

**48 Westbury Road,
New Malden,
KT3 5AX**

Design and Access Statement
in support of the
planning application

Date:
16 October 2023

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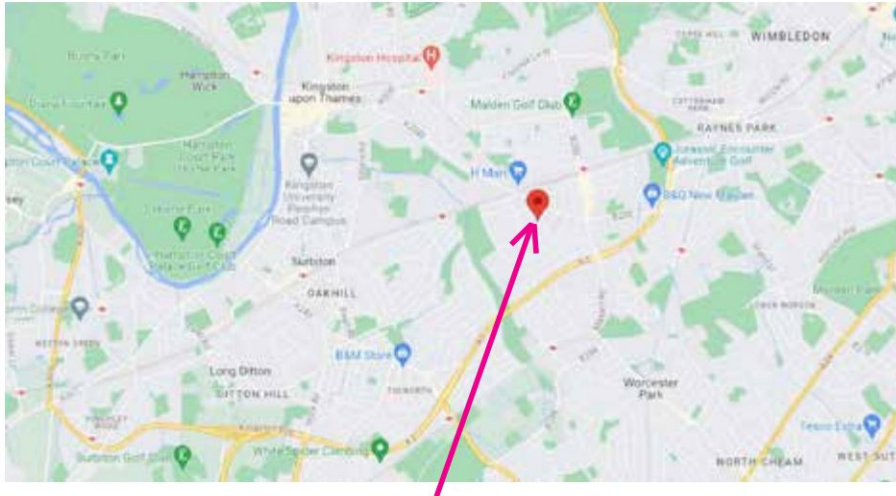


Image 1: 48 Westbury Road, New Malden, KT3 5AX
(Image from Google maps)



Image 2: Location plan

1.0 Introduction

This design and access statement is submitted in support of the planning application submission for works at 48 Westbury Road, New Malden, KT3 5AX.

Amount - Description of the proposed works

Proposed ground and first floor side extensions.

Use

The existing property is residential in use.

Layout

The ground floor consists of a living room, Dining Room, Kitchen and garage. The first floor consists of the bedrooms and bathroom.

Appearance

The existing building is a semi-detached family dwelling located on a corner plot.

The existing elevations consist of brickwork, render and a tiled pitched roof.

The proposed ground and first floor elevations are to be rendered. The proposed pitched roofs will be tiled to match existing.

The proposed windows will be double glazed. The proposed windows to the bathroom and guest wc are to be obscure glazed.

Site Constraints

Following feedback from the council it is believed that the dwelling is not subject to any particular designations or environmental constraints.

Pre-application previously submitted

Pre-application ref: 23/01532/PRE.

A pre-application was submitted on the 8th June 2023.

Written feedback was provided on the 1st August 2023 by Gosia Danik.

