impact neighbour amenity or the amenity of the main house and would constitute high quality design.

The statement should be read in conjunction with the following drawings:

- 20.10-01 Site Location
- 20.10-02 Existing
- 20.10-03 Proposed Plans
- 20.10-04 Proposed Elevations

Planning Policy

The property is located within the former St Ebbas Hospital site, it has Class A, E, and garage conversion permitted development rights removed. The loft conversion can be included as permitted development. The rear extension requires planning application.

The property is not listed and not within a conservation area.

The following national guidance and development plan policy is of relevance to this proposal:

- National Planning Policy Framework (NPPF 2012)
 - Residential Extension and Alterations 2013 (SPD)
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Site Location

The detached house is located off Redwood Drive within the Epsom urban area.
Site area is circa 207m²

Materials

The aim is to improve the living space of the existing building with the use of durable materials. Render is to be used to help the brick to stand up and break the house into small elements. The new windows are to match with the existing white upvc windows.

Use

The existing use will be maintained as residential.

Amount / Scale

The ground floor proposed extension elongates the ground floor space.

The loft has already the structure to convert into an habitable space without changing the volume of the existing house.

Existing house area: 37.70m² at GF and 38.90m² at FF

Proposed extended area: 12.00m² at GF and 22.00m² at SF

Total footprint: 62.60m² that represents circa 30% of the site

Access and parking

The existing driveway is to be reduced to give some space to the garden area, keeping enough space for the two family cars.

Conclusion

The design of the extension is of a high quality, giving extra space to the living area at ground floor as well as improving the existing kitchen and accommodation at second floor.

The proposed single storey element would be located to the rear of the dwelling away from public view and set back from the side of both properties, the extension is consider acceptable and would not result in any detrimental impact upon the local character.
