



99 WOODLANDS AVENUE

1063-P-00-001 DESIGN & ACCESS STATEMENT

08/02/2024



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INTRODUCTION

This document has been prepared to support the planning application on behalf of Pallavi Kenny & Chetan Barot for the proposed Ground floor side extension and 1st floor dormers.

The site is located within 0.4 mile of the west Byfleet Station (Southwestern railway).

The document sets out the proposal that has been developed through exploration of the opportunities offered by the site. The design is a proposal to provide the dwellinghouse in line with the space standards enjoyed by other in the area. The property is detached. The proposal is for Ground floor side extension, 2nos of side dormers and roof windows on both levels.

The dwelling will include the following accommodation:

Ground floor: Living , Kitchen, Toilet, Bedroom with en-suite bathroom, Utility

First floor: 2 Bedrooms, one with en-suite bathroom, study and a family bathroom.

Roof: Solar panels on flat roof

The proposal will include on-site car parking space as existing. There is off street parking available.

The property is not in a conservation area, and it is not a listed building and has very low risk of flooding.



SITE & LOCATION



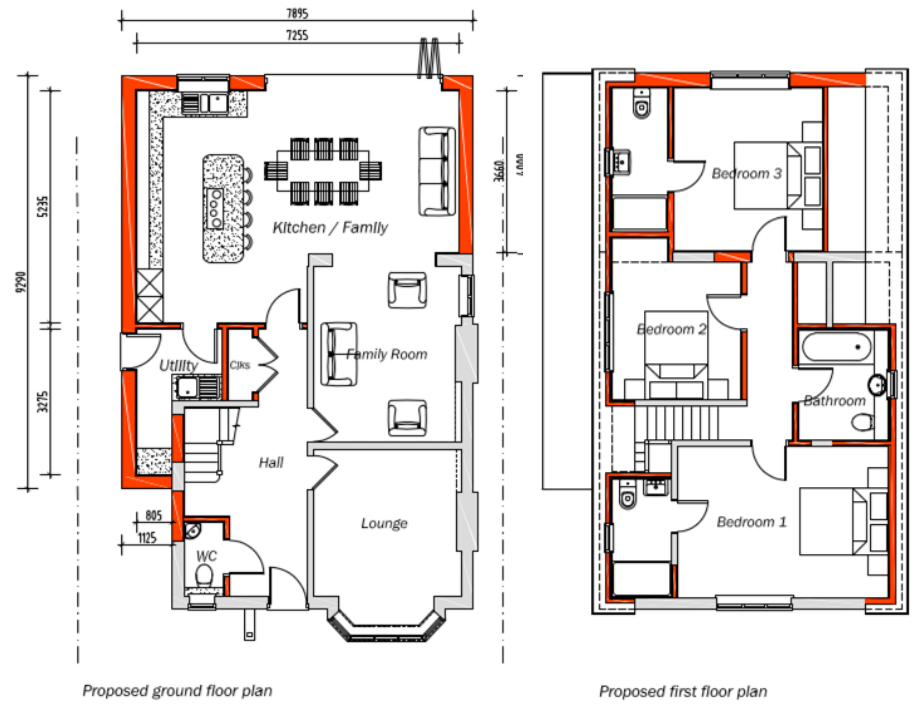
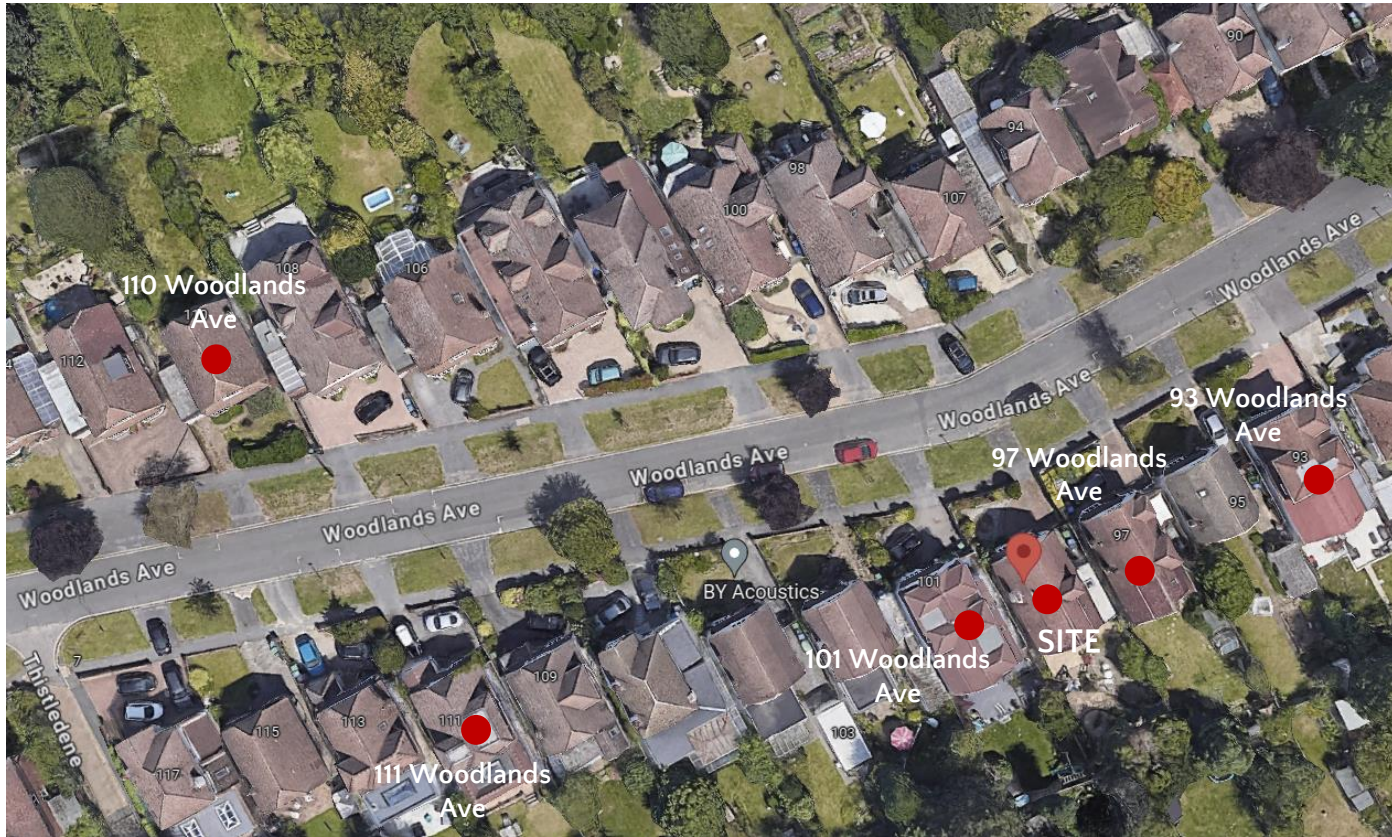
Plan