2.0 Existing Photographs

Existing front elevation of 48 Westbury Road



2.0 Existing Photographs

Existing front and side elevations of 48 Westbury Road



2.0 Existing Photographs

Existing rear elevation of 48 Westbury Road



2.0 Existing Photographs

Existing rear elevation of 48 Westbury Road



2.0 Existing Photographs

Existing rear elevation of 48 Westbury Road



2.0 Existing Photographs

Existing rear garden



3.0 Precedents - Properties along Westbury Road with side and rear extensions



Photograph of 66 Westbury Road

3.0 Precedents - Properties along Westbury Road with side and rear extensions



Photograph of 66 Westbury Road

3.0 Precedents - Properties along Westbury Road with side and rear extensions



3.0 Precedents - Properties along Westbury Road with side and rear extensions

3.0 Precedents - Properties along Westbury Road with side and rear extensions



4.0 Proposed Scheme

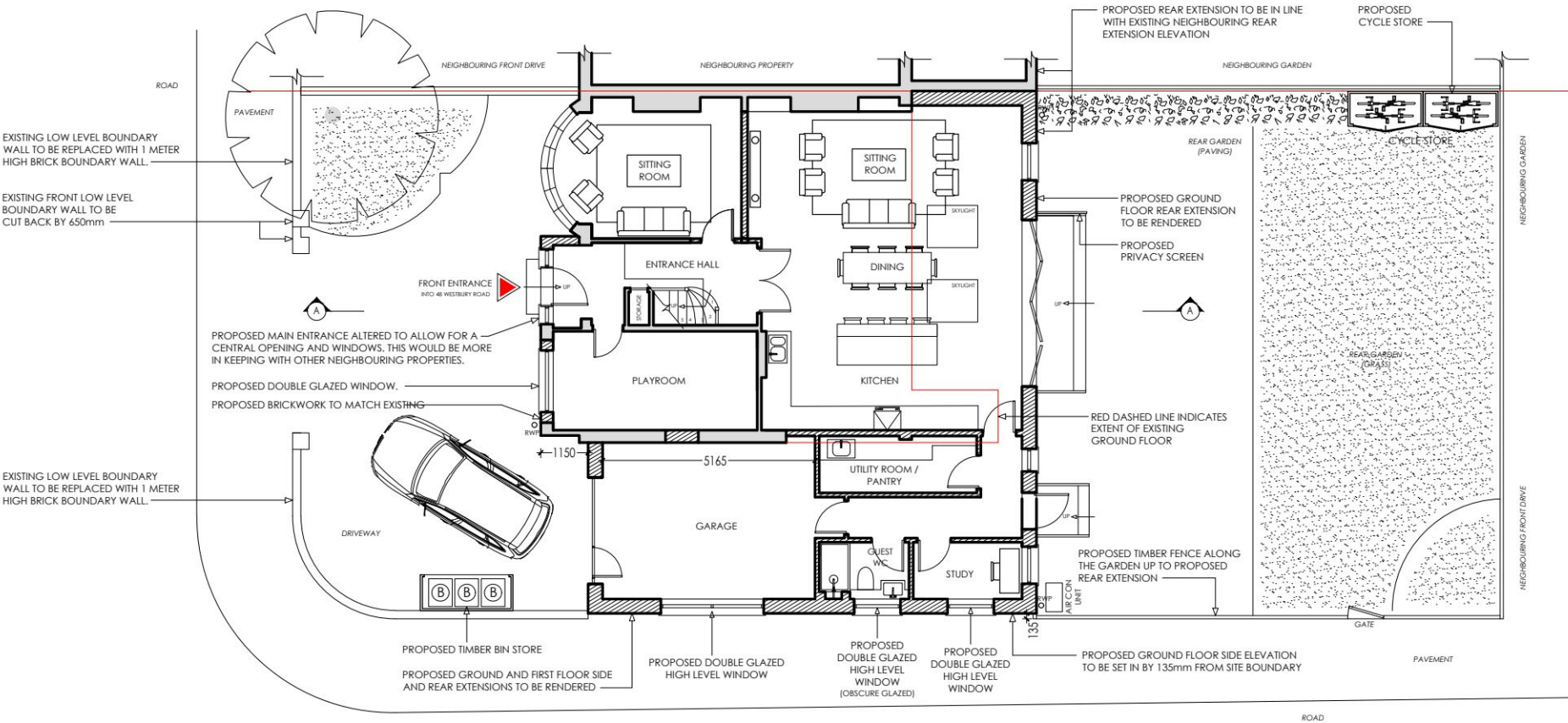


Image 3:
Proposed Ground Floor Plan

4.0 Proposed Scheme

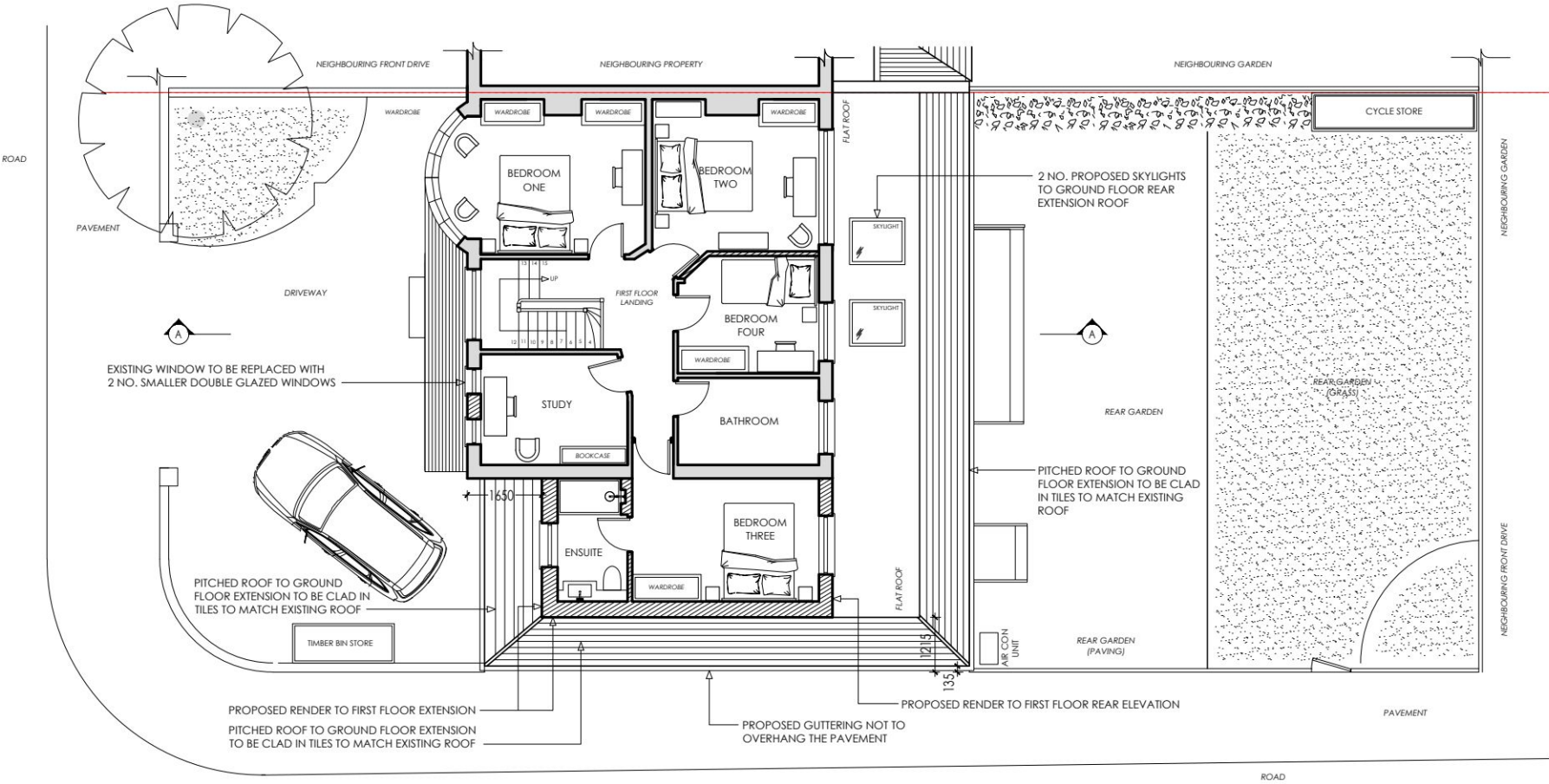


Image 4:
Proposed First Floor Plan

4.0 Proposed Scheme

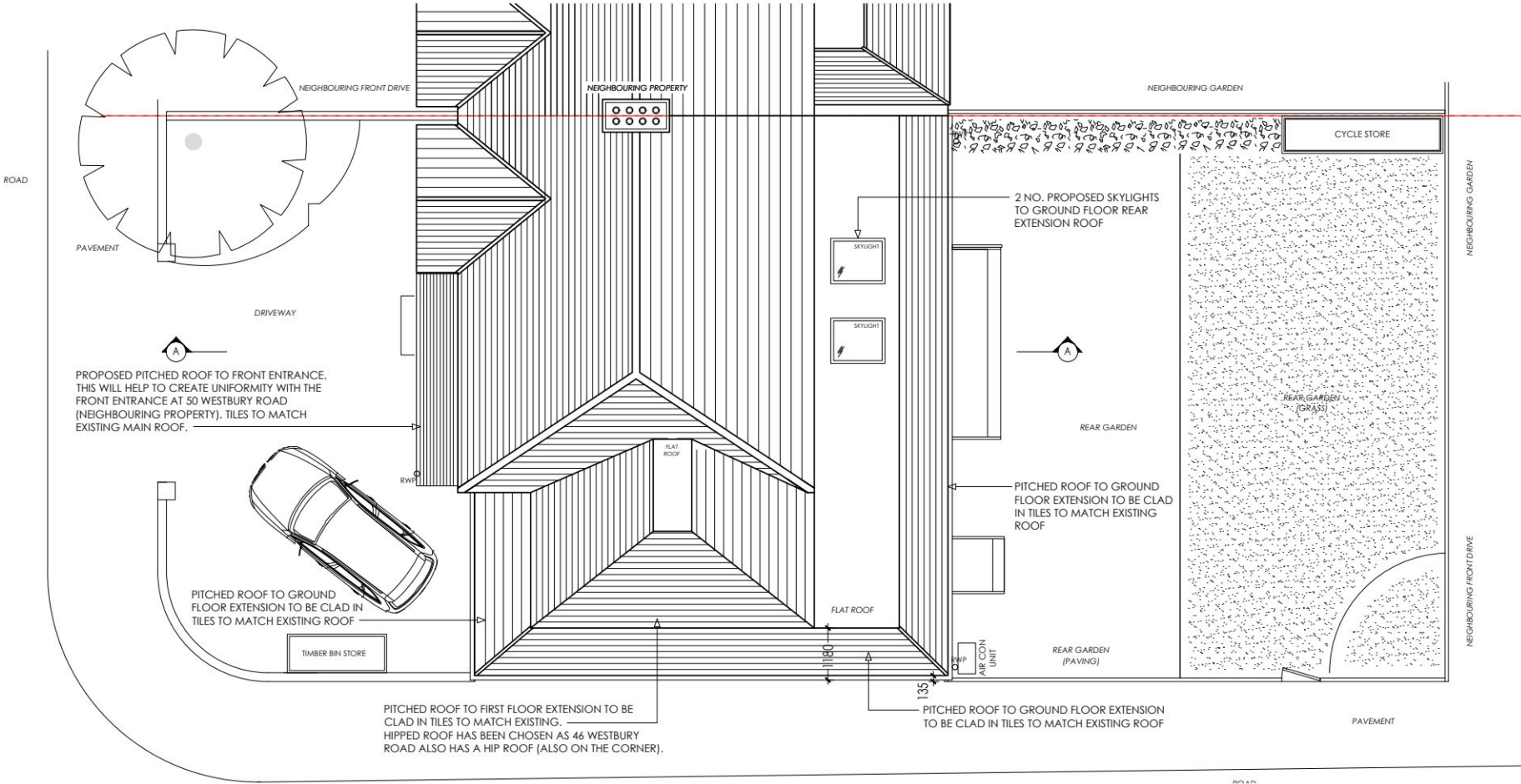


Image 5:
Proposed Roof Plan

4.0 Proposed Scheme

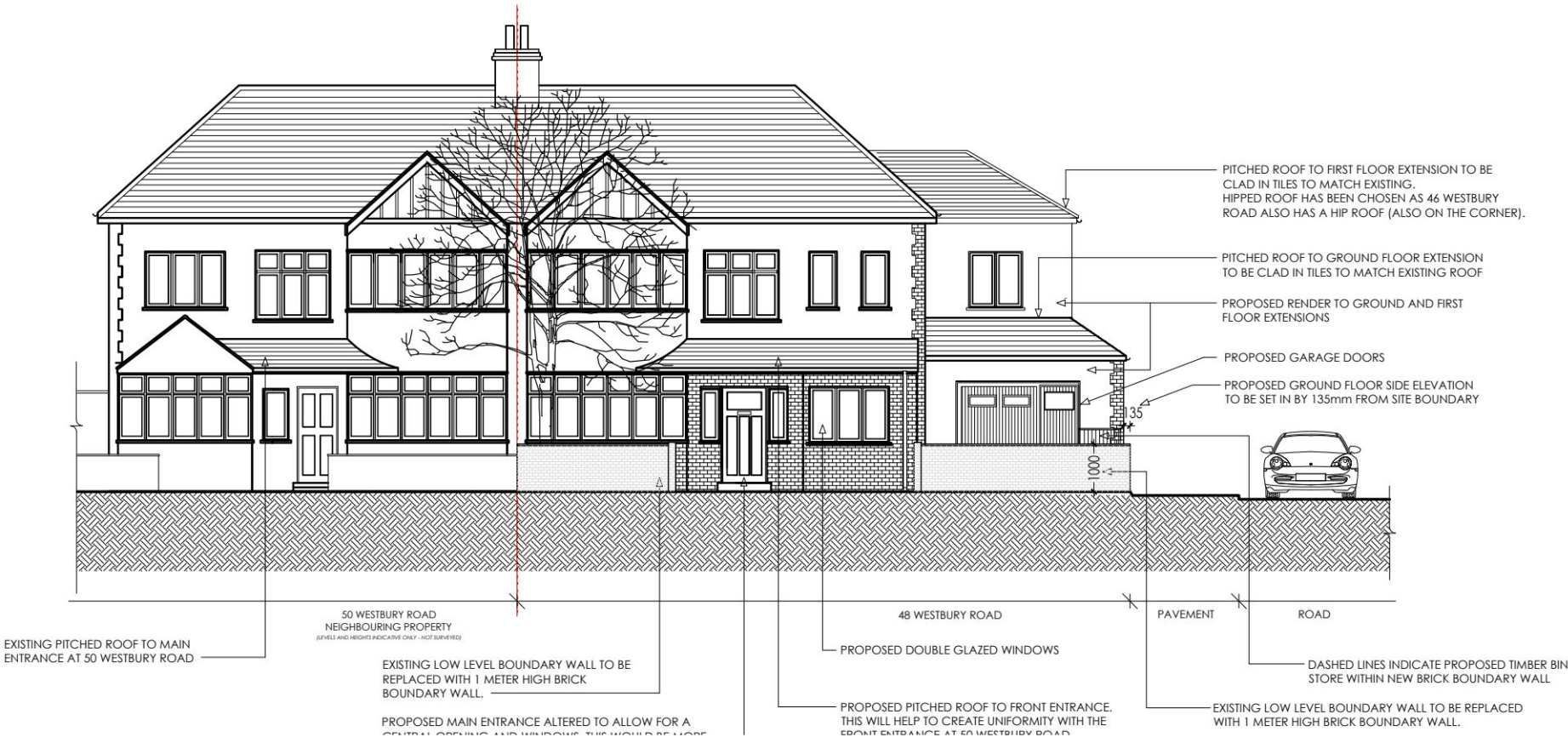


Image 6:
Proposed Front Elevation

4.0 Proposed Scheme

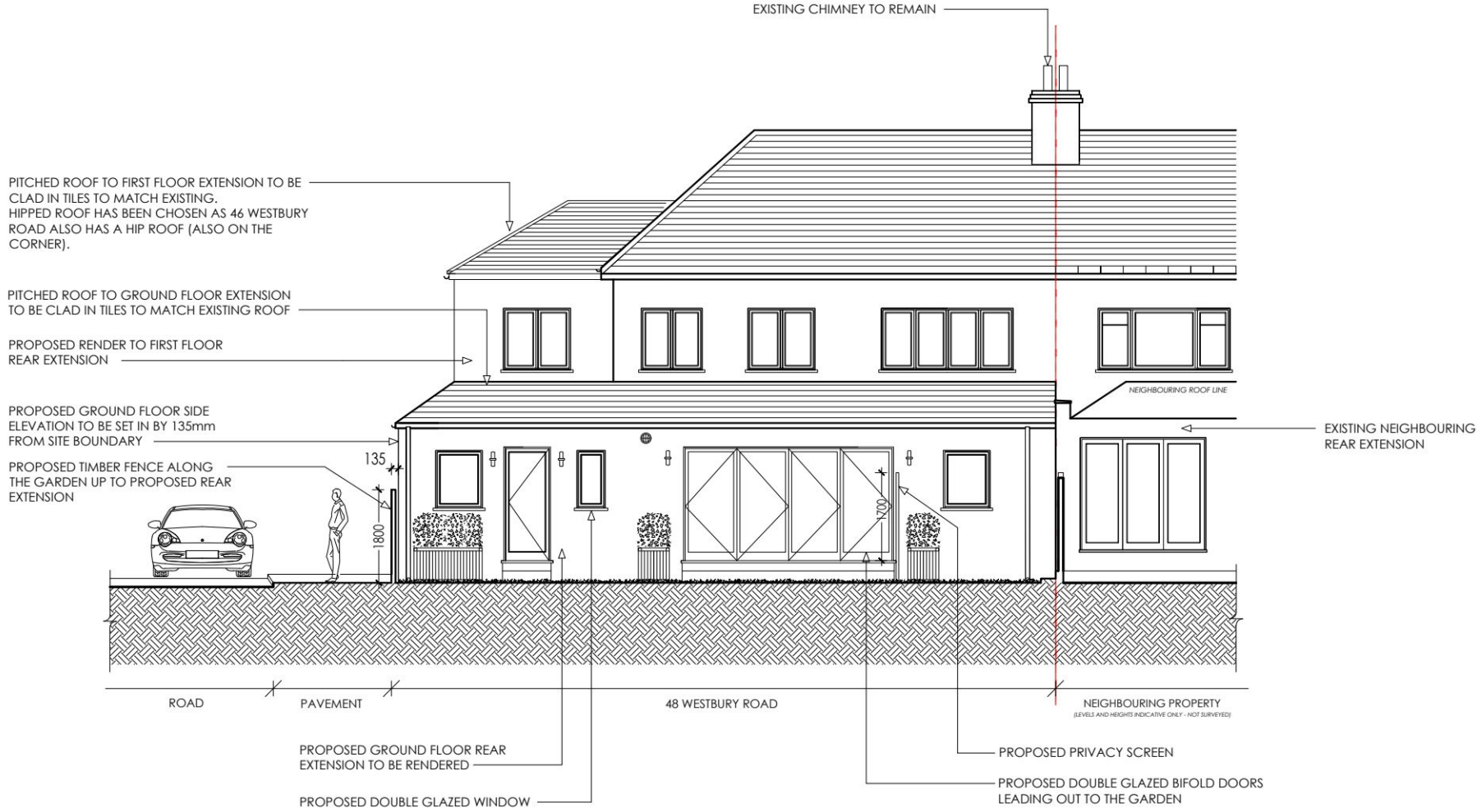


Image 7:
Proposed Rear Elevation

