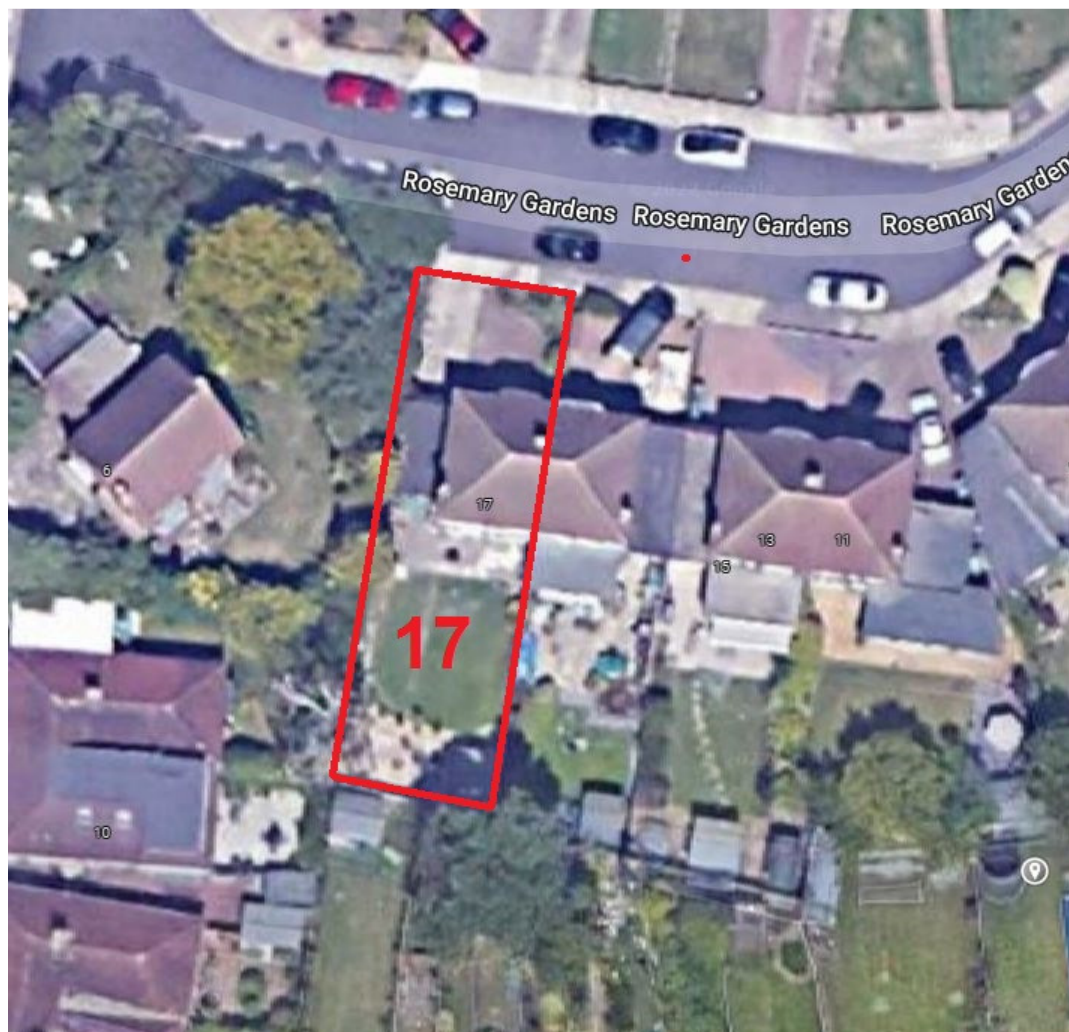


17 Rosemary Gardens Chessington KT9 1AQ

Design and Access Statement 18.10.2023



Design Summary (use and amount)

The existing property is a 2 storey 3 bed roomed semi-detached single family dwelling house located in Rosemary Gardens which is a residential cul-de-sac.

The house is not Listed either Nationally or Locally and is not situated within a Conservation Area.

