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Planning, Design and Access Statement

14 Meadow View Road, Epsom, KT19 9UB

Application for erection of double storey side extension, single storey rear extension and a loft conversion with rear dormer.

NKM Studio on behalf of Andrew Richards

May 2022

INTRODUCTION

This Design and Access statement has been prepared by NKM Studio in support of a planning application for erection of double storey side extension, single storey rear extension, side infill and loft conversion including a rear dormer extension.

SETTING

Site Location

The application property is an end of terrace dwelling sitting on a large plot of land situated on the eastern side of Meadow view Road.

The surrounding area is residential in character mainly consisting of 2 storey semi-detached and terraced dwellings. The property is not located within a conservation area, it is not a locally or statutorily listed building and is not affected by a relevant Article 4 Direction.



Application property terrace showing no.14- no.20.

The housing typologies are consistent in the area whereby all of the majority of

properties are terraced and are no more than two-storeys in height. They are built from a range of different materials and have private car parking in the front yard, with gardens to the rear.

The house is one of a number of terraced and semi-detached houses on that part of

the road built in mix of red facing brickwork and painted render to the front. The elevations are flat, apart from a projecting bay to the front and chimney stacks to one side. The house is a semi-detached with one flank wall on the boundary line and a side passage from the front driveway to the rear that is public access. The rear gardens are relatively deep and some with well planted boundaries between each house with mature shrubs and trees helping limited views between the rear gardens of each house and of any rear extensions.



Front Elevation

The housing typologies are consistent in the area whereby all of the majority of properties are semi-detached or terraced and are no more than two-storeys in

height. They are built from a range of different materials and have private car parking in the front yard, with gardens to the rear.

No. 14 consists of 3 bedrooms, all are located on the first floor, with kitchen and living area on the ground floor.

PLANNING HISTORY

21/01432/CLP	Erection of hip to gable and rear dormer roof extensions, installation of 3 x front rooflights.	Permitted
21/01474/PDE	Erection of single storey rear extension (6m in depth, maximum height of 3m and eaves height of 3m).	Prior Approval Not Required
21/01723/FLH	Erection of two storey side extension, rear dormer roof extension, installation of 3 x front rooflights and single storey rear extension	Refused

PROPOSAL and AMOUNT

It is proposed to erect double storey side extension, single storey rear extension in addition to side infill, it is also proposed to erect a rear dormer to the original roof level.

The Proposed new **rear extension** would replace an existing extension. The proposed rear extension would have a depth of 6m and would be matching the width of the parent building. This element has been **granted** under application number (**Ref: 21/01474/PDE**). A side infill to the rear extension is also proposed and this element had no objection in the previous application number **21/01723/FLH**.

the proposed rear loft extension would extend the existing principal roof and would have a volume of no more than the allowed cubic meter. This element has been

approved under application no. **21/01432/CLP**.

The proposed double storey extension would extend to the side of the dwelling filling the gap between the parent building and the site boundary with no.12, however a separation distance of 2.8m would be maintained. The double storey side extension would match the depth and the height of the existing house with matching ridge height and eaves. The proposed would not project beyond the front elevation building line. Furthermore, it is noted that a number of the properties in the surrounding area have been altered by similar double storey side extension to that proposed Examples are no. 20 (part of the same terrace), No.8 and No.6. As such it is considered that the proposed development would be in keeping with the street scene and the established local character.



No.6 Meadowview Road with double height side extension



No.6 and No.8 Meadowview Road with double height side extension



No. 20 Meadow view Road with double height side extension

Finally, It is also proposed to erect a single storey side infill that is located at the rear the double storey element and to the side of the single storey rear extension. The proposed infill at ground floor level would infill the side return and match the height and the depth of the proposed single storey rear extension. The proposed rear infill would be 2.8m from the neighbouring property no.12 and at a height of only 3m and a public side access that separate both properties from each other, the proposal would have no effect on the neighbouring property at no.12.

PLANNING CONSIDERATIONS

The main planning considerations material to the determination of this application are as follows:

1. Principle of Development
2. Impact upon Character and Appearance of the area
3. Impact on Occupant/Neighbouring Residential Amenity

The National Planning Policy Framework (NPPF) (2021) attaches great importance to the design of the built environment. Paragraph 134 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design. Paragraph 3.7.5 of the Council's LDF Core Strategy (2007) sets out that new development should enhance and complement local character and be capable of integrating well into existing neighbourhoods.

