

Planning Report

Application Number: 22/00097/FLH

Application Location: 83 Ebbisham Road, Epsom, Surrey, KT18 7NS

Proposal: Erection of single storey rear extension

Relevant Planning History

None

Comments from Third Parties

The Local Planning Authority consulted two nearby residents. No representations have been received.

Consultations

Planning Constraints

Built Up Area
SSSI Impact Zone

Planning Policy

Key Policies

National Planning Policy Framework 2021

Core Strategy 2007

Policy CS1 - General Policy
Policy CS5 - The Built Environment

Development Management Policies 2015

Policy DM9 - Townscape Character/Distinctiveness
Policy DM10 - Design for New Developments
Policy DM35 – Transport and New Development

Other Material Documents

Planning Practice Guidance (2021)

The Epsom and Ewell Borough Council Householder Applications SPG 2004

Site Description

Number 83 is a semi-detached property on the northern side of Ebbisham Road situated on an irregular-shaped plot.

Proposal

The proposal seeks to erect a single storey rear extension, approx. 4.9m at the deepest point and the conversion of a storage room to the rear of the garage into a habitable room.

Planning Considerations

Impact on Character and Appearance

Policy CS5 of the Core Strategy 2007 seeks high quality and inclusive design for all developments.

Policy DM9 of the Development Management Policies Document 2015 seeks enhancement of the townscape through new development that makes a positive contribution to the Borough's visual character and appearance.

Policy DM10 of the Development Management Policies Document 2015 requires development to incorporate principles of good design and to contribute to the character and local distinctiveness of a street or area which should be respected, maintained or enhanced.

The proposed single storey rear extension is considered to be acceptable in scale, form and design, appearing as a subservient addition that would neither dominate nor compete with the existing form of the host dwelling, that due to its shape and the curved wall, respects the shape of the plot.

As a result of its orientation to the rear of the host dwelling, the proposed single storey extension would not be visible from the public realm and would therefore have no visual impact upon the character and appearance of the existing street scene.

As such, the proposal is considered to comply with Policy CS5 Core Strategy 2007, Policies DM9 and DM10 of the Development Management Policies Document 2015 and the guidance set out in the Epsom and Ewell Borough Council Householder Applications SPG 2004.

Impact on Neighbouring Amenity

Policy DM10 of the Development Management Policies Document 2015 requires, inter alia, new development to have regard to the amenities of occupants and neighbours, including in terms of privacy, outlook, sunlight/daylight, and noise and disturbance.

As a result of its single storey scale the proposal would not result in a material loss of light, overshadowing, overlooking or be overbearing upon the amenities of the occupiers of the adjacent properties.

In light of the above, the proposal is considered to comply with Policy DM10 of the Development Management Policies Document 2015 and the Council's Household Applications SPG 2004.

Impact on Vehicle Parking

Policy CS5 of the Core Strategy 2007 seeks, inter alia, appropriate and effective parking provision for new development, both on and off site.

Policy DM37 of the Development Management Policies Document 2015 requires new development to demonstrate an appropriate level of off street parking to avoid an unacceptable impact on on-street parking conditions and local traffic conditions.

The NPPF 2021 supports the adoption of local parking standards for both residential and non-residential development. The Council has adopted the Epsom and Ewell Borough Council Parking Standards for Residential Development SPD 2015 and new development proposal will meet these standards.

The proposal would not decrease the level of off-street parking enjoyed by the host dwelling, as the existing garage and parking space at the front of the site would be retained.

Officers are therefore satisfied that the proposal would not have an unacceptable impact on on-street parking conditions and local traffic conditions, in accordance with Policy CS5 of the Core Strategy 2007, Policy DM37 of the Development Management Policies Document 2015.

Recommendation: Grant, subject to Planning Conditions

1. The development hereby permitted shall be commenced within 3 years from the date of this decision.

Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Block Plan Drawing Number 002

Drawing Number 020

Drawing Number 022

Drawing Number 023

Drawing Number 024

Drawing Number 025

Reason: For avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those outlined in the supporting documentation accompanying this planning application, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance on completion of the development in accordance with Policy CS5 of the Core Strategy 2007 and Policies DM9 and DM10 of the Development Management Policies Document 2015.

Informatives

1. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
2. Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation.

These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts.

A completed application form together with detailed plans must be submitted for approval before any building work is commenced.

3. You have been granted planning permission to build a residential extension. When undertaking building work, please be considerate to your neighbours and do not undertake work before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Health Department Pollution Section.
4. The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundwork's within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "The Party Walls etc. Act 1996 - Explanatory Booklet".