4.0 Proposed Scheme

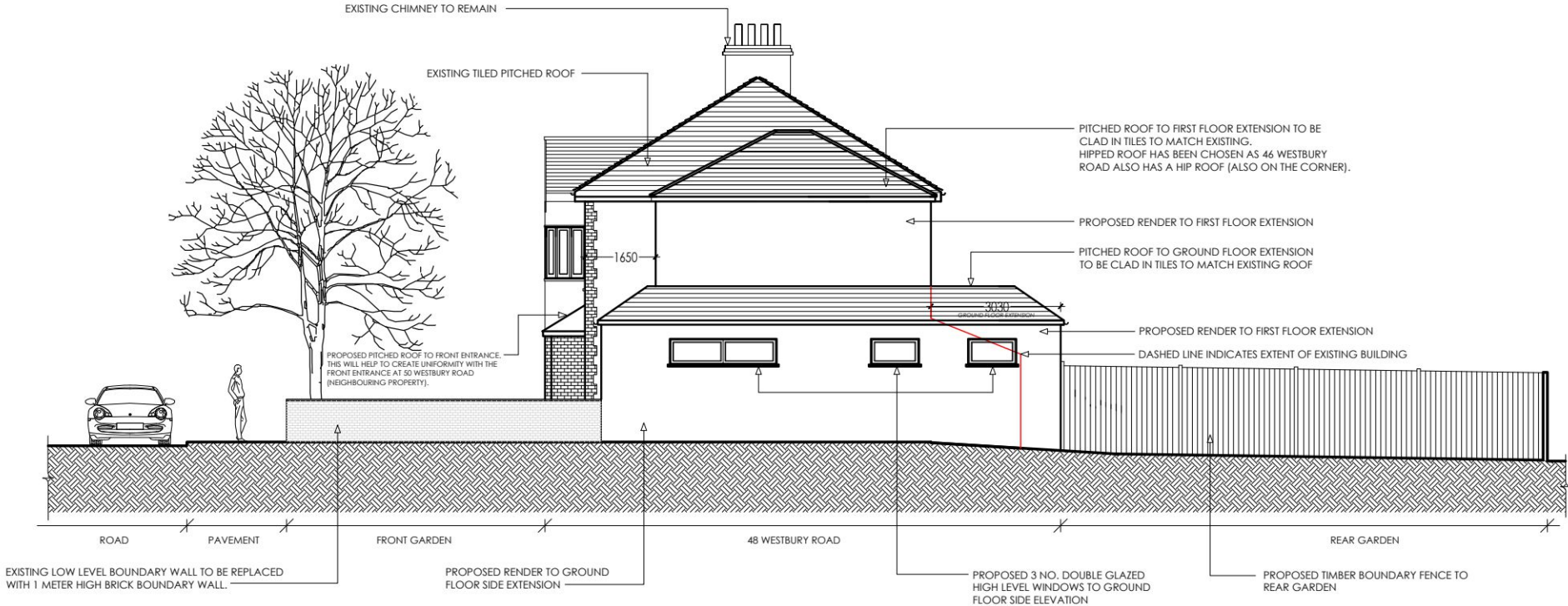


Image 8:
Proposed Side Elevation

5.0 Pre-Application Feedback

Assistant Director of Strategic Planning and Infrastructure
Tim Naylor



01/08/2023

Royal Borough of Kingston upon Thames
Guildhall 2, High Street
Kingston upon Thames
KT1 1EU

Enquiries to: [REDACTED]
Direct Line: [REDACTED]
Website: www.kingston.gov.uk
Email: [REDACTED]

Dear Mr Ricardo Pereira

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
RE: 48 Westbury Road New Malden KT3 5AX

PROPOSAL: Erection of single storey rear extension, part single/part two storey side extension, and hip to gable and rear dormer roof extension to facilitate loft conversion.

Thank you for your request, received on 08/06/2023 for pre-application advice in relation to land at the above address. Please accept this letter as advice from the Royal Borough of Kingston-upon-Thames regarding your proposal. The planning officer responsible for preparing this advice was Gosia Danik, who did so in consultation with relevant colleagues. If you would like to discuss the advice, please use the contact details at the top of this letter.

Site Description/Constraints

The application site comprises a semi-detached family dwelling located on a corner plot. It is not subject to any particular designations or environmental constraints.

Relevant Planning History

