

Planning Statement

1, Cumnor Gardens, Stoneleigh, Surrey, KT17 2NZ.
Part single-storey and part two-storey rear extension and two-storey side extension

RB DESIGNS LTD.

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Planning Statement

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Introduction

This Statement is in support of a planning application for the erection of a part single-storey and part two-storey rear extension and two-storey side extension at 1 Cumnor Gardens, Stoneleigh.

The Site

The existing house is thought to be as originally built and comprises two-storeys under a pitched roof as seen in photos 1 and 2 below.



Photo 1: Front of 1 Cumnor Gardens, Stoneleigh



Photo 2: Rear of 1 Cumnor Gardens, Stoneleigh

The whole site is approximately 0.1 hectares. It has a deep rear garden and faces onto Cumnor Gardens behind a frontage which accommodates boundary planting, hardstanding and ornamental shrubs. A drive on the Southwestern side provides parking and access to a pre-cast concrete garage.

The Site Context

Cumnor Gardens is a residential street with two houses; No.1 and No. 3. The two properties are of differing architectural styles.

Stoneleigh itself is a housing estate built circa 1930s with a mixture of semi-detached and detached properties. Over the years there have been substantial improvements and extensions in the area. A recent example is No. 77 Park Avenue East where a deep rear extension has been approved under planning reference 21/01391/FLH. See the plan overleaf.



Fig. 1: Approved rear elevation No.77 Park Avenue East

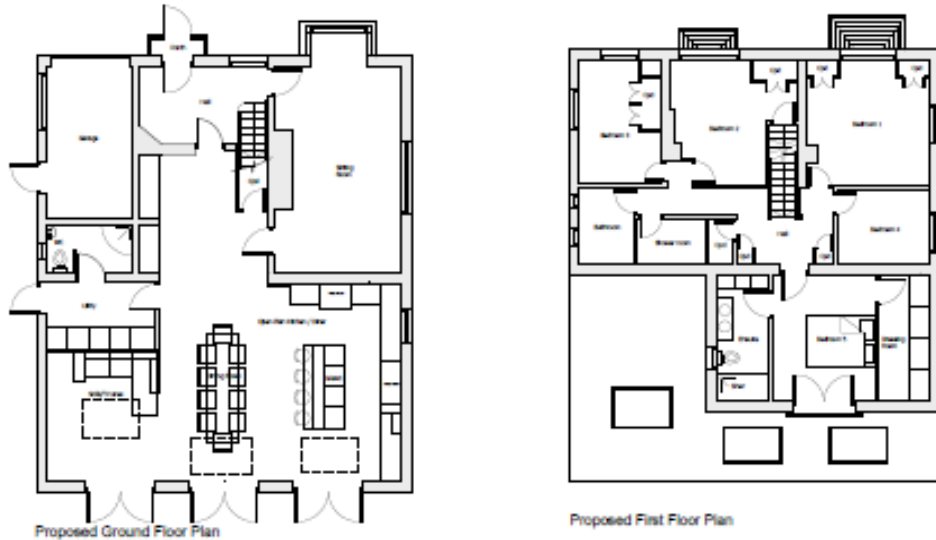


Fig.2: Approved ground and first floor plans No.77 Park Avenue East

The approval at 77 Park Avenue East was for a 6-metre-deep ground floor rear extension with a 4-metre-deep first floor addition above.

Cumnor Gardens links Park Avenue East and Rutherwyke Close, the properties on these roads vary with semi-detached two storey dwellings dominating Rutherwyke Close and a mixture of two storey dwellings and detached bungalows in Park Avenue East.

The site is not within a Conservation Area.

There are trees on adjacent land.

The plan below highlights the site and its immediate area.

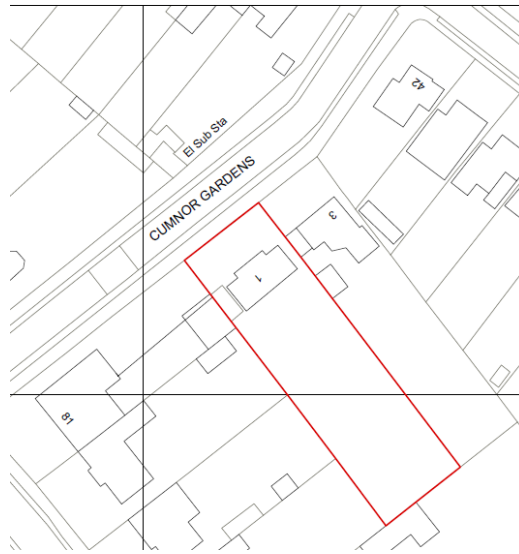


Fig.3: Location Plan

Planning Policy

The relevant planning policies for this site include the following:

Epsom and Ewell Core Strategy (2007)

Policy CS5 - High quality and inclusive design will be required for all developments. Development should, inter alia:

- create attractive, functional and safe public and private environments and
- reinforce local distinctiveness and complement the attractive characteristics of the Borough;

Policy CS6 – Seeks development that is energy efficient and employs sustainable design and construction.

