



**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE
ACT 2004**

PLANNING DESIGN AND ACCESS STATEMENT

**ERECTION OF A NEW DWELLING
TOGETHER WITH ASSOCIATED ANCILLARY DEVELOPMENT**

**LAND TO THE REAR OF 17 MEADWAY, EPSOM, SURREY, KT19
8JZ**

**On behalf of:
Ms G. Turner**

Date: September 2021
Ref: AP/P/P-030

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1. INTRODUCTION

1.1 This statement has been prepared by **Plan-A Planning and Development Ltd** on behalf of the applicant in support of a full planning application for the erection of one dwelling together with associated ancillary development on land to the west of 17 Meadway, Epsom. It assesses and evaluates the context and character of the site and surrounding area and considers the proposals against the national and local policy framework, referring as appropriate to the following drawings which accompany the application:-

- Site Location Plan SOR018926 02 02
- Proposed Site Plan 21-059 SP D
- Plans, Elevations and Sections 21-059 01 D

1.2 Based on our assessment and having taken all relevant material planning considerations into account, the statement concludes our case that the application proposals will cause no material harm to interests of acknowledged importance and that planning permission should therefore be granted.

2. SITE LOCATION AND DESCRIPTION

2.1 The application site lies to the south of Meadway within an existing residential area of Epsom. The site formerly comprised of the rear part of the residential curtilage associated with no. 17 Meadway, the plot has now been subdivided.

2.2 The site is generally flat, there is an existing access to this part of the site and an existing detached garage on the plot. The site is bound by fencing and established hedgerows. The site is surrounded by a mixture of two-storey detached and semi-detached dwellings.



Indicative Site Location (Google Earth – accessed September 2021)

3. RELEVANT PLANNING HISTORY

3.1 As outlined below the following applications have been identified as relevant to consideration of this proposal:-

16/010908/PREAPP

3.2 In October 2016 an application for pre-application advice was submitted to the Council regarding the erection of a detached house in the rear garden.

3.3 The proposed scheme was for a two-storey three-bed detached property, the Council considered that the proposed scheme would be acceptable in principle

99/00226/OUT

3.4 An application for the erection of a two-storey dwellinghouse within the rear garden of the property was refused in May 1999 and later dismissed at appeal.

3.5 The application was refused on the grounds that the development would result in an unacceptable form of development and would result in the loss of garden setting that makes an important contribution to the character of the area, and the development would result in the sub-division of a prominent corner plot and the cramped development would be out of keeping with the character of the area.

4. THE PROPOSALS

Use/ Amount

4.1 The proposed development relates to the erection of 1no. high-quality contemporary dwelling together with associated ancillary development on land that was previously within the curtilage of 17 Meadway.

4.2 The proposals are for a three-bed two storey dwelling. **Drawing 21-059 D** shows the proposed elevations for the property.

Layout, Scale and Siting

4.3 The proposed dwelling will be located to the west of no.17 within land that was formerly part of the residential curtilage of no.17. **Drawing 21-059 SP D** shows the proposed layout of the proposal.

- 4.4 The proposed dwelling will have sufficient parking and turning space to the north and west of the property, and a generous amount of private amenity space to the south of the dwelling.
- 4.5 On the ground floor the proposed accommodation comprises an entrance hall, study, toilet, kitchen and living/ dining room.
- 4.6 On the upper floor there will be three bedrooms, a bathroom and a dressing room. **Drawing 21-059 D** shows the proposed floor plans for the property.
- 4.7 The siting, massing and orientation of the proposed dwelling along with the proposed position of windows has been carefully considered, so as to ensure appropriate privacy to minimise potential overlooking from or towards neighbouring properties.

Access/ Parking

- 4.8 The site will utilise the existing vehicular access onto Meadway. There will be sufficient off-street parking provided for the proposed dwelling as shown in **Drawing 21-059 SP D**.

5. **PLANNING POLICY FRAMEWORK**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 confirms that where a determination is to be made under the Planning Acts, the determination must be made in accordance with the Development Plan unless material considerations indicate otherwise. The current development plan for Epsom and Ewell is the Epsom and Ewell Core Strategy (2007) and the Epsom and Ewell Borough Development Management Policies Document (2015). The National Planning Policy Framework also represents a material consideration in its own right.

Epsom and Ewell Core Strategy (2007)

Policy CS1

- 5.2 This policy seeks to ensure that all new development is delivered sustainably in line with the principles for the District.

Policy CS5

- 5.3 This policy outlines that new development should be of a high quality and inclusive design, with new development making efficient use of land whilst complementing the attractive characteristics of the Borough.

Policy CS6

- 5.4 This policy highlights new development should be sustainable in construction, design and energy efficiency.

Policy CS8

- 5.5 This policy outlines that new housing development will be located within the defined built up area of Epsom and Ewell.

Policy CS16

- 5.6 This policy seeks to provide safe and attractive access for all. It also outlines that new developments should provide appropriate parking provision both on and off-site.

Epsom and Ewell Development Management Policies Document (2015)

Policy DM9 – Townscape Character and Local Distinctiveness

- 5.7 This policy outlines that new developments should make a positive contribution to the Borough's visual character and appearance. New developments should be compatible with the local character and wider landscape.

Policy DM10 – Design Requirements for New Development (including House Extensions)

- 5.8 This policy highlights that development should incorporate good design and should contribute to the character and local distinctiveness of a street. New developments should respect the prevailing housing types and density, as well as the scale, layout, height, plot width, building line and typical details and key features.

- 5.9 Alongside the above the policy outlines that development proposals should also seek to:

- *Be adaptable and sustainability designed;*
- *Incorporate the principles of safe design;*
- *Have regard to the amenities of occupiers and neighbours;*
- *Ensure the development has an appropriate layout;*
- *Have regard to the public realm and to ways it can be enhanced;*
- *Avoid locating structures where they will be visually intrusive and have an adverse effect on the character.*

Policy DM12 – Housing Standards

- 5.10 This policy states that all new housing developments will comply with external and internal space standards.