N/A

Relevant Policies

The development plan for the Royal Borough of Kingston upon Thames consists of the following documents:

- The London Plan 2021;
- The LDF Core Strategy 2012;

Other documents which are material considerations in the determination of planning applications in the Borough include:

- The National Planning Policy Framework 2021;
- The National Planning Practice Guidance;
- The General Permitted Development Order 2015 (As amended)
- Supplementary Planning Guidance to the London Plan; and,
- Royal Borough of Kingston upon Thames Supplementary Planning Documents.

Proposal:

Erection of single storey rear extension, part single/part two storey side extension, and hip to gable and rear dormer roof extension to facilitate loft conversion.

Assessment

The key considerations with regards to the above proposal would be:

- the impact of the development on the character and appearance of the area; and,
- the impact of the development on the amenities of neighbouring occupiers; and,
- the impact of the development on the existing car parking/cycle parking facilities; and,
- fire safety

Character and Appearance

Together the NPPF, 2021 and the London Plan, 2021 operate to secure development of a high quality and where applicable replace poor design with better design.

Planning decisions should ensure that developments: will function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history; and establish a strong sense of place.

Policies CS8 and DM10 of the Royal Borough of Kingston upon Thames Local Development Framework Core Strategy (CS)(2012) and the guidance in the Royal Borough of Kingston upon Thames Residential Design Guide SPD (2013) require

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proposals to be of a high quality design that respects the character and appearance of the original building and the prevailing character of the surrounding area.

In terms of materials and architectural detailing these elements would need to be sympathetic to those of the original building and within the street on which the house sits. In most cases, a direct match will be most appropriate, however in some circumstances an alternative approach may be justified, particularly where the appearance of the extension or alteration will enhance the visual character or identity of a street.

The written advice below is based on the meeting and the revised/additional plans (revision 2 received on 11 July 2023) and photographs of the application site.

Front extension

Taking each element of the proposal in turn, the proposed front extension to accommodate a new porch is considered to be in-keeping with the host dwelling and the existing street scene.

Two storey side extension

The proposed ground floor side extension would be set back from the front elevation and would have a width of approximately half of the width of the original house. The proposed separation distance of approximately 150 mm to the property boundary, although not strictly in accordance with Policy Guidance 36 of the Council's Residential Design SPD it would be acceptable given the siting of the application site and similar extensions within the existing street scene.

The proposed first floor side extension would be set back from the front elevation by approximately 1.65m and would be set in from the property boundary by approximately 1.2m. The proposed hipped roof would be in-keeping with the host dwelling and would have the roof line adequately set down from the existing one. However, the proposed roof would be slightly jarring within the context of the proposed hip to gable and large flat roof dormer extension which are also proposed.

While the proposed two storey side extension is, in isolation, in general compliance with the Policy Guidance 36, there are some concerns as to how it would sit within the other extensions to the property. The proposed pitched roof to the ground floor extension instead of the parapet roof (as per originally submitted proposed plans), is considered to be a better option, however, care will need to be taken to ensure that guttering does not overhang the pavement.

