

1661

6 River Way, KT19 0HH

Epsom and Ewell Borough Council.

PLANNING APPLICATION

For permission to:

Construct a single storey rear extension.



ATTACHED DOCUMENTS:

Drawings:

- 21/1661/01: Location plan.
- 21/1661/02 Existing site and roof plan
- 21/1661/03 Existing ground floor plan.
- 21/1661/04 Existing flank Eastern elevation.
- 21/1661/05 Existing rear elevation.
- 21/1661/06 Existing flank Western elevation.
- 21/1661/12 Proposed site and roof plan
- 21/1661/13 Proposed ground floor plan.
- 21/1661/14 Proposed flank Eastern elevation.
- 21/1661/15 Proposed rear elevation.
- 21/1661/16 Proposed flank Western elevation.

CIL Questions form.

SITE LOCATION AND DESCRIPTION:

The property is the Northern of a pair of semi-detached houses on the West side of River Way. The site is flat and has a 7.5 metre deep front garden with space to park two cars, a shared side driveway with access to a garage building and a 27 metre long rear garden. The present house is unextended. Other houses in the street have rear roof extensions, hip to gable extensions and single storey rear extensions.

The property does not lie in a Conservation Area.



Shared driveway



Rear garden with garage building to the right

OBJECTIVE:

To provide an enlarged kitchen space and to provide a separate utility room and ground floor shower room.



View of rear of house from the back garden



Rear elevation



View from rear showing house extensions to the North



View from rear showing extensions to the South

PROPOSAL:

The proposal is to take down the existing timber fence to the driveway area and remove the existing raised decking area and to replace this with a new single storey rear extension. The space created would be used for the new kitchen area and the space formerly occupied by the old kitchen would be re-arranged to provide an utility room and a separate shower room.



Existing rear elevation showing existing curved timber fence

The extension has been designed with curved rendered wall on to the shared driveway providing a secure edge to the softer open glazed construction facing onto the garden.

The height of the proposed extension has been kept down to 2790mm above the attached neighbour's terrace and the form of the extension is stepped in to reduce any impact on the neighbour's property. The proposed extension is to the North of the neighbour and therefore should have no impact on sunlight reaching the neighbour's windows or garden. The windows and garden of the neighbour to the North are across the shared driveway and these proposals should have no impact on that property.

TREES AND SHRUBS.

A very messy and overgrown evergreen at the end of the existing terrace is to be removed as part of the proposed work.

FLOODING.

The property does not lie in an area at risk from flooding.

DRAINAGE

At present rainwater runs to the sewer in the road using the main drainage system. It would be intended to connect the drainage from the extension into this system via a new water butt to take out peaks and even any flow into the system.

A separate application would be made for permission to build over/close to a public sewer as a shared drain runs under the deck behind the house towards No.8 River Way.

ACCESS.

The existing house has a stepped access and this would not be affected by the works.

CONCLUSION:

As can be seen from the drawings and the above consideration the proposed works would have only minimal or no effect on the neighbouring properties and would improve the property as desired by the applicant.

We trust the Council will be able to support this proposal.

Lipinski Pates Architects
November 2021.