Policy DM16 – Backland Development

5.11 This policy outlines that there will be a presumption against the loss of rear domestic gardens except in exceptional cases. For a development to be considered exceptional it must demonstrate that there is no significant adverse impact upon the:

- *Garden land;*
- *Neighbours;*
- *Vehicular access or car parking;*
- *Mass and scale of the development;*
- *Trees, shrubs and wildlife habitats.*

Policy DM36 – Parking Standards

5.12 This policy highlights that developments will need to demonstrate an appropriate level of off-street parking.

Other Material Policy Considerations

National Planning Policy Framework (NPPF)

5.13 The NPPF sets out the Government’s planning policies for England, together with guidance on how they are expected to be applied. It is a material consideration in its own right in the determination of planning applications (paragraph 2 of the revised Framework).

5.14 The NPPF reconfirms that the purpose of the planning system is to contribute to the achievement of sustainable development, which encompasses the three overarching and interdependent economic, social and environmental objectives. It confirms that planning policies and decisions should play an active role in guiding development towards sustainable solutions. In doing so, Local Planning Authorities are instructed to take local circumstances into account to reflect the character, needs and opportunities of each area (paragraph 9 of the Framework refers).

5.15 At the heart of the NPPF is a clear presumption in favour of sustainable development (see paragraphs 10 and 11). For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay, or where there are no relevant development plan policies or the policies which are most important for determining the application are out of date (such as is in cases where there is no five year housing land supply), granting permission unless: policies in the Framework provide a clear reason for refusing the

proposals; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits (NPPF para. 11 refers).

- 5.16 The Framework instructs LPAs to approach decision-making in a positive and creative way, and to *“work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area”*. The Framework stipulates that decision-makers at every level should *“seek to approve applications for sustainable development where possible”* (para 38 refers).
- 5.17 Para 108 outlines that planning decisions should take account of whether safe and suitable access to the site can be achieved for all users. However, para 109 goes on to confirm that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or where the residual cumulative impacts on the road network would be severe.
- 5.18 The updated NPPF attaches great importance to achieving well-designed places and making effective use of land (paragraph 119 refers). Paragraph 120 supports the development of under-utilised land and buildings, especially where this would help to meet identified needs for houses where land supply is constrained. Paragraph 122 affirms that planning decisions should support development that makes efficient use of land whilst also taking into account the desirability of maintaining an area’s prevailing character and setting and the importance of securing well-designed, attractive and healthy places.
- 5.19 Para 126 highlights that good design is a key aspect of sustainable development and helps create better places to live and work. Accordingly, para 130 confirms that planning decisions should aim to ensure that developments:-
- - *“will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - - *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - - *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - - *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - - *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

- - *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience.*

6. **PLANNING AND DESIGN CONSIDERATIONS**

Principle of Development

- 6.2 The application seeks planning permission for a new residential dwelling on land to the west of 17 Meadway. The site is located within the existing built-up area of Epsom, therefore under the terms of Core Strategy Policy CS8 the proposed development is acceptable in principle. Notwithstanding the above the proposals must be considered against the requirements of all other relevant planning policies, as identified in Section 5 above.

Design

- 6.3 The proposed design of the new dwelling has been carefully considered in the context of the site and all relevant planning policy considerations.
- 6.4 The proposed dwelling is of a classic design with a gable roof, a covered porch and a front bay window, it has been designed to reflect the surrounding area and will be finished in a mixture of brick and render.
- 6.5 The size, scale and massing of the proposed dwelling has been carefully considered to minimise the overall impact on all adjoining properties. The scale of the proposed house is considered to be in keeping with the surrounding area and is respectful to the plot size and will therefore not appear over-developed or cramped.
- 6.6 In addition, the proposed new dwelling will have sufficient internal and external space and will comply with the Nationally Described Space Standards.
- 6.7 Accordingly, the proposal accords with the requirements of policies DM10, DM12 and DM16 of the Development Management Policies Document and Policy CS5 of the Core Strategy.

Access and Parking

- 6.8 The proposals make use of the existing vehicular access which serves the site. Owing to the small scale of the development proposed (a single dwelling), traffic likely to arise from the proposed development will not have an unacceptably detrimental effect on the highway

network in respect of movement of traffic and road safety, nor on the living conditions of residents in the surrounding area.

- 6.9 Appropriate levels of on-site parking facilities are provided in accordance with the Council's parking standards, Policy CS16 of the Core Strategy and Policy DM36 of the Development Management Policies Document.

Residential Amenity

- 6.10 As set out in the preceding sections of this statement, the design, orientation and positioning of the proposed dwelling has been carefully considered as part of this application. The proposals will not give rise to any unacceptable overlooking/ privacy issues, the location of the proposed windows have been carefully considered to ensure there is no overlooking.
- 6.11 There are two ground floor side elevation windows proposed, the one that serves the toilet on the eastern elevation will be obscurely glazed. The window on the western elevation will overlook the proposed driveway and as a result is not considered to be overlooking.
- 6.12 The new dwelling will have a sufficient amount of private amenity space to the south of the proposed dwelling.
- 6.13 The proposals will therefore not give rise to unacceptable impact on the amenity of occupiers of any neighbouring dwellings. Accordingly, the proposals accord with policies DM10 and DM16 of the Development Management Policies Document.

7. **CONCLUSION**

- 7.1 The application proposal can be permitted in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposal is in full accordance with both national and local planning policy requirements and will cause no harm to any interests of acknowledged importance. Accordingly, planning permission can safely be granted for the submitted proposals.