Elevation A

Elevation B



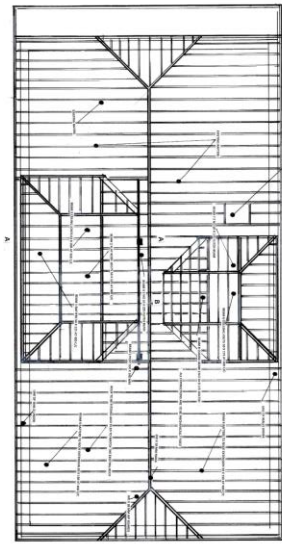
PRECEDENTS



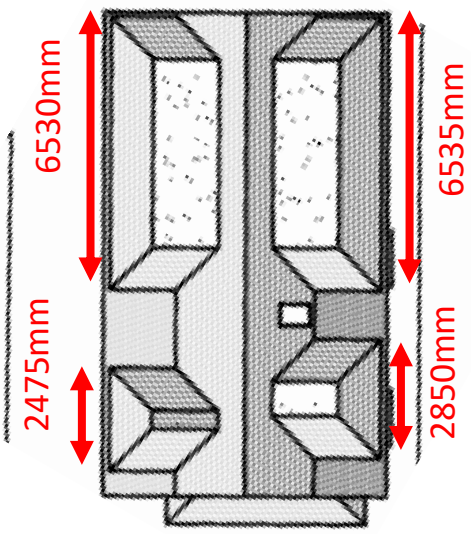
No. 93

Precedent for ground floor side extension and side dormers-

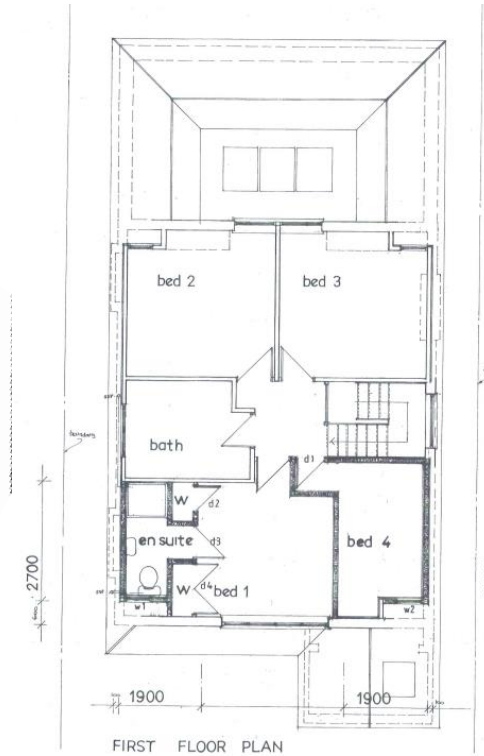
1. 93 Woodlands Avenue
2. 97 Woodlands Avenue
3. 101 Woodlands Avenue
4. 110 Woodlands Avenue
5. 111 Woodlands Avenue



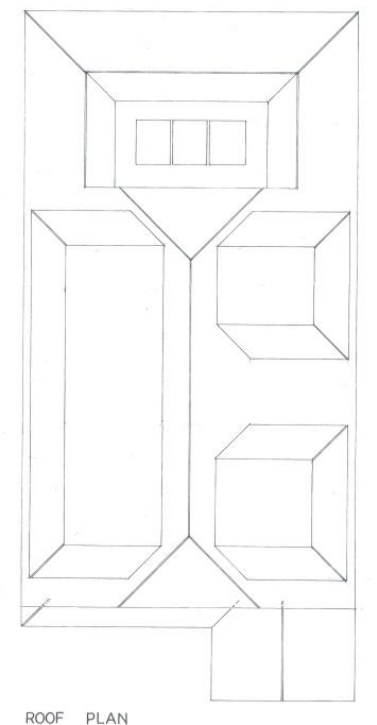
No.110 (PLAN/2019/0512)



No.97 (PLAN/2021/0031)



No.111 (PLAN/2023/0472)



ROOF PLAN



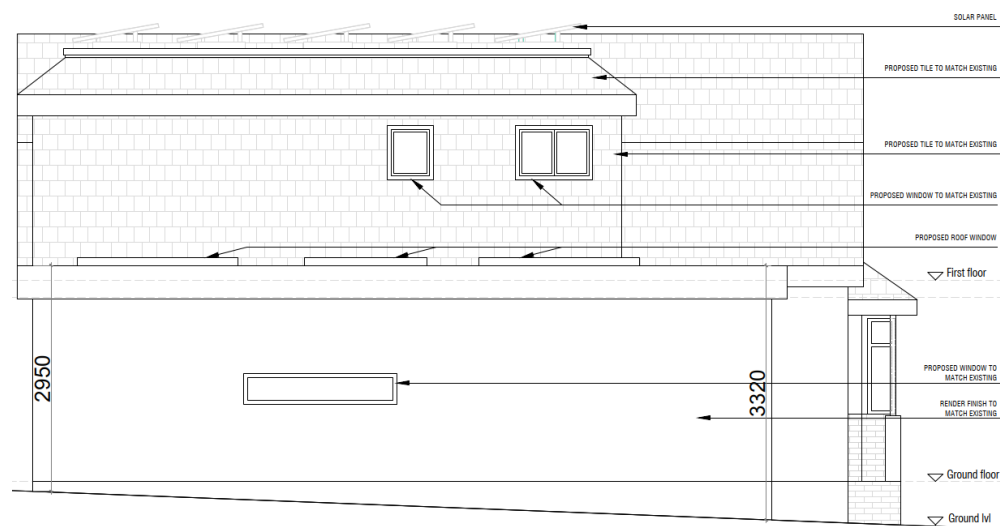
UPDATES TO DESIGN AS PER PRE APPLICATION RESPONSE

Part 1 from Pre Application Response

Two side dormers are proposed with a crown roof form and solar panels. The proposed height would be approximately 2.4m x 10m in width x 2.3m in depth, creating a roof volume of approximately 55.2m³ and would replace an existing side dormer. Planning permission has been approved for a series of similar sized side dormers at No.111 (PLAN/2023/0472) these dormers had a crown roof, with one taking up the entire side roofscape, No.110 (PLAN/2019/0512) and No.97 (PLAN/2021/0031). Crown roof forms are prevalent, with dormers broken down into smaller sizes. Officers' would advise reducing 1x side dormer into 2x smaller dormers regarding width, to reduce the built form on the roof plane. The proposed east elevation is rather disjointed, officers' would advise reducing the angle of the pitch to prevent the overlapping on the dormer wall and reducing the dormers into two smaller dormers along this elevation. The proposed materials would match the tiling serving the dwelling. Alterations are proposed to the front porch roof, extending this and front fenestration. Replacement fenestration to the rear and insertion of a Juliet balcony. These would be considered acceptable.

