

# 21 Church Road Extension Proposal

## Heritage Assessment and Design & Access Statement

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**Project:** 21 Church Road First Floor Extension    **Date:** 10 October 2023

**Prepared by:** Adrian Bailey – Ecologist

**Subject:** Heritage Assessment and Design & Access Statement

## 1 Site Description

The application property is a two-storey semi-detached Victorian dwelling with a pitched style tiled roof. The property is built to the front boundary, consistent with the street. The property has benefited from a single storey flat roofed side extension, which is well setback from the front elevation built line, providing primary access to the dwelling.

The application site is located on the eastern side of Church Road and the immediate area is characterised by terraced and semi-detached houses of similar period, but of varied appearance.

The adjoining dwelling is number 23 Church Road to the south and the adjacent property to north is number 19, both of which have been extended. Number 19 has been converted to three flats in 2022 and number 23 underwent a ground and first floor extension completed in 2019.

The site is within Pikes Hill Conservation Area but there are no listed buildings within proximity of the application site, as seen in Appendix A.

## 2 Proposal

The proposal is for a first floor rear extension, involving the demolition of the existing ground floor rear walls to the property, that are deemed no longer being fit for purpose or compliant with current building regulations. The proposal is an amended design following consultation with the area Conservation Officer and Case Officer after refusal of the previous design. The primary change to the design is the width of the first floor rear extension, which is no longer visible from the front aspect of the property.

The proposed first floor rear extension will be aligned with the current side of the 1<sup>st</sup> floor, retaining the 2.18m gap to 19 Church Road. The maximum depth of the first floor extension is 3.85m to align with the existing ground floor rear, and spanning 2.745m in line with the current side flank build line at first floor.

The demolition and rebuild of the ground floor rear walls will make the property more energy efficient, essential for future proofing the property and improving its impact on the environment. In addition, the proposal has been carefully designed to make the property look as one, instead of the current look of an existing house with mismatching extensions over time.

The extension will use new windows that are sympathetic with the surrounding properties and the existing windows on the property. The windows will be sympathetic to number 23, as the properties were built as a pair.

### 3 Impact on Designated Conservation Area

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

The Pikes Hill Conservation Area was designated on 16th December 1987. This compact conservation area embraces a variety of modest residential developments ranging from originally isolated cottages of the early/mid-19th century to the later more urban terraces built as part of Epsom’s expansion promoted by the arrival of the railway in 1850.

Given the location and setting of the application site, the proposed extension must not result in any adverse impact upon the locally distinctive qualities of the conservation area. Number 21 forms half of a pair of Victorian cottages with number 23. They share a central chimney stack on a hipped roof and two windows each on the front elevation. The pair form part of a longer group of 6 similar houses, all having space between each which has historic interest.

There is currently a set-back extension at ground floor to the side of number 21 which reduces this effect when viewed from directly in front, however, the sky, trees and air space are still visible above it, so the effect is not entirely lost.

The extension proposed does not alter the front elevation of the property, and therefore the existing view, preserving the current character of the property and retaining the gap of 2.18m present to number 19.

As stated in section 1.2, the windows used for the proposed extension will be sympathetic in design and style to preserve the character of the property. In addition, to matching the adjoining property, number 23, via the roof design and window style.

Therefore, the proposed extension would be considered as complying with paragraph 195 of the NPPF and Local Plan Policies CS1, CS2 and CS5 of the Adopted Core Strategy (2007), DM8, DM9 and DM10 of the Borough’s Development Management Document (2015).

Appendix B outlines the comments provided by the Conservation Officer of the Area post consultation.

### 4 Design and Access Statement

The design of the proposed extension has been thought out to preserve the characteristics of the property, via the design of the windows, roof and layout of the first floor extension, with the intention to complement the adjacent properties.

