

Pre-Application Enquiry Response

Pre-Application Number: 22/00515/PREAPP

Enquiry Site: 10 Kingsdown Road, Epsom, Surrey, KT17 3PU

Enquiry Proposal: New ground floor rear extension, first floor side infill extension, new rooflights to main roof.

Site Visit: 19.05.2022

Relevant Planning History

Reference	Description	Decision	Date
21/01402/FLH	New ground floor rear extension, first floor side infill extension, new rooflights to the main roof.	Refused	01.02.2022

Relevant Planning Constraints

1. The relevant planning conditions is:
 - Built-Up Area

Planning Policy

2. The planning policies relevant to this proposal are:

Key Policies

National Planning Policy Framework 2021

Core Strategy 2007

Policy CS1 – General Policy

Policy CS5 – The Built Environment

Development Management Policies Document (September 2015)

Policy DM9 – Townscape Character/Distinctiveness

Policy DM10 – Design for New Developments

Other Material Documents

Planning Practice Guidance (2021)

The Epsom and Ewell Borough Council Householder Applications SPG 2004

Enquiry Site Description

3. A detached two-storey house located on the south-eastern side of Kingsdown Road.
4. The immediate area is residential and comprises both detached and semi-detached two-storey houses of a mixed scale, character and design, displaying a varied palette of materials.

Enquiry Proposal

5. This pre-application enquiry seeks the Council's advice on addressing the reason for refusal of planning application 21/01402/FLH, namely:

“The proposal first floor side extension, by reason of the design, form and scale and siting/location would represent an incongruous addition to the existing building, the cumulative impacts from the side infill extension would result in significant detrimental harm upon the character and appearance of the original dwelling which within the local context would fail to assimilate effectively with neighbouring properties and on the streetscene, resulting in harm to the character and visual appearance of the area.”

Impact on Character and Appearance

6. The NPPF 2021 attaches great importance to the design of the built environment. Paragraph 126 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
7. Policy CS5 of the Core Strategy 2007 seeks high quality and inclusive design for all developments.
8. 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. The Policy further states that planning permission will be granted for proposals that make a positive contribution to the Borough's visual character and appearance. This includes compatibility to local character and relationship to the existing townscape, the inclusion of locally distinctive features and use of appropriate materials.
9. 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.
10. A Supporting Statement was submitted on 12.04.2022 including 3 design options for the proposed first floor side extension. During the site visit undertaken on 19.05.2022 we discussed all the options and I advised that whilst

they are an improvement over the previous refused scheme, in particular in terms of fenestration details, the proposed first-floor side extension needs to be stepped in from the side boundary, ideally by 1m, and the roof would need to be redesigned to integrate with the one in the host dwelling.

11. During our walk on Kingsdown Road, I pointed out several examples of design elements and separation distances that would be acceptable and following this discussion a new plan was submitted to the Council on 23.05.2022.
12. The amended plan shows the flat roof being amended to a hipped roof that would integrate into the main roof, whilst appearing sufficiently subservient. The front and rear eaves would match the eaves of the main roof and the roof tiles would also match the existing roof tiles. The windows will be to the same design and proportions as the ones in the host dwelling, to both the front and the rear of the extension and hung tiles would be used to the external walls to match those on the first floor of the host dwelling.
13. I understand that setting in the extension by 1m from the side boundary would make this element of the proposal unviable, so we compromised in setting it to align to the existing hipped roof of the garage, increasing the gap to the neighbouring property to 1.6m.
14. I am of the view that the Council's concerns with regards to the design of the first-floor side extension have been sufficiently addressed and there are no issues with the single storey rear extension element of the enquiry proposal and the proposed roof lights.

Impact on Occupant/Neighbouring Amenity

15. 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.
16. The impact of the proposal on the amenities of the neighbouring properties has been fully assessed under planning application 21/01402/FLH and found to be acceptable. Given that the first-floor side extension would be set in from the side boundary, any impact would be further reduced in the future submission.
17. The retained amenity area at the application site is considered adequate and commensurate to the size of the dwelling.

Conclusion

18. In light of the above, and based on the plan submitted on 19.05.2022, I am of the view that the proposal is likely to be supported by the Council. If you are minded to submit a householder application, please ensure the following information is submitted to ensure it will be valid on receipt and avoid any unnecessary delays:

Documents	Required?	Yes/No
Application Form and signed Ownership Certificate		Yes
Fee		No/ if re-sub within 12 months from refusal
Community Infrastructure Levy (CIL) Form		Yes
Site Location Plan (1:1250) with a red line around the site		Yes
Existing & Proposed Site Plans (1:200 or 1:500)		Yes
Existing & Proposed Floor Plans (1:50 or 1:100)		Yes
Existing & Proposed Elevations (1:50 or 1:100)		Yes
Existing & Proposed Roof Plans (1:50 or 1:100)		Yes
Existing & Proposed Sections (1:50 or 1:100)		No
Existing & Proposed Street Scene to (1:50 or 1:100)		Yes
Arboricultural Information		No
Biodiversity/Ecological Assessment		No
Daylight/Sunlight Assessment		No
Flood Risk Assessment		No
Greenbelt Supporting Information		No
Heritage Statement		No
Parking/Transport Statement		No
Volume Calculations		No

DN 31.05.2022