



derek salisbury practice

DESIGN STATEMENT

REV 'X'

ADJACENT ADJOINING NO 8

NO 7 APPLICATION SITE



PROPOSED : SINGLE STOREY EXTENSION AT REAR.

AT : NO 7 LANGLEY CLOSE. LANGLEY VALE. EPSOM. KT18 6HJ.

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INTRODUCTION

PLANNING CONSENT IS GRANTED PREVIOUSLY FOR REAR EXTENSION AT THE ABOVE (TP REF 21/00997/FLH). A SEWER LINE IS DISCOVERED FOLLOWING THE ORIGINAL SUBMISSION, AND THE REAR LINE OF THE EXTENSION IS PROPOSED TO BE MODIFIED TO COMPLY WITH TWA SELF CERTIFICATION PROCEDURES. THE AMENDED DETAILS ARE NOT CONSIDERED IN THE ABOVE DECISION AND WE THEREFORE SUBMIT A FURTHER APPLICATION, INDICATING THE MODEST REALIGNMENT OF THE REAR WALL BY 60 CMS.

THE SETTING

LANGLEY CLOSE LIES ON THE PERIMETER FRINGE OF THE RESIDENTIAL VILLAGE OF LANGLEY VALE, BOUNDED AT THE REAR BY OPEN FARMLAND CONNECTING TO THE 'DOWNS' AND MEMORIAL WOODLAND BEYOND.

A PROPOSAL EXISTS TO EXTEND THE EXISTING 'CHALET STYLE' SEMI-DETACHED DWELLING. TO PROVIDE OPEN PLAN FAMILY LIVING SPACE INTERNALLY, CONNECTING KITCHEN AND SITTING AREAS TO THE GARDEN WITH CLEAR VIEWS OVER THE FARMLAND AND DOWNS BEYOND.

THE PROPOSALS HAVE BEEN THE SUBJECT OF PARTICULAR ATTENTION TO ENSURE THAT THE CHARACTER OF THE EXTENSION IS SYMPATHETIC WITH THE EXISTING DWELLING AND IT'S SETTING - AND WOULD NOT HAVE AN ADVERSE IMPACT UPON THE SURROUNDING PROPERTIES.

LANGLEY CLOSE COMPRISES A SMALL CUL-DE-SAC WITH SIMILAR STYLE DWELLINGS, SEVERAL OF WHICH HAVE BEEN THE SUBJECT OF REAR EXTENSION TO PROVIDE ENHANCED ACCOMMODATION.

THE SITE SLOPES STEEPLY FROM THE HIGHWAY AT THE FRONT (NORTH EAST) AND THE CHANGE IN GROUND LEVEL IS REFLECTED BY INTERNAL STEPS DOWN WITHIN THE DWELLING AND IN THE SLOPING ACCESS DOWN TO THE FRONT DOOR FROM THE STREET ACCESS APPROACH. THE HIGHWAY FRONTAGE CROSSING CONNECTS TO THE DETACHED GARAGE AND TWO PARKING SPACES ON SITE.

THE SITE IS SURROUNDED BY TALL HEDGES AND TREES FORMING DENSE SCREENING FROM ADJOINING PROPERTIES ALL PROPOSED TO BE RETAINED AND ENHANCED.

THE PROPOSAL

THE EXISTING 'CHALET STYLE' SEMI-DETACHED DWELLING HAS BEEN PREVIOUSLY EXTENDED WITH A ROOF CONVERSION WITHIN THE ORIGINAL FOOTPRINT, THE CURRENT PROPOSAL SEEKS TO ENHANCE THE GROUND FLOOR ACCOMMODATION BY MODEST SINGLE STORY REAR EXTENSION TO CREATE OPEN PLAN SPACE, CONNECTING LIVING AREAS TO THE GARDEN WITH DIRECT VIEWS OVER THE FARMLAND AND DOWNS BEYOND.

