

# Planning Application & Design Statement

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London Borough of Sutton  
Planning (Development Control)

Monday 22<sup>nd</sup> January 2024

Dear Sir/Madam,

**Re: 35, Higher Drive, Banstead, SM7 1PL  
Householder Planning Application, Demolition of existing garage, study, conservatory, rear lounge, and chimney stack and erection of a double and single storey side and rear extension with a new entrance canopy, windows, and front façade stonework and hip to gable roof extension over main front bay.**

The application was submitted online via the Planning Portal ref; **PP-12658240** dated 22<sup>nd</sup> January 2024.

I submit the following completed information in support of our Householder Planning Application for the demolition of existing garage, study, conservatory, rear lounge, and chimney stack and erection of a double and single storey side and rear extension with a new entrance canopy, windows, and front façade stonework and hip to gable roof extension over main 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: 35HD-101, 102, 103, 104, 105, 106, 107, 109, 110 & 111	(sent online)
Photos	(sent online)
Planning validation checklist	(sent online)
£258.00 being the application fee payable.	(paid online)

## Design & Access Statement

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

1. The proposed first floor extension to this detached property is set well away from the side boundary to the adjacent dwellings and will therefore have no detrimental affect in terms of outlook, daylight 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.
3. The proposed extensions and alterations will not over exceed the Metropolitan Greenbelt volume uplift as shown on the enclosed volume calculation drawing, 35HD-109
4. 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.
5. 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,

Dino Perrone (agent)



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