Epsom and Ewell Development Management Policies (2015)

Policy DM10 – Design Requirements for New Developments (including House Extensions) Development proposals will be required to incorporate principles of good design. The most essential elements identified as contributing to the character and local distinctiveness of a street or area which should be respected, maintained or enhanced include, but are not limited, to the following:

- (i) prevailing development typology, including housing types and sizes;
- (ii) prevailing density of the surrounding area;
- (iii) scale, layout, height, form (including roof forms), massing;
- (iv) plot width and format which includes spaces between buildings;
- (v) building line; and
- (vi) typical details and key features such as roof forms, window format, building materials and design detailing of elevations, existence of grass verges etc. Development proposals should also:
 - (vii) be adaptable and sustainability designed, subject to aesthetic considerations;
 - (viii) incorporate the principles of safe design to reduce the risk and fear of crime, e.g. natural surveillance, appropriate levels of lighting;
 - (ix) have regard to the amenities of occupants and neighbours, including in terms of privacy, outlook, sunlight/daylight, and noise and disturbance;
 - (x) ensure that the development incorporates an appropriate layout and access arrangements for servicing the completed development from adjoining highway and pedestrian networks;
 - (xi) where appropriate their design and layout must not prejudice the development potential for similar proposals on neighbouring plots;
 - (xii) have regard to the public realm and to ways in which it can be enhanced as an integral part of the design of the development; and
 - (xiii) avoid locating structures, including, e.g., telecommunications equipment and building plant where they will be visually intrusive and likely to result in an adverse effect on the character and visual amenities of the local and wider area.

The supporting text to this policy includes the following advice that is relevant to the current report:

- 3.23 *As with all forms of development we will seek designs that fit in well with the neighbourhood and surroundings, and we will resist householder proposals that detract from the visual amenity of the wider townscape. We will assess householder development proposals for their impact on the amenity and the character of the area; on the wider townscape; the relationship between buildings; and the spaces being created.*
- 3.24 *Our principal concerns in considering the design and siting of house extensions are:*
- a) the relationship between the extended dwelling and the adjoining dwellings as they affect the streetscene;*
 - b) the spaces between individual dwellings as they affect the character of the area; and*
 - c) the spaces between individual dwellings as they affect habitable rooms and kitchens (habitable rooms include all bedrooms, living rooms and dining rooms).*

Householder Applications: Supplementary Planning Guidance 2004

This guidance has been the principal basis for assessing the acceptability of residential extensions for the past 18 years and carries-through principles that have existed for much longer than that. Although it is dated, it is still very relevant and no new design SPD has yet been adopted to replace it.

The key principles relate to the 45-degree outlook angle measured from the edge of the nearest window on a neighbouring property on a horizontal plane and the 43-degree daylight angle measured from a height of 2.5m above ground level at the site boundaries on a vertical plane. Other requirements for a 2-storey rear extension to a detached house are set out on page 6 of the guidance which can be found [here](#).

Assessment

During consultation with the client the opportunities and constraints of the site were reviewed resulting in a design that optimizes the site potential.

The opportunities of the development are to:

1. Improve family living space.
2. Maintain screening on boundary with properties on Park Avenue East
3. A large rear garden with significant ability to accommodate the extension
4. Removal of unsightly, asbestos roofed garage and replacement

The main planning constraints are:

1. Protecting the character of the surrounding area including the street scene
2. Ensuring there is no negative impact on neighbouring properties
3. Ensuring that there is no negative impact on existing trees on adjacent land

Design Solution

Use, Amount, Layout, Scale and Appearance

The site benefits from a substantial rear garden; some 147ft long. The site can accommodate an extension and the design solution considers the characteristics of the area.

The proposal would consist of a first-floor rear projection over a large ground floor rear extension. The first-floor extension is to comprise a master suite of bedroom, ensuite and dressing room. The ground floor will provide a large open plan living, kitchen and dining space suitable for modern living, a snug/family room to the rear, a utility room and with the events of the past 2 years in mind and the way of working changing for many a study is proposed. Where the existing garage is, this will be removed (by specialist trained individuals) and replaced with a linked integral garage and new bedroom over at first floor.

The first-floor side extension although not set in from the flank boundary has little to no impact on the amenities of the occupants of 81 Park Avenue East as the boundary houses a detached garage which has no habitable space, and the main dwelling is 23m from the proposal. Additionally, to ensure that there is no loss of privacy to the neighbours there are no windows on the southwestern elevation at either level. Due to the distances between the properties at this side there is no risk of the extension creating the terracing effect.



