

Planning Application & Design Statement



London Borough of Sutton
Planning (Development Control)

Tuesday 16th January 2024

Dear Sir/Madam,

**Re: 56, Higher Drive, Banstead, SM7 1PQ
Householder Planning Application, Single storey side and rear extension with new entrance porch canopy and loft conversion incorporating hip to gable roof extensions with skylights to front and rear roof slopes and solar panels to front roof slopes and removal of chimney stacks with new gabled roof to front bay.**

The application was submitted online via the Planning Portal ref; **PP-12735621** dated 16th January 2024.

I submit the following completed information in support of our Householder Planning Application for a single storey side and rear extension with new entrance porch canopy and loft conversion incorporating hip to gable roof extensions with skylights to front and rear roof slopes and solar panels to front roof slopes and removal of chimney stacks with new gabled roof to front bay at the above property on behalf of my client.

Householder Planning Application	(sent online)
CIL Forms	(sent online)
Site Location & Block Plans	(sent online)
Drawing No's: 56HD-101, 102, 103, 104, 105, 106, 107 & 108	(sent online)
Photos	(sent online)
Planning validation checklist	(sent online)
£258.00 being the application fee payable.	(paid online)

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In support of the application I make the following points for your consideration;

1. The proposed extensions to this large detached property are set well away from the side boundaries to the adjacent dwellings and will therefore have no detrimental affect in terms of outlook, light and local character.
2. The scale and massing of the proposed extensions are in keeping with the local area and numerous approved extensions along Higher Drive and the recent planning approval at 52 Higher Drive under planning ref; DM2023/01023 is a recent example.
3. The proposed extensions and alterations will not exceed the 30% Greenbelt Volume uplift with the following volume breakdown:

EXISTING VOLUME

- Kitchen, Utility & WC: 79.2 m³
- Front entrance porch: 3.15 m³
- Ground floor rear bay: 8.1 m³
- Two storey front bay: 13.25 m³
- Main two storey house: 707.5 m³
- Main pitched roof: 81 m³
- Chimney stacks: 2 m³ (to be removed)

TOTAL EXISTING VOLUME: 894.2 m³ @ 30% 268.26m³ plus removed chimney stacks: **270.26 m³**

PROPOSED ADDITIONAL VOLUME

- Single storey side and rear extension: 173.85 m³
- Main pitched roof extensions: 83.5 m³
- Enlarged entrance porch 2.5 m³

TOTAL : 259.85 m³



Office Contacts: [REDACTED]

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4. All new materials used in the construction of the new extension will match the existing with regards to Rendered walls, Roof tiles, Fascia boards, Rainwater goods, and Window styles.
5. With regards to **Fire Strategy**, protected escape routes via the hallway, landings and stairwell is to be provided with fire doors fitted to all habitable rooms with linked smoke and heat detection. Furthermore, there is a clear unobstructed space outside the dwelling for fire appliances to be positioned and an evacuation assembly point for the occupants as indicated on the accompanying Fire Strategy Plan.
6. Vehicle and pedestrian access are not altered as part of this proposal.

I hope you will support the application in its current form. Revised drawings if required can be issued upon return to any consultation.

Should you require further clarification or information please contact the writer on the telephone numbers below.

Thank you for your attention

Yours faithfully,

[Redacted Signature]

Dino Perrone (agent)