Paragraph 3.7.6 states that the Council will expect developments to be of a high quality, creating a safe environment which enhances the public realm and which positively contributes to the townscape.

Policy DM10 (Design Requirements for New Developments (including House Extensions)) of the Council's LDF Development Management Policies Document (2015) states that development proposals will be required to incorporate good

design. The most essential elements identified as contributing to the character and local distinctiveness of a street or an area which should be respected, maintained or enhanced include, but are not limited, to the following:

- Prevailing development typology, including house type, sizes, and occupancy;
- Prevailing density of the surrounding area;
- Scale, layout, height, form, massing;
- Plot width and format which includes spaces between buildings;
- Building line build up, set back, and front boundary; and
- Typical details and key features such as roof forms, window format, building materials and design detailing of elevations, existence of grass verges etc.

The officer report in previous refused application number stated that

" **The approved single-storey rear extension and dormer** are **not** considered to be visually harmful to the immediate streetscene, by way of its design aesthetic. The extensions are proportionate and extend the existing ridgeline and the dwelling benefits from being an end-terrace house which has allowed some space for development.

The proposed two-storey side element is intended to expand upon the above approved extensions and will consist of alterations to the roof form. It will demonstrate a degree of **subservience to the host dwelling as the dormer**, insofar as it will not increase the overall ridge height.

As such, it is considered that the proposal would comply with Policy CS5 (The Built Environment) of the LDF Core Strategy (2007) and Policies DM9 (Townscape Character and Local Distinctiveness) and DM10 (Design Requirements for New Developments (including House Extensions)) of the LDF Development Management Policies Document (2015)"

In addition to the above, the single storey rear extension to the rear of existing

property and the proposed dormer have been approved previously under application numbers 21/01474/PDE and 21/01432/CLP respectively, as such these elements are acceptable and considered to be in accordance with Local and national policies.

Impact upon Neighbouring Residential Amenities

Policy DM10 (Design Requirements for New Developments (including House Extensions)) Council's LDF Development Management Policies Document (2015) seeks to safeguard residential amenities in terms of privacy, outlook, daylight/sunlight and, noise and disturbance.

As per report application number 21/01723/FLH; "the proposed rear elevation windows and roof-lights will be rear-facing and will not create any direct sightlines onto neighbouring properties. There are no additional side windows proposed, that could amount to any overlooking or create direct sightlines onto neighbouring dwellings. Therefore, residential amenity will be safeguarded in this respect." The hedgerows between the application property and both neighbouring properties at no.12 and 14 act as a layer of screening.

Based on the above the proposed double storey side extension, rear extension and dormer extension **do not cause any harm** to neighbouring properties in terms of overlooking.

However, the application officer proceeds to explain that "the cumulative size and scale of these enlargements, will result in a substantial loss of light into the garden and an unacceptable degree of overshadowing to adjoining neighbour at No.16. This middle-terraced property is considerably smaller than the proposed and the bulk of the two-storey side coupled with the dormer extension may amount to a domineering form, due to its projection outwards".

As discussed previously the 6m deep single storey extension and the dormer which adjoins the boundary with no.16 are previously approved, as such those elements of proposal could have been constructed without breaching planning. As

such the argument that two elements would cause loss of light and shadowing to neighbouring property at no.16 is not viable. Further more the rear side infill is not adjoining number 16 as such, this element would not have caused any harm to number 16.

As for the bulk argument in comparison to no.16 , again this is not viable reason as the majority of the proposal have been granted, however, we have reduced the bulk of the dormer extension and it is now within the permitted development right which was granted under application number **21/01432/CLP**.

SUMMARY

The proposed extension would be located at the rear of property and not visible to highway, except the double storey side extension which is in harmony in style and bulk with neighbouring properties.

The 6 m rear extension and the loft conversion with dormer have been previously approved. Double storey element had no objection its bulk, and design according to the latest planning application.

The development, by virtue of its design, scale, bulk and appearance would be in harmony with existing parent property and parent terrace and wider area. The proposal would have no impact upon the amenity of the surrounding area and the neighbouring properties.

If further information is required, please do not hesitate to contact NKM Studio for further clarification of all matters.