The proposal is to extend the existing house to the side and rear with 2 storey and single storey extensions respectively and to construct a single storey garden room.

The site area is 328m² and is of a regular rectangular shape with an 18 metre long rear garden

No change of use is proposed. The proposal would provide 1no additional bedroom and bathroom and increase the size of the ground floor to provide a larger family

room incorporating open plan kitchen and dining. The garden room would provide additional amenity to the property.

The location and size of garden lends itself to an increase in size of the house's footprint without detriment to any of the neighbouring properties.

Further the length of the rear garden varying from 17 to 18metres from the rear wall of the house is sufficient to allow for additional residential amenity in the form of a garden room whilst still allowing for a reasonable residual open garden space.

Planning History

The house was originally built as part of planning permission for estate housing in 1960.

Consent for a single storey side and rear extension for number 17 was granted planning permission on 15.10.2018 ref 18/10334/Hou.

Consent for a 2 storey side extension and single storey rear extension was granted planning permission on 29.06.2022 ref 22/01481/Hou.

A Section 73 application to modify consent ref 22/01481/Hou was granted planning permission on 25.10.2022 ref 22/02798/FUL

Current Proposals

The current application scheme differs from that granted consent ref 22/01481/Hou in that it includes for a detached single storey garden room ancillary to the main use of the house.

The two storey side and single storey rear extension are almost identical in footprint and volume to that previously granted consent in 2022.

The garden room is included in this Householder application because it does not quite meet the criteria for permitted development.

Layout

The proposed extensions are to the rear and garden side of the house.

The single storey extension would project 4 metres from the main rear face of the existing dwelling and would have a flat roof. Adjacent to number 17, number 15 Rosemary Gardens has constructed a 3 metre single storey extension to the rear and beyond this is a 1.8metre high brick wall separating the gardens of the two properties.

The two storey extension to the side would provide for an additional master bedroom and ensuite bathroom with dressing area.

The single storey extension to the rear would allow for a better reorganisation of the house with an open plan living room- dining- kitchen having a more direct relationship with the garden and be of a more appropriate size for a 4 bed roomed house.

Scale

The extensions would have a gross external area footprint of 45m² and an increase in net internal area of 61m². The garden room would have a gross internal area of 20m².

The single storey rear extension would have a height of 3275mm from external ground level – marginally higher than the existing rear extension to number 15.

The two storey side extension would be set back from the main front wall of the house and would be located above and to the rear of the existing single storey garage.

At the rear, the face of the 2 storey extension would line through with the existing main rear wall of the house.

The extension would have a pitched hipped roof in similar fashion to the existing main roof of the house and the proposed new ridge would be set down from the existing ridge height.

Photovoltaic panels are proposed to the rear south facing roofslope.

The garden room would be single storey with a maximum height at eaves level of 2500mm and a shallow pitched roof above this. The room is set in from the site boundaries.

Appearance

The existing house has red facing bricks to first floor level and then render above.

This will be replicated in the 2 storey side extension to both the front and flank (west and east elevations). To the front elevation the proposed new window would be in white UPVC to match existing. No windows are proposed in the side extension with the exception of a roof window to the loft space at high level.

A more contemporary appearance is proposed for the rear elevation with dark grey patio doors set within a white rendered façade and projecting dark grey canopy over the patio doors.

The proposed roof over the 2 storey extension will be in pitched red brown tiles to match existing and with the inclusion of velux roof windows to make the loft space more useable.

Amenity

The existing rear garden has an area of 181m² including the patio. The resultant rear garden after the proposed extension would be 115m².

There are no trees within the boundaries of number 17 Rosemary Gardens.

The remains of an overgrown leylandii hedge in poor condition on the 7 Green End side of the western boundary have been removed by the owners of number 7 since the previous applications were approved.

Access

No changes are proposed to the access to the property.

There are two existing off-street parking spaces and no change to this is proposed.

Flood Risk

The property is situated within Flood Zone, therefore no Flood Risk Assessment is necessary.

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