Photo 3: Showing the distance between side of 1 Cumnor Gardens and the rear of 81 Park Avenue East (Screenshot taken from Google Street View 23.05.22)

The first-floor rear extension is positioned close to the centre of the property so that it complies with the 45-degree angle guideline (see Fig.4 below) and protects the rear outlook from No.3.

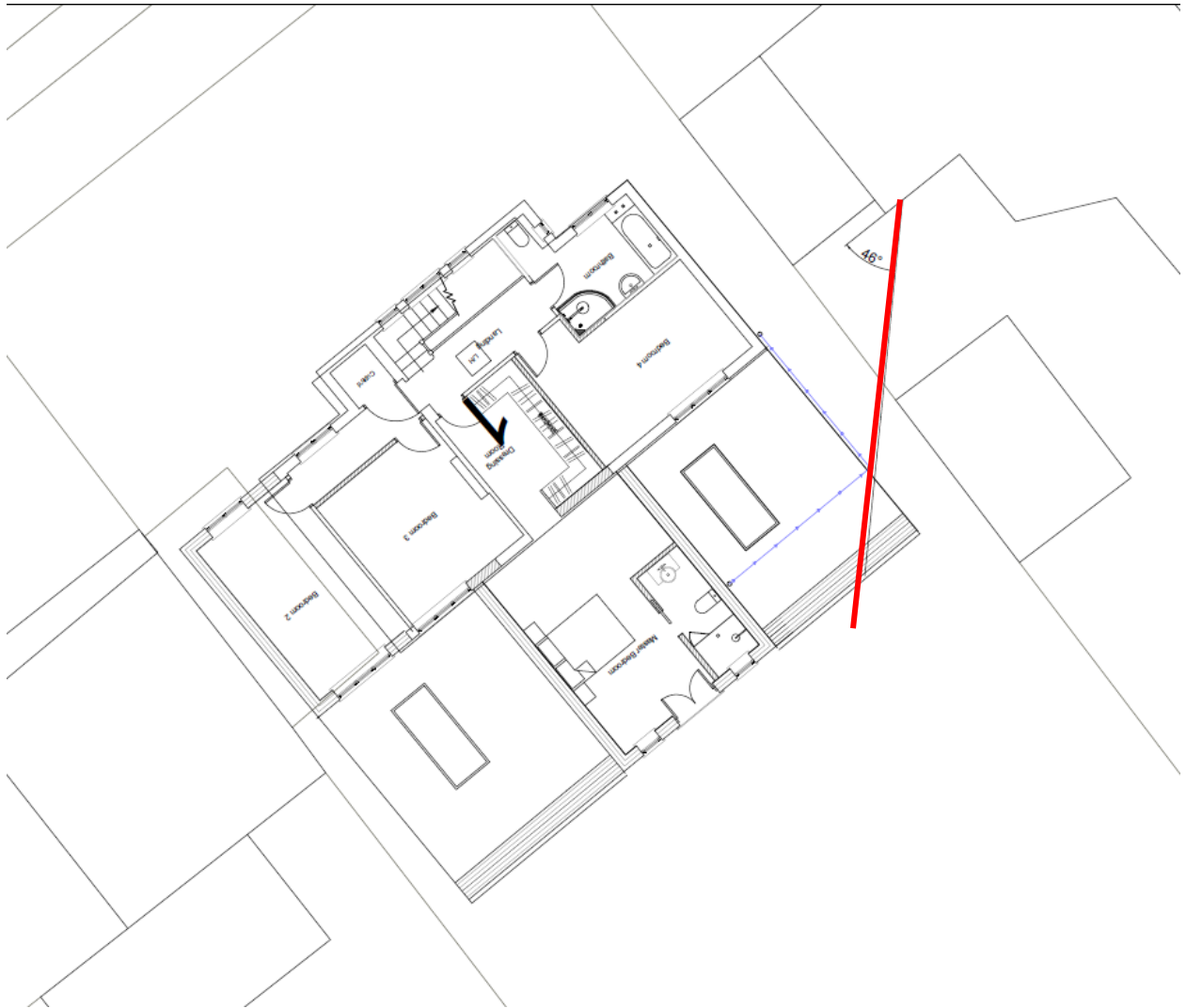


Fig. 4: 45-degree angle from 3 Cumnor Gardens

The extension will be constructed of materials to match the existing property as closely as possible with white render to be utilised for the walls, the existing property will be included into the works to give the existing walls a refresh. The pitched roof will be plain tiles to match the existing construction. The flat roof to the rear will be an EPDM rubber surface.

Access

There is no proposed change to the vehicular access.

Conclusion

The proposal has been demonstrated to comply with the requirements of the Local Plan and Supplementary Planning Guidance. There would be no material harm to the appearance of the area or to the amenities of neighbouring properties.

In the light of the above and given the compliance with National Policy, the local Development Plan and Supplementary Planning Guidance we would seek your favorable recommendation and consideration.