

PLANNING, DESIGN AND ACCESS STATEMENT FOR 135B RIVERVIEW ROAD, EWELL KT19 0JR by Alex Imlach

Application description

This application is to replace effectively a garage granted under 18/00805/FUL granted 27th November 2018, which granted for a new double garage at the rear of the garden which was amended on planning permission 20/00589/FUL. The garage was changed under permitted development rules to be used in association with the house 135 due mainly in part to provide an office and space for a disabled relative (recently widowed father of the owner who needed to be on a ground level due to his serious heart condition)

This proposal is to regularise the use as a dwelling and provide the opportunity to treat this as a separate dwelling to restore the relative's independence.

The existing double garage was built and extended by 1800 mm to provide additional storage but maintain a required 70 m² garden for 135 Riverview Road. Maintaining the existing height and openings for the garage this shell was converted by the owner to use for his father to enable him to use a bathroom on the ground floor and have an accessible bedroom.

The materials were as on the specifications for the existing planning and conditions of that permission gained planning permission 20/00589, but also respects the property adjacent which is a 1970s bungalow with a lower pitched roof. The existing drive was approved as a parking space for two spaces, one will be maintained for the existing 135a property as required under planning and the other for the new bungalow, with a path next to the parking space to give disabled access. A new timber shed with 18 mm timber will be built to house a motorised wheelchair, this can be replaced by a bicycle if the relative leaves the premises, at which stage the side gate and side door will be replaced by a solid fence and a bricked in opening.

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View of site showing fence of 135a and bungalow 126



View from side showing front of 135 and 135a



View from road showing rear of 135a and 135 and edge of front of 124 and crossover and gates to site

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View looking towards site from further up street showing two storey houses beside 124 and steeper pitched bungalows on opposite side of road.



Front of next door bungalow 124 Riverview road with shallow pitch and gable.



Front of garage, amended for use in association with 135 Riverview road, showing security lights, meter and car power charger.

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Site description

The site is close to the corner of Riverview road, which is a road that only locals use as it access to the A240 is only possible by using this road onto Ruxley Lane. In general the site is flat. There is an existing double crossover onto Riverview Road to serve the double garage. The area at the end of the gardens for 135 and 135 a is 6 wide x 8 to the building line and 6 x 9 m at the front of the property including the two parking spaces and the garden area.

Surrounding area

135 Riverview Road lies opposite the Riverview Primary School in an area of suburban housing close to Ruxley Lane and the A240, Kingston Road. The properties are a mixture of bungalows and house, both semi detached and detached houses, mostly dating back to the 1930's. Many have been altered and extended leading to a variety of styles. Riverview Road leading down the side of the site has had infill development on both sides. There are existing examples of large separate buildings associated with the main property in the street.

Planning policy

We have studied the planning policy at Epsom and Ewell and have taken these on board with our design alterations. Local plan DC13 and DC14 set out standards for infill, and DM11 states in principle proposals for new housing must make efficient use of development sites by the design amendments we propose the design is more efficient and creates a better standard of living space and still fits in with the locality. There is a policy In the Design Quality SPD which has not as yet adopted stating properties should be 10 m away from other properties, so our proposed has been moved to be 11 m from the extended 135 leaving a garden space of 70 m² for each of 135 and 135a. The garden to the new residential studio will be 15 m² which will include bin and cycle storage areas is enclosed by fencing for privacy though at the front this is reduced to ensure clear vision of driving out from the parking bay. This sort of studio development was recently permitted in the borough 19/00005 where a bungalow was built on an old garage, but in Riverview road situation, this has been done on both sides of the road adjacent to this proposal, in 5 bungalows leading up to Ruxley lane.

Proposed design

The proposed design is an extension by 1.8 m of the permitted garage design and echoes the design permitted at 135a, and that of 124 with a pitched roof with gabled sides, rendered walls and topped by a

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hipped tiled roof. The height has been maintained as the garage drawings to be subservient to that of 124. The front of the building complying with the permitted garage and in line with the line of building frontages along this road. The windows are set to the front with additional velux windows to the back set high enough not to overlook the neighbours gardens to keep the height down.

The front crossover allows for a car to be parked on the front with the path alongside which allows the path to become a disabled space for the parking bay. The bins will be built into fence beside the path and the bikes or mobility scooter will be put in a timber shed with 18mm timber and a mortice lock in the front garden, this will have a power socket for the mobility scooter. No new crossover is required, the other parking space is the second parking space for 135a Riverview road granted under planning. Cycles for 135a will be stored in a solid timber shed using 18 mm timber and a mortice lock.