Summary From Pre Application Response

Overall, based on the submitted information only and without the benefit of a site visit, officers' consider a proposed single storey side extension, erection of x2 side dormers, alterations to fenestration and insertion of a Juliet balcony. Extension of front porch roof to be acceptable in principal. As outlined in the relevant sections above, alterations are recommended to the side extension roof profile and a side dormer, to reduce or break down into 2x smaller side dormers (east elevation). With regards to impact on residential amenity, alterations would be required along the west elevation. Impact on parking provision would be considered acceptable.



East side Elevation Proposed

Following points discuss key updates made with regards to the pre- application advise received-

- 1) Red underline : As per advise to reduce 1 dormer, we have removed the front bedroom to the West side dormer. This has reduced the depth by 4.5m.
- 2) Blue underline: To prevent overlapping of the side extension roof on the dormer wall, a flat roof to side extension is proposed. The existing roof to side extension is flat. The height of the extension, and new flat roof over existing extension, is proposed to be 2.95m at the highest ground level.
- 3) The precedents shown on the 'precedents' page have dormers of similar size to the East dormer approved in previous applications (example/ ref: no.93 & no.97). In case of breaking this dormer into two, would render part of the new study room only partially usable, as it would be partially under the pitch. The precedents show other houses with similar size dormers having two rooms that get full height internally. Breaking the dormer would mean no.99 will not have space standards similar to the neighbouring properties.

In order to have subordinate appearance of dormers when looking from the Woodlands Avenue west dormer has been reduced by removing the front bedroom that was proposed at the pre-application stage. Both dormers are set back from the front, East side by 2.95m & West side by 4.5m.



SITE PHOTOS FOR EAST ELEVATION OPENINGS

The proposed dormer to serve the eastern elevation adjacent to No.97 would replace an existing dormer that serves a bathroom. The submitted existing first floor plan shows two openings above ground level, one to serve a bathroom and the other a landing. However, the desktop based assessment appears to show only one window. This would need to be confirmed in the event a planning application was to be submitted and a site visit could confirm this. The proposed dormer would serve a study and landing. As existing (No.97) has no openings above ground floor on this shared side boundary. However, PLAN/2021/0031 approved a bedroom side window at roof level and a bathroom window. However, the decision notice conditioned (04) these two windows to be obscurely glazed and non-opening unless the parts of the windows which can be opened are more than 1.7m above the floor of the room in which the window is installed. These two windows would be considered acceptable as currently proposed.

Adjoining photos show existing windows on the East Elevation with 3 decent size windows .