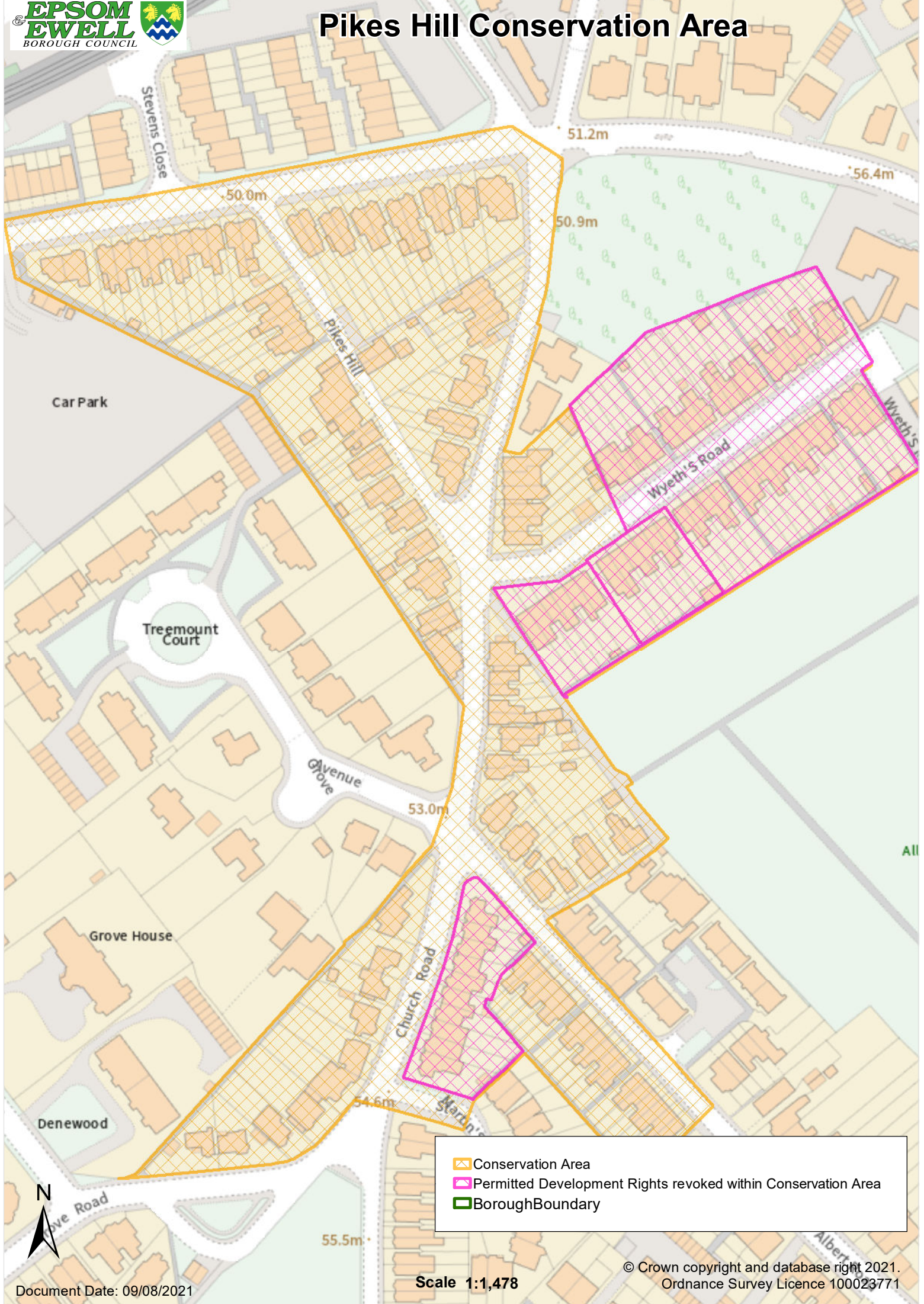
To access the site, Church Road will be utilised, which is an adopted tarmacked road, with regular traffic throughout the day. Access to the property will be provided via the existing front door, within the current ground floor side extension or the rear gate to the garden via a wide alleyway to the rear of the property.

The access routes do not contain a historic significance to the area, and guests permits will be utilised for any additional vehicles that are required for workers on site, in places in which parked vehicles already utilise.

Given the proposal preserves the characteristics of the conservation area as well aligning design elements to match those of number 23 and number 19, the proposed extension is unlikely to have an adverse impact on the conservation area. This is coupled with maintaining and utilising existing access to the property before, during and after work, thus demonstrating no significant impacts occurring due to access.

## **A. Pikes Hill Conservation Area**

# Pikes Hill Conservation Area



-  Conservation Area
-  Permitted Development Rights revoked within Conservation Area
-  Borough Boundary



**B. Conservation Officer comments within the Preapplication advice report**

## Pre application report

**Applicant:** Mr Adrian Bailey

**Proposal:** Pre-app advice for construction of two storey rear extension, involving the demolition of the existing ground floor rear room to the property.