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Roof extensions

It is considered that the proposed hip to gable roof extension would not accord with the policy Guidance as it would upset the symmetry with the adjoining property. Furthermore, the proposed hip to gable would introduce another roof form that would not be in-keeping with other hipped roof forms.

It is acknowledged that a roof extension up to 50 cubic metres could be erected under Permitted Development Rights, however to consider this as a 'fallback' position, the applicant needs to submit further evidence at the application stage or to submit a separate Lawful Development Certificate application to demonstrate that the proposal could be achieved under permitted development rights. The proposed roof extensions as per the submitted plans would significantly exceed this allowance.

The proposed rear dormer roof extension due to its inadequate set down and set in distances, excessive scale, mass and bulk would appear as a dominant and disproportionate addition to the host dwelling and surrounding area, in conflict with Policy Guidance 39.

A rear dormer roof extension to follow Policy Guidance 39 should be set down from the existing roof line and set in from the eaves of the roof by at least 500mm.

Given the prominent position of the application site, the applicant should ensure that the scale, mass and bulk of the proposed rear dormer would be adequate and proportionate to the host dwelling and would be in-keeping with the existing street scene. As it stands, the dormer as it is currently proposed would not be supported.

While use of the modern materials (like zinc cladding) could be a positive aspect of the proposal, given its scale and the siting of the proposal, it would unlikely to be supported by Officers. Furthermore, it has not been demonstrated how the use of zinc cladding at such scale would complement the character of the existing house and wider area which comprises mainly traditional materials and designs of the buildings (the proposed zinc would accentuate bulk of the proposed extension). Therefore the drawing 'Alternative Sketch Drawing A - Loft Roof Material' showing the proposed materials to match the existing roof is considered to be a better option (in terms of proposed materials only).

With regards to the proposed front dormer window, Policy Guidance 39 does not recommend locating a dormer window on the front roof slope.

Officers note the submitted photographs dated 10 July 2023 Rev A, showing the existing front dormer windows at Nos 54 and 80 Westbury Road and situated a bit further down at Holy Cross School. It is noted that some of the addresses are not

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within the immediate surrounding area. It does not appear that the dormers at Nos 54 and 80 benefit from planning permission. Front dormers are not a feature of this property type, unlike some of the older Victorian/Edwardian properties elsewhere on the road.

Officers remain to be convinced that a dormer on the front roof slope could be accommodated without causing unacceptable harm to the character and appearance of the existing dwelling and the wider area.

The proposed front dormer window as shown on the submitted drawings, due to its excessive scale, proposed roof design and materials would unlikely to be supported by Officers.

Single storey side and rear extension

The proposed single storey rear extension would feature part flat part pitched roof, which is considered to relate well to the host dwelling. The proposed depth and height of the extension would be in accordance with Policy Guidance 33. It is considered that the proposed rear extension would appear as a proportionate and subordinate addition to the host dwelling. Differences in ground levels are noted. A set in of 250mm from the site boundary should be incorporated, as per Policy Guidance 35 of the Residential Design SPD (2013).

Neighbouring Amenities

The NPPF states that planning decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users.

At the regional level, the London Plan requires that buildings and structures do not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate.

Policy DM10 of the Council's Core Strategy requires development proposals to have regard to the amenities of occupants and neighbours, including in terms of privacy, outlook, sunlight/daylight, avoidance of visual intrusion and noise and disturbance.

The main dwellings to consider when assessing the impacts on neighbouring amenity are No 50 Westbury Road and 1 Eton Avenue.

With regards to the adjoining property to the side, No 50 Westbury Road, given the modest scale of the proposed rear extension, it is considered that it would not adversely affect the amenities of the occupiers of this property by reason of

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overbearing appearance, loss of light or loss of privacy. It is noted that No 50 benefits from the single storey rear extension.

Given the separation distance of approximately 15m to No 1 Eton Avenue, the property adjoining the application site to the rear, it is considered that the proposal would not result in an undue overlooking or unacceptable loss of privacy in relation to this property.

Car/Cycle Parking Facilities

Paragraph 111 of the NPPF, 2021 states that development should only be prevented or refused on transport grounds if there would be an unacceptable impact on highway safety, or where the residual cumulative impacts of development are severe.

Policy DM10 of the Council's Core Strategy 2012 requires development proposals to have regard to local traffic conditions and highway safety and ensure they are not adversely affected.

The proposal would include provision of a garage which is considered of an adequate size to park a car. Officers note the hardstanding to the front of the dwelling remains of an adequate size to accommodate 1 off street car parking space, therefore the proposal would not result in an unacceptable impact on the local highway network.

In relation to cycle parking, the applicant has indicated secure cycle parking provision in the rear garden.

As such, Officers raise no concerns at this stage in relation to this aspect.

Refuse and Recycling Store

The new refuse and recycling facilities would be located to the front of the property. Given the prominent position of the application site and low front boundary treatment, further details of refuse and recycling enclosure would be required (materials and proposed design) to ensure no adverse impact on the existing street scene.

Other issues

The applicant should note that in case of erecting a raised patio area above 30cm of the ground level, a privacy screen of 1.7m would be required along the side elevation of the proposed patio area, along the common boundary with No 50 Westbury Road.

