



**PLANNING STATEMENT for
A HOUSEHOLDER PLANNING APPLICATION at**

19 DEREK AVENUE

EPSOM

KT19 9HP

7 DAY PLAN SERVICE

PLANNING PERMISSION

LISTED BUILDING CONSENT

PERMITTED DEVELOPMENT SPECIALISTS

CERTIFICATES OF LAWFUL DEVELOPMENT

BUILDING REGULATION SUBMISSIONS

STRUCTURAL ENGINEERS CALCULATIONS

FREE DESIGN CONSULTATION

ELECTRONIC SURVEYS

COST SAVING SPECIFICATION

EXTENSIONS

LOFT CONVERSIONS

NEW HOUSES

OUTBUILDINGS

ALTERATIONS

FREE ADVICE

ALL WORKS CONSIDERED

SAP CALCULATIONS

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Report Prepared by	iPlans
Date	08/11/2021

1. Introduction

1.1 iPlans has been instructed by Debonil Chowdhury to submit a householder planning application for a garage conversion and first floor side extension.

1.2 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

2.1 The site at 19 Derek Avenue, Epsom, KT19 9HP accommodates a semi-detached property.

2.2 Photographs below shows the front and rear elevations of the dwellinghouse.



2.3 The external finish of the dwellinghouse is a mix of brick and render. The fenestrations are uPVC.

2.4 Planning history for this site includes the following application:

- 2.4.1 20/01754/CLP – alteration of roof from hip to gable end; rear roof extension (involving conversion of roofspace to habitable use) incorporating Juliet Balcony and installation of three rooflights to front roofslope, including 4 UPVC windows to the rear elevation

3. The Proposal

3.1 This householder planning application is for a garage conversion and first-floor side extension.

3.2 It is proposed to convert the garage to a cloak room and bathroom. The existing garage space will be reduced in width to also create a space for an access point to the rear garden (see floor plan). The garage door will be removed and opening bricked up. There will be a new single door for the access point. There will no change to the height of the existing structure.

3.3 The first-floor side extension will sit atop of the converted section of the floor below. It will measure 1782mm wide and 4568mm deep. It will be set back 1m from the front wall. There will be a window to the front elevation and a window to the rear elevation. The proposed roof will be hipped with a gable end to the side. This will match with the existing roof. The eaves height will measure the same as the existing eaves but the ridge will be set significantly lower.

3.4 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Large vehicles and construction activity can be accommodated down Derek Avenue without significantly affecting the traffic flow.

3.5 Waste from the site will be removed by skips with the appropriate street licences.

3.6 Hours of operation will be in accordance with the good contractors scheme. Work will take place between 8am to 5pm Monday-Friday and from 8.30am to 1pm on Saturday.

4. Relevant Planning Policy

4.1 The Core Strategy, Development Management Policies, Supplementary Planning Guidance has been consulted as part of this application.

4.2 Policy CS1 of the Core Strategy states that changes should protect and enhance the natural and built environments of the Borough and should achieve high quality sustainable environment for the present.

4.3 Policy CS5 of the Core Strategy states that all developments should be of a high quality and inclusive design.

4.4 Policy DM9 of the Development Management Policies states that planning permission will be granted for proposal which make a positive contribution to the Borough's visual character and appearance.

4.5 Policy DM10 of the Development Management Policies states that development proposal will be required to incorporate principles of good design. Proposals should have regards to the amenities of occupants and neighbours in terms of privacy, outlook, sunlight/daylight and noise and disturbance.

4.6 In the Supplementary Planning Guidance, with regards to two storey side extensions, it states that the aim is to set back the extension from the side boundary by at least 1m and to set it back from the front wall by 1m.

5. Conclusion

5.1 The proposal is for a garage conversion and first-floor side extension.

5.2 The garage conversion will not result in the loss of parking spaces. There will remain 3 on-site parking spaces. The change will not significantly alter the appearance of the dwellinghouse.

5.3 The first-floor side extension will appear subordinate to the dwellinghouse in that it will be set back from the front wall and will be set in from the side boundary. The ridge height will be set lower than that of the main ridge. The proposal will not create a terracing effect and will not significantly impact the neighbouring property in terms of appearing overbearing or creating a sense of enclosure.

5.4 The proposed materials will match that of the dwellinghouse so as to preserve the character and appearance of the dwellinghouse.

5.5 There has been approval for garage conversion and this includes that at 23 and 59 Derek Avenue.

5.6 I therefore would hope you consider this application for approval.