**Location:** 21 Church Road, Epsom, Surrey KT17 4DZ.

**Case number:** 23/00626/PREAPP

**Site Visit Date:** 13/07/2023

## Key policies

- National Planning Policy Framework – 2021
- Core Strategy 2007
  - Policy CS1 – General policy
  - Policy CS5 - The built environment
- Development Management Policies Document 2015
  - Policy DM8: Heritage Assets
  - Policy DM9 - Townscape character/distinctiveness
  - Policy DM10 - Design for new developments
- Householder Design Guidance 2004
- Parking standards – Residential development 2015
- Pike Hill Article 4 Direction 2012

## Planning history

23/00189/FLH - First floor side and rear extension involving realignment of the ground floor extension including internal alterations – **Refused** (17.04.2023) for the following reason:

1. By virtue of its extension beyond the side elevation of the existing building, the proposal would infill the first-floor gap that is characteristic of the immediate row of buildings, adversely affecting the established character and setting of the host dwelling, detracting

from the spaciousness and detached form of the area, and harming the visual appearance and characteristics of the Pikes Hill conservation area. The proposal is therefore contrary to Section 16 of the National Planning Policy Framework 2021, Policies CS1 and CS5 of the Epsom and Ewell Core Strategy 2007; Policies DM8, DM9 and DM10 of the Epsom and Ewell Development Management Policies Document 2015 and the advice set out in the Householder Applications - Design Guidance 2004.

## Principal planning issues

National Planning Policy Framework – 2021

Core Strategy 2007

Policy CS1 – General policy

Policy CS5 - The built environment

Development Management Policies Document 2015

Policy DM8: Heritage Assets

Policy DM9 - Townscape character/distinctiveness

Policy DM10 - Design for new developments

Householder Design Guidance 2004

Parking standards – Residential development 2015

### Constraints

Conservation Area

### Land use principles

The application property is a two-storey semi-detached Victorian dwelling with a pitched style tiled roof. The property is built to the front boundary, consistent with the street. The property has benefited from single storey side extensions, which is well setback from the front elevation-built line, providing primary access to the dwelling.

The application site is located on the eastern side of Church Road. Church Road is predominantly residential with most dwellings within the streetscene being semi-detached and terrace houses constructed in a variety of styles, sizes, and materials with varying degrees of extension and alteration.

The adjoining dwelling is no. 23 Church Road to the south and the adjacent property to north is no.19, which has also been extended. The site is within Pikes Hill Conservation Area but no listed building within proximity of the application site.

### Proposal

The application sought planning advice for a two-storey rear extension, involving the

demolition of the existing ground floor rear room to the property. The pre application is a resubmission of the refused application, the primary change being a reduction in the width of the first-floor rear extension.

### **Impact on Designated Conservation Area**

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places a general duty on the Council with respects to Conservation Areas in exercising its planning functions. In considering whether to grant planning permission for development within a Conservation Area, the LPA shall have special regard to the desirability of preserving or enhancing the character or appearance of that area. As such, officers must give considerable importance and weight to the desirability to preserve the setting of heritage assets, including taking account of archaeological heritage.

Paragraph 185 states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The wider social, cultural, economic, and environmental benefits that conservation of the historic environment can bring.
- The desirability of new development making a positive contribution to local character and distinctiveness.
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

Given the location and setting of the application site, the proposed extension must not result in any adverse impact upon the locally distinctive qualities of the conservation area.

No. 21 forms half of a pair of probably Victorian cottages with no. 23. They share a central chimney stack on a hipped roof and have just two windows each on the front elevation. The brickwork has been painted and the windows have been changed to uPVC which has harmed their appearance. The pair form part of a longer group of 6 similar houses, all having space between each which is an important feature of this part of the conservation area.

The gaps separating the houses forms an important part of the rhythm of the group and defines their character as pairs of houses (as opposed to a terrace or detached houses or any other built form). They give a quality of spaciousness and reinforce the historic pattern of development with each pair of houses being separated by a space.

There is currently a single storey side extension, which is set-back at ground floor to no. 21 which compromises the effect, but nevertheless the sky, trees and air space are still visible above it, so the effect is not entirely lost. The proposed layout at the first floor level is acceptable as per the amendments received on 27.07.2023. Adequate separation is provided.