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Fire Safety

London Plan Policy D12(A) requires all development proposals to achieve the highest standards of fire safety, embedding these at the earliest possible stage.

The applicant has not submitted a Fire Safety Strategy, however, the plans include the provision of a suitably positioned outside space for fire appliances/ an evacuation assembly point and officers see no reason why a development of the type sought could not comply with the rest of the provisions of Policy D12(A).

In any forthcoming application, the applicant should submit a Fire Safety Strategy demonstrating how the development would achieve the highest standards of fire safety. The statement should address the the following criteria:

- 1) suitably positioned outside space for fire appliances/ an evacuation assembly point;
- 2) Appropriate fire alarm systems;
- 3) Passive and active fire safety measures;
- 4) appropriate construction details to minimise the risk of fire spread;
- 5) provision of suitable and convenient means of escape/ an evacuation strategy;
- 6) provision of suitable access and equipment for firefighting which is appropriate for the size and use of the development. The Fire Safety Strategy shall include a statement of competence.

The required Fire Safety Strategy shall reference the London Plan Guidance Fire Safety (February 2022) where applicable and a Reasonable Exception Statement (RES) should be submitted in relation to those fire safety requirements which the applicant does not consider to be relevant.

Summary

- The proposed rear dormer roof extension due to its scale, mass and bulk and insufficient set down and set in distances from the edge of the roof would not be supported by Officers. The applicant is advised to reduce the scale and to fully comply with the requirements of Policy Guidance 39 of the Council's Residential Design SPD available on our website <https://www.kingston.gov.uk/downloads/download/69/residential-design-spd>
- The proposed materials for the rear dormer and hip to gable roof extensions should relate well to the host dwelling and the surrounding area that shows mainly traditional materials. The proposed zinc cladding as shown on the submitted drawings would unlikely to be supported by Officers.

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- The proposed front dormer window as shown on the proposed plans would not be supported by Officers due to its scale, design and proposed materials. The applicant should note that Policy Guidance 39 does not recommend locating them on the front roof slope. I remain to be convinced that a dormer on the front roof slope could be accommodated without causing unacceptable harm to the character and appearance of the dwelling and wider area. It is recommended that this is removed from the proposals.
- The proposed two storey side extension and single storey rear extension would likely to be acceptable, subject to further assessment at the planning application stage and the recommended changes to the proposed rear dormer.

The Planning Application Process

Should you wish to submit an application, further information will be required to help us assess your proposals. The additional information may be a national requirement (imposed by statutory instruments) or a local requirement (imposed by the Council).

The Council's validation checklist sets out both national and local requirements, showing: a brief summary of the requirement; which applications require the information; the policy driver behind the requirement; and where to look for further information.

A copy of the validation checklist can be downloaded from the following URL:

<https://www.kingston.gov.uk/applications/make-sure-planning-application-valid>

The Council makes every effort to ensure that the advice given during the pre-application process is as accurate as possible. However, any advice given by Council officers for pre-application enquiries does not constitute a formal response or decision of the Council with regards to any future planning application. Whilst pre-application advice may be a material consideration, it cannot be held to bind the Council in its formal determination of any subsequent application.

It should be noted that the weight given to pre-application advice notes will decline over time. Advice will cease to hold any weight after one year from the date of issue.

In accordance with Council's pre-application procedures, any further rounds of consultation and/or advice will be subject to a further fee.

Please do not hesitate to contact the relevant case officer to discuss any points raised above.

Yours faithfully,

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6.0 Response to Pre-Application Points

- 6.1 The following policies have been referred to:
- The London Plan 2021.
 - The LDF Core Strategy 2012.
 - The National Planning Policy Framework 2021
 - The National Planning Practice Guidance
 - Supplementary Planning Guidance to the London Plan
 - Royal Borough of Kingston upon Thames supplementary Planning Documents.
- 6.2 In accordance with policies CS and DM10 of the Royal Borough of Kingston upon Thames Local Development Framework Core Strategy (CS) (2012) and the Design Guide SPD (2013) it is believed that the proposals are of a high quality design respecting the character and appearance of the original building and surrounding area.
- 6.3 The proposed materials are sympathetic to those of the original building and surrounding context.
- 6.4 The proposed first floor side extension is to be setback from the existing front elevation. This has been noted in the pre-application feedback and continues within this application.
- 6.5 The proposed first floor side elevation is to be set back as noted within the pre-application feedback.
- 6.6 During the pre-application meeting it was stated that the originally proposed flat roof and parapet wall may not be sympathetic to the surrounding context. Therefore a pitched roof is proposed to the ground and first floor extensions. This was shown to the planning officer and received favourable feedback.
- 6.7 The proposed ground floor side elevation is set in by 250mm as requested within the pre-application feedback.
- 6.8 A privacy screen has been added to the proposed steps to the ground floor rear extension as requested within the pre-application feedback.

7.0 Flood Risk Zones



-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

Image 9:

The Government's Flood Map (extracts from the Government's flood map web page) indicates that 48 Westbury Road is located within Flood Zone 1.

48 Westbury Road, New Malden, KT3 5AX