THE EXTENSION WOULD CONNECT KITCHEN/DINING AND LIVING AREAS IN AN OPEN PLAN LAYOUT OFFERING A LEVEL, SPACIOUS ARRANGEMENT FOR CONVENIENT AND CONTEMPORARY FAMILY LIVING.

THE SINGLE STOREY EXTENSION WOULD BE FACED WITH COLOUR COATED RENDER TO BLEND WITH EXISTING WALLING AND WOULD PROVIDE AN OPPORTUNITY TO REMOVE THE EXISTING EAVES PROJECTION IN NEED OF REFURBISHMENT. ALL NEW GLAZED OPENINGS WOULD FACE THE REAR GARDEN WITH NO FLANK WINDOWS FACING ADJACENT NEIGHBOURING PROPERTIES. A LONG LIFE FIBREGLASS FLAT ROOF FINISH WOULD COVER THE EXTENSION WITH A COLOUR COATED GLAZED LANTERN TO ENHANCE THE NATURAL LIGHT LEVEL INTO THE 'INNER' ROOMS.

PLANNING POLICY + NATIONAL GUIDANCE

WE HAVE CONSIDERED RELEVANT SAVED LOCAL PLAN POLICIES/NATIONAL POLICY FRAMEWORK AND THE CORE STRATEGY. WE CONSIDER THAT THE PROPOSAL IS :

- APPROPRIATE FOR THE LOCATION.
- AVOIDS CONFLICT AND IS COMPLIANT WITH PLANNING POLICY.
- MAINTAINS AND ENHANCES THE STANDARD OF ACCOMMODATION AND THE CHARACTER OF THE AREA.
- AVOIDS ADVERSE IMPACTS UPON SURROUNDING PROPERTIES.

IN SATISFYING THE REQUIREMENTS OF THE RELEVANT PLANNING DOCUMENTS – THERE ARE NO REASONS OF POLICY OR PRINCIPLE WHICH INDICATE THAT THE PROPOSED DEVELOPMENT SHOULD BE RESTRICTED.

CONCLUSION

THE PROPOSED ADDITION IS MODEST AND WOULD ENHANCE THE LAYOUT AND LIVING ENVIRONMENT FOR THE OWNERS AND WILL HAVE NO MATERIAL ADVERSE IMPACT UPON THE AMENITIES OF NEIGHBOURS.

PARTICULAR CONSIDERATION IS GIVEN IN THE DESIGN OF THE PROPOSALS, TO RESPECT THE CHARACTER AND APPEARANCE OF THE EXISTING DWELLING AND TO ENSURE THAT THE EXTENSION WILL NOT BE INTRUSIVE OR OUT OF CHARACTER WITH THE SURROUNDINGS.

IN SUMMARY, WE CONSIDER THAT :-

- THE PROPOSALS WOULD IMPROVE THE ACCOMMODATION, AND ENHANCE THE QUALITY AND CONVENIENCE OF THE FAMILY HOME APPROPRIATE FOR THE SETTING AND LOCATION.
- THE USE OF LOW MAINTENANCE AND COMPLEMENTARY MATERIALS AND DETAILING WOULD ENSURE A DESIGN SYMPATHETIC WITH THE EXISTING DWELLING AND ITS SETTING.
- THERE WOULD BE NO MATERIAL ADVERSE IMPACT ON THE AMENITIES OF NEIGHBOURS
- THE EXTENSION WOULD NOT BE INTRUSIVE OR DOMINANT FROM PUBLIC VIEW
- THE PROPOSALS CONFORM WITH POLICIES IN THE LOCAL PLAN AND WITH NATIONAL PLANNING FRAMEWORK GUIDANCE.

Will you please consider this statement in conjunction with the drawings and 'Householder' application details for planning permission.

Should you wish to discuss matters further or require additional details please do not hesitate to contact Derek Salisbury at the above.

Derek Salisbury
DEREK SALISBURY PRACTICE



EAVES ABUTMENT

EXISTING DOOR/WINDOW
CONVERT TO WINDOW

NO 7 REAR AND SIDE ELEVATION