Should the applicant consider applying for planning, the drawings must have drawing numbers and revision numbers for the purpose of applying for planning permission. It is also



noted that the proposed hipped roof is not drawn correctly in submitted elevation plans.

Any of the proposed windows must match that of the existing, which is same as the adjoining semi-detached dwelling windows. As mentioned on site, the houses should match as far as possible as they were built as a pair. The design of the proposal must be of modest and proportionate nature.

Should the applicant follow the above advice, the proposed development would be considered as complying with paragraph 195 of the NPPF and Local Plan Policies CS1, CS2 and CS5 of the Adopted Core Strategy (2007), DM8, DM9 and DM10 of the Borough's Development Management Document (2015)

### **Impact on residential amenity**

Policy DM10 requires development to have regard to the amenities of occupants and neighbours, in terms of privacy, outlook, sunlight/daylight, noise and disturbance. Given, the existing relationship between the application site and the other residential neighbouring site within close proximity of the application dwelling, the proposed development must be design in a way that any issue of overlooking or loss of privacy, loss of natural light, overbearing or sense of enclosure are prevented to limit or avoid impact upon any neighbouring properties or any of the residential amenities enjoyed by any of the nearing dwellings.

The NPPF promotes attractive environments by creating well-designed buildings in terms of appropriate massing, bulk, materials, and details, and in doing so, raising the profile of the borough in a positive way.

Paragraph 3.7.5 of the Core Strategy states that new development should enhance and complement local character and be capable of integrating well into existing neighbourhoods.

Paragraph 3.7.6 goes on to state 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 DM9 states that Planning Permission will be granted for proposals, which make a positive contribution to the Borough's visual character and appearance. The design, scale and massing of the proposed extension must relate well with the application house as a subordinate addition, and the overall design must be considered acceptable to the character and appearance of the area.

Given the existing relationship between the application site and the neighbouring dwellings at no. 21 and 23 Church Road and as no objection was raised in the previously refused application, the proposal, as amended, would not appear overbearing from within the private rear amenity space of these neighbouring site. Therefore, have no detrimental impact upon residential amenities of neighbours. To limit any negative impact upon the residential amenity of these neighbours, to comply with Policy DM10 of the Borough's Development Management Document (2015).

## Parking Space

Given the proposed extension would maintain the existing number of bedrooms, no objection is raised. Therefore, the proposed development would not result in any additional parking stress or impact upon local parking availability and standard.

## Community Infrastructure Levy (CIL)

CIL is charged on most new developments (new buildings or extensions) that involve the creation of one or more new dwellings, or 100 square metres or more of new gross internal floorspace. Developments involving the creation of new dwellings will be CIL chargeable even where the additional floorspace is below 100 square metres.

The Council formally adopted CIL on 1 July 2014, and any application made will be liable to pay this tax. CIL is required for any application for extension, which increases the existing floor space by 100 square metres at £125 per square metre.

As part of any application, you must complete the CIL Additional Information Requirement Form, available on the Planning Portal website. The form is available here, even if the extension is below 100 square metres.

## Conclusion

The submitted revised scheme need some amendment and would be considered more favourably should the applicant considered submitting it for planning permission.

## Supporting statements

In addition to the standard validation criteria, you will need to provide all the information and plans set out below. The following statements will allow you to show how your proposal meets national planning policy and our planning policies and guidance:

Design and Access statement
Development Architectural Plans (Existing & Proposed including Site Location Plan, Block Plan drawn to scale)

## Consultation

- You are advised to make early contact with the following organisations/groups:
  - Ward councillors - <http://www.epsom-ewell.gov.uk/EEBC/Council/Borough+Councillors.htm>
  - Local residents groups
  - Surrey County Council highways - <http://www.surreycc.gov.uk/environment-housing-and-planning/planning>

The advice given represents an officer's informal opinion based on the pre application information you have supplied and is not intended to bind the local planning authority's decision-making powers on any formally submitted planning application. All submitted applications will be the subject of publicity and consultation in accordance with statutory requirements and the Council's procedures. These, and any other matters which subsequently come to light, may result in additional issues being raised that are pertinent to the determination of the application. It should also be noted that subsequent alterations to local and national planning policies may affect the advice given.

This report is based on the submitted sketches and discussion on site with the applicant during the site survey.

Name: Ade Balogun

Date of Report: 22<sup>nd</sup> August 2023