

SUPPORTING
'DESIGN AND ACCESS' STATEMENT
FOR
SINGLE-STOREY SIDE EXTENSION & EXTERNAL ALTERATIONS
AT
14 SALISBURY ROAD, WORCESTER PARK, SURREY, KT4 7DG



Project Reference: 3033

Date: January 2022

Prepared by: Search Accessibility Ltd

INTRODUCTION

This statement has been prepared in accordance with the requirements of section 42 of the Town and Country Planning and Compulsory Purchase Act 2004 and the guidance set out in Circular 01/2006. Paragraph 77 of Circular 01/2006 states Design and Access Statements should be concise and their length and context should be directly proportional to the scale and complexity of the proposal. This Statement seeks to explain;

- (a) the design principles and concepts that have been applied to the proposed development;
- (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development has taken that context into account.

DECISION MAKING

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The determination of an application for planning permission is to be made in accordance with the development plan, unless material considerations indicate otherwise. Section 70(2) TCPA 1990 provides that the decision-maker shall have regard to the provisions of the development plan, so far as material to the application. Section 38(6) of the Planning and Compulsory Purchase Act 2004 ("PCPA 2004") provides:

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

BACKGROUND TO PROPOSAL

The application property is an existing detached bungalow which is being adapted to assist the future living and care needs of a person with disabilities. The proposed works are intended to enable the existing property to be adapted to meet with the needs of the applicant. The property would be retained as a dwelling.

This proposal seeks to improve the appearance, layout, and design of the application building and ensure the local setting continues to be protected.

This application proposes a reduced scheme to a previously withdrawn application under local authority reference: 21/01812/FLH.

APPLICATION PREMISES AND SITE

The application premises is currently a detached 2no. bedroom bungalow within a site of approximately 408m². There is a separate ancillary building at the side of the property, used as a storage Garage. The property is flanked to each side (and to the rear boundary) by detached single-storey bungalows which have all been extended with pitched, crown, and flat roofs. The immediately surrounding area is residential in character featuring mostly detached bungalows.

PROPOSAL

The extent of the proposed works has been kept to a minimum and intended to provide improved access and accommodation to assist a person with disabilities. The alterations proposed include the following:

- At the front of the property the external ground will be graded-up to provide level access at a repositioned main entrance.
- The property is to be extended at single-storey to one side only.
- A built-up patio to provide level access to and from the rear bi-fold doors.
- Updated double-glazed windows and doors with improved thermal efficiency;
- The existing detached storage Garage with single-skin brickwork and hipped roof slopes is to be demolished.
- Re-tiling the property with matching tiles.

1. USE

The application property is a detached bungalow. The use is to remain as a single-storey family dwelling.

2. ACCESS

This proposal seeks to improve the accessibility of the dwelling for use by a person with disability. The external and internal alterations to the site layout plans have been kept to a minimum. The proposed works would not detract from the surrounding uses and would be in keeping in the locality. Providing the appropriate access is a key objective. It is concluded that all relevant access issues have been considered as demonstrated on the submitted plans.

3. AMOUNT

The proposal seeks to demonstrate that the amount of development needed is the minimum required for feasibility purposes. The proposed alterations have been designed so as not to visually dominate the locality. The proposed external alterations to the property would be inconspicuous and would blend in with the building façade and surroundings.

4. LAYOUT

The proposed layout involves a side extension that does not project beyond any of the existing building lines. The proposal would result in an improved layout being provided. The roof of the proposed extension is pitched to match the existing detached Garage, finished with a small crown to merge with the existing roof form and match other nearby properties in the immediate vicinity. The Garage is to be demolished to provide space for the extension.

5. SCALE

This proposal respects the scale and proportion of the existing building. The proposed works have been designed to respect the appearance, scale and character of the building. The scale and proportion of the alterations safeguard the visual impact the surroundings, and retain a subservient function and appearance.

It should be noted this application is reduced from the recently submitted application under reference '21/01812/FLH', in order to maintain a full-length access passage between front and rear where the detached Garage is to be demolished.

Daylight and sunlight assessments have been professionally carried out as part of the preparation for this application, and it is confirmed the proposal is fully adherent whereby there are no concerns as a result of these studies.

6. APPEARANCE

The composition of the building would not be altered unacceptably. The proposed materials and finishes would match with the character of the application property and other bungalows within the vicinity. The alterations would respect their surrounding context and have been designed to enhance the visual amenities of the area. The proposed alterations would be minimal and would not be detrimental to the character of the building or vicinity.

7. LANDSCAPING

It is proposed to install graded-up block-paving to the front to match the existing Drive. The rear patio area will be built-up to match the existing whilst providing level access.

8. FLOOD RISK ASSESSMENT

It is noted the property is located within the 'Flood Zone 1' as defined by the Environmental Agency, with little or no risk to flooding. The site is also within a Critical Drainage Area as identified within Epsom & Ewell SFRA mapping.

The proposal includes a single-storey side extension and as a result also requires the removal of the detached brick-built Garage with hipped roof slopes. The increase in built footprint is to be 9m². The works are minor in scale and to be of minimal impact to the site. Any additional surface water mitigation measures as a result of the works are to be managed by maintaining use of the existing combined foul and surface water drainage system, in addition to any water butts at the rear.

The cover image of this document and Figures 2 & 3 of the Photographs provided show the detached Garage building which is to be removed. A 'Flood Search' report for the property from May 2021 highlighting the low risk of flooding is also submitted with this application.

CONCLUSION

Given the consistent architectural style and shapes in the locality and the scale of the surrounding buildings, the proposed alterations would respect the application property as well the surrounding street scene.

The proposed alterations are low key. The proposed alterations would not adversely affect the architectural aesthetic of the application premises. This proposal has been particularly designed to be sympathetic to its surroundings and protect its integrity.

The proposal demonstrates that the amount of development needed is the minimum required for its purposes. The proposal would not result in any demonstrable harm to merit withholding of planning permission.

The proposal is fit for purpose, sustainable, efficient, coherent, and responsive to its context. This proposal is modest in scale and is in keeping in the context of its surroundings. The proposal would comply with the relevant local planning policy context set out above and the National Planning Policy Framework.

PHOTOGRAPHS



Figure 1: View towards the main entrance



Figure 2: Detached storage Garage



Figure 3: Rear elevation showing roof in poor condition



Figure 4: Side extension aligned with front building line at No.5 Plantagenet Cl (nearby).



Figure 5: Crown roof to remodelled No.22 Salisbury Rd (left centre)



Figure 6: Flat roofed side extension also with front-facing parapet at No.40 Salisbury Rd



Figure 7: Southern aerial view of the application site. (Bing Maps)



Figure 8: Various roof forms to extended properties on Salisbury Rd and Plantagenet Cl. (*Bing Maps*)



Figure 9: Various roof forms to extended properties on Salisbury Rd and The Warren. (*Bing Maps*)