

Royal Borough of Kingston upon Thames.
Head of Planning Directorate
Guildhall 2, High St.
Kingston upon Thames.
KT1 1EU.
Attention Aisha Stoll

23rd October 2023
(originally on 23-08-2023)

Dear Sir/Madam

RE- PLANNING APPLICATION and covering letter for 125 Cardinal Avenue. Kingston upon Thames, (Full Plan Submission for Building Regulation Approval will be submitted immediately after receiving your reference number for this application, ending with----- FUL

The Proposal--- Part single storey, Part double storey Extension at the Rear and at the Side of the Property B) The Timber Porch with new door at the front entrance C) Generally consequential amendments to existing layout of the house as shown on the drawings and details and D) Erection of an Annex in the rear garden.as permitted development or as a part of this planning application.

Further to our earlier meetings and correspondence with your planning officer [REDACTED] regarding pre application advice. And further to her advice letter of 27th September 2022. We submit with this letter a revised and duly filled application for Full Planning Approval, (Not outline planning permission) together with all the relevant drawings, details and specification. For your consideration.

Kindly note that we had attempted an application during August of this year, but this is a revised proposal. Please disregard the previous submission and accept this submission in its place.

Please find below, information and explanations of my sincere efforts.to follow your advice in your letter. Kindly note that I have provided logical explanations for any deviations

THIS LETTER ALSO SERVE AS MY DESIGN AND ACCESS STATEMENT.

A) DESIGN STATEMENT,

1. As regards to your advice on the size and shape of the garden Annex in order that it fulfils. `The permitted development" requirements/criteria, - under Schedule 2. Part One, Class E,Of the.GPDO 2015. (as amended). I am happy to report that I have followed your advice and have fulfilled. All requirements, in that, NOW The Annex/ outbuilding does not have a "varanda", The Outbuilding/Annex is now, A) away from all the boundaries. B) The height at the eaves of the outbuilding near the boundaries. Is reduced to. 2.5 metres, with a pitched roof gradually rising towards the centre of the annex to 4 metres in height C) The size and shape of the new outbuilding/Annex, now fulfils the requirements of "permitted development". Under schedule 2, -part, one class E of the GPDO.2015. (as amended) The annex now has a smaller footprint than proposed originally and also smaller than the existing outbuilding of the neighbouring property. I hope it will be approved either as the permitted Development or as a part of this planning application.
2. As regards to the planning proposal. Of Part Single Storey Part Double Storey extension at the rear and side of the property is concerned. I wish to bring to your

notice my sincere efforts to fulfil your advice. Kindly note that WE HAVE OMITTED the LOFT FLOOR in the new proposal, Now that has made the proposal much simpler for your favourable consideration.

- A. I wish to bring to your notice that the position and the location of 125 Cardinal Avenue, is in many ways. Special or Unique, that provides an opportunity to create an extension. of some size, without being intrusive in anyway, or to anyone. Neither to the surrounding area nor to the neighbouring Properties because, firstly, 125 Cardinal Ave. is located as the last or end-property of the similar properties on that side of Cardinal Avenue, so it has no neighbouring property on its left-hand side. Secondly on its left-hand side there is a dirt road serving, only some allotment plots (given to families for vegetables growing) and serving only one house that is 125 Cardinal Avenue (125 Cardinal Avenue has a double door vehicle access on this dirt road) which we will be maintained with little adjustment.
- B. As to the size and shape of the Ground Floor rear extension. Is concerned, I have kept the overall depth of extension exactly the same as was discussed and accepted by you during our initial meeting. IE 4 Metres beyond the Neighbour's extension.

To decide on the depth of extension on the first floor. I have drawn 45 degree "horizontal" line as a light measurement line and have kept the depth of extension, well, within that line / limit. Similarly to decide on the width of the extension on the first floor, I have drawn a 45 degree "vertical" line for light, and have kept the boundaries of first floor extension within that line. (Please note that Both these lines have been shown on Plan and on Sectional drawings). Thus I am getting the WIDTH of the first floor extension as 5.4 metres. And as to the depth I have managed to create an off-set of 1.8 Metres, on the first floor extension.

- C. It is not clear, however it appears that you are suggesting the omission of the loft floor but assumes a PITCH roof on the first floor of the extension. I am happy to report that in this revised proposal I HAVE OMITTED THE LOFT FLOOR
- D. Considering that the Cardinal Avenue area is designed as a mock Tudor style of houses. All external walls of the extension will be rendered walls and painted white, then black painted timber framing in mock Tudor style will be fixed to the walls to enhance the established character and architectural interest of it's heritage, fabric and it's setting. (I will add a Dormer as 127 Cardinal Ave to 125 Cardinal Ave as Permitted Development)
- E. Rear elevation of this Extension has been treated aesthetically, I have provided lean-to roofs on the ground floors, Which I feel has successfully reduced the impact of overall volume and also the sizes of windows. similarly External walls of rear elevation will be rendered and painted white with Tudor framing
- F. PRIVACY OF NEIGHBOURS—As you would notice that there are no windows facing neighbours garden (only roof lights at roof looking at the sky). Similarly, windows facing the side elevation (Facing side road). are small in size and at high level unobtrusive and with obscure glass or their cill level at 1.8 metres above FFL. Similarly, that side being the Sunnyside, there will be a line of solar panels on the pitch of the roof. It would be tiled roof with matching tiles to existing tiles, to the approval of the building control. The walls facing elevation as seen from the garden of 127 Cardinal will be rendered walls painted white with Tudor framing.

3) Finally, a small request, May I request the correction in your record of my address. It appears incorrectly in your above-mentioned advice letter, your letter of 27 September, Kindly correct my address as "17 Shanklin Close, Luton.LU3 3UH" .(Not, 2 Selborne Rd.,New Malden.KT 3 3 AN, as you have mentioned in your letter).Similarly the date of my first enquiry about pre application advice request is mentioned,1 year prior to actual date.

B) ACCESS STATEMENT.

125 Cardinal Avenue is located within the Tudor Estate Local Area of Special Character, mainly because the houses in the area are given elevations of the Tudor period style. The streets in this estate and around are designed particularly wide with wide footpaths on both sides of the streets to give a spacious feeling.

This being an exclusive residential area there is very little 8 wheeler traffic Access to houses is direct from the street. The 125 Cardinal Avenue has an access from front as well as from side road. There are two parking spaces in the front garden and with the proposed timber porch, these parking spaces remain unaffected. There are further parking spaces available all along the cardinal avenue.

The proposed extension does not have any adverse effect on traffic, it will not require any traffic restrictions, diversions or any effect on the workings of the area in general, in fact this proposal will enhance the established character and architectural heritage of the estate

Kindly accept my apologies for a delay in submission of this planning application. Please ask any further information you may require and kindly point out any anomalies in the drawings which will be rectified as soon as possible.

With best regards

