

Proposed Residential Accommodation

1-4 Victoria Place Epsom Surrey KT17 1BZ

Planning & Heritage Statement

To be read in conjunction with the Design Access Statement where a selection of site photographs are shown.

1.0 Introduction

1.1 This Planning & Heritage Statement has been prepared in support of my Detailed Planning Application to add an additional residential accommodation within a mansard storey to an existing 2 Storey dwelling with conventional pitch roof. The site as currently constructed is formed with 4no self-contained Studio Flats over two floors with 5no supporting car parking spaces.

2.0 Location & Context

2.1 The Site is located adjacent to the Lintons Lane Conservation Area in a mixed urban environment, part 2 storey traditional built residential dwellings and part commercial development some of which are large in appearance and 4 storeys high. Near to the site to the North lie residential properties of Listed Building status Nos 1,3,10 & 12 Lintons Lane. The commercial developments are primarily located to the South and Southwest and are located directly off East Street Epsom (A24) a busy thoroughfare.

3.0 Planning History

3.1 An earlier planning application Ref: 20/00241/FUL dated February 2020 extending the property by adding 2 further floors above that existing was refused on 3 April 2020. This was then taken to appeal - Appeal Ref: APP/P3610/W/20/3252402 and was subsequently dismissed on 22 March 2021.

The Main issues under consideration of that decision were stated as:

'the effect the proposed extension would have on the character and appearance of the area including its effect on the setting of the Lintons Lane Conservation Area'

4.0 Planning Considerations

Given the primary considerations identified at under planning and at appeal, an alternative proposal has been prepared, less obtrusive than presented previously with a single additional 1Bed apartment added within a raking mansard roof. The mansard roof incorporates dormer features that break up the external fenestration at that level.

5.0 Impact on Site and Surroundings

The existing property is reasonably modest in size but is of little architectural merit however by limiting the extent of roof alteration is designed to lessen the potential impact upon local residential properties and local heritage Assets. This design approach combined with additional landscaping for which there is ample scope should provide a softened exterior setting for the building and its surroundings. With regards to additional soft landscaping this is something that could be decided by way of condition if that were feasible.

With regards to other areas of import, no additional car parking is to be added to the proposal as the existing facility will cater for an additional residential unit without change whilst remaining in compliance with current Local Plan policies.

The single storey lean-to construction added to the Northwest flank wall is a modest addition to the benefit of both the existing and proposed residents of the building.

6.0 Conclusion

It is proposed that the submitted scheme, now substantially different in terms of bulk and massing, will make best use of the site without severely affecting the setting and character of the immediate area and heritage Assets. The design solution now submitted together with general landscaping enhancements could add a distinct contribution to its setting. The modest addition of that proposed and the sustainable approach to its construction will provide much needed housing accommodation within the Borough.