

**date;** 22<sup>nd</sup> September 2021

**ref;** 21/1045/D&A.01

## DESIGN & ACCESS STATEMENT

*PBGW Architects LTD.*

*for*

PROPOSED REAR EXTENSION AND ALTERATIONS

*at*

33 College Road, Epsom, Surrey, KT17 4HQ

*for*

Mr & Mrs G Walden

This Statement forms supporting information with respect to a Householder Planning Application for a single storey rear extension.

### **INTRODUCTION:**

#### ***Planning History***

This property has not been previously extended.

#### ***Context***

33 College Road is a semi-detached house on the north side of the road. It is situated within the College Road Conservation Area. The house is not identified within the conservation area as being a Locally Listed or specifically 'Positive Building'.

The house is a standard turn-of-the-century brick built semi-detached two-bedroomed cottage with matching neighbours on the same side of the street.

#### ***Impact***

Our proposal will not be visible from the street, and as such will have no impact on the streetscene of the College Road Conversation Area.

To the rear, it continues the line of the side of the house, and the single storey structure projects to the same depth as the existing single storey rear extension to the attached neighbour at No.35.

There are side and rear facing windows in both the existing Kitchen and the new proposals, but these are at ground floor level facing the boundary fence and my Client's rear garden and there are no overlooking issues.

### **DESIGN:**

#### ***Generally;***

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

*(contd)*

**Materials**

Generally the proposed external materials are to match existing including the use of clay face brickwork and pitched roof slates.

**ACCESS:**

The access to the property and the house front door remain unchanged.

Internally, the house currently has steps down between the Hallway and the Dining Room, and the Dining Room and Kitchen, and changes of level remain part of the new design to allow the new Lounge Area to egress at low patio into the rear garden.

**SUMMARY:**

We believe that the proposed rear extension harmonises with the existing building. None of the building proposed can be seen from the road, and the Conservation Area is unaffected by this proposal.

Neighbours amenities are not adversely affected.

Ends – gw – Sept 2021