East side Elevation photo 1



East side Elevation photo 2



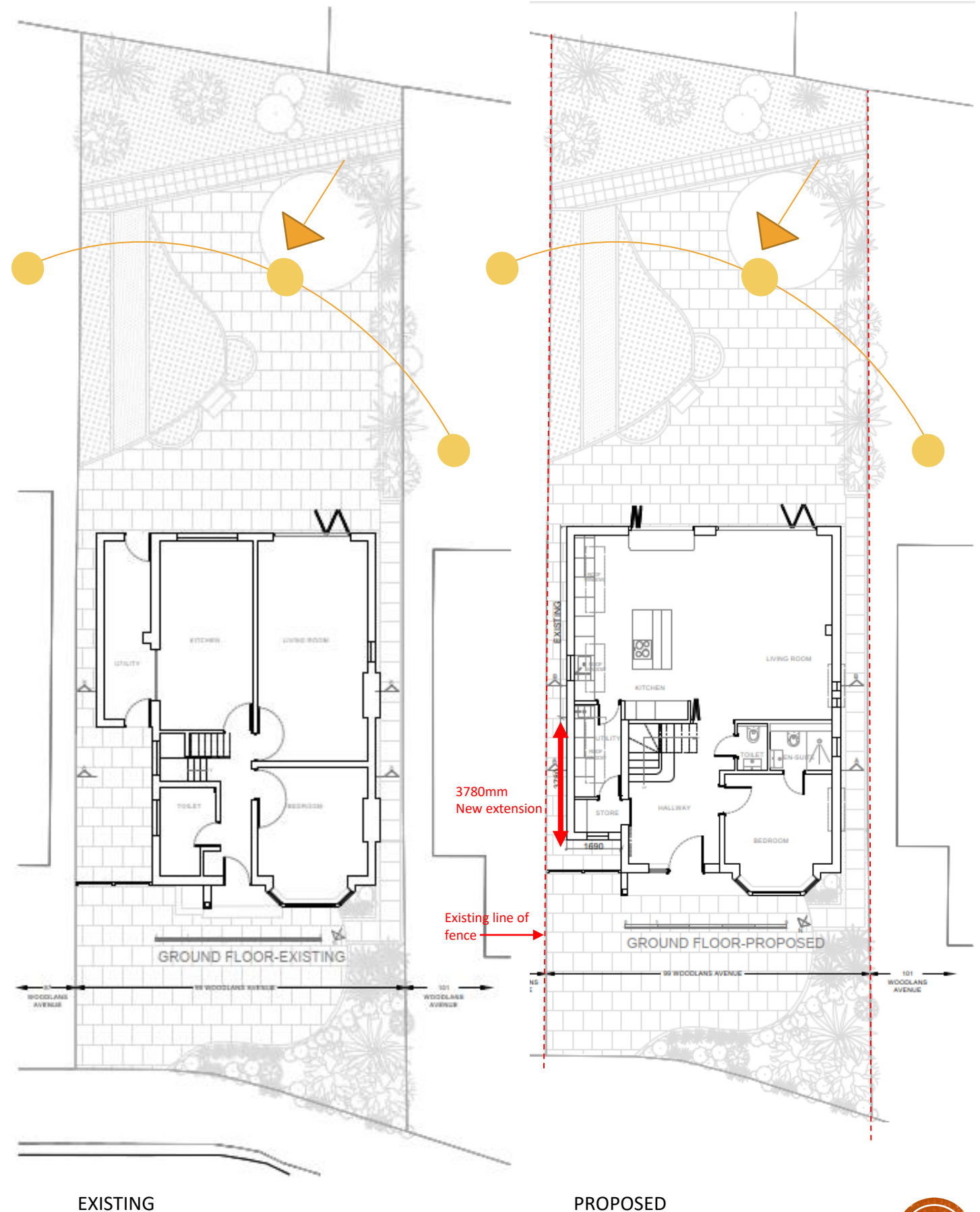
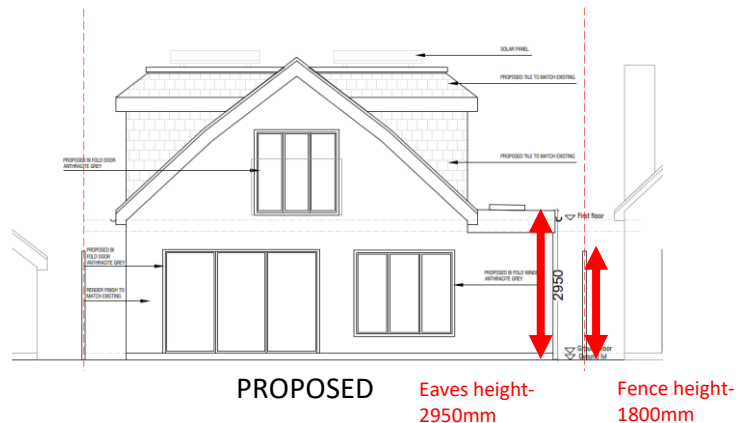
DESIGN & APPEARANCE

The ground floor proposal is to extend the already existing side extension to the front.

There is no rear extension proposed and will therefore have no impact on the light and outlook for the neighbouring properties. The additional side extension will have no impact on no. 97 Woodlands Av, since there is a 1800mm tall fence separating the two properties.

The materials of the proposed extension will match existing, with rendered finish to the walls and tiles to the roof to match existing.

The height from the highest ground level will be 2.95m, at the rear of the property.



DESIGN & APPEARANCE, MATERIALS

The first-floor proposal is to have two dormers on two sides facing no. 97 & no. 101 Woodlands Av. The size of the dormers is based on the precedents in the area (ref: Precedents page in the D&A)

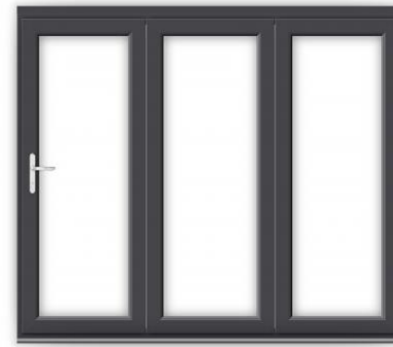
The dormers are set back by 2.95m on the east side and 4.50m on the west side of the property.

The roof is designed to be semi-pitched to be in line with the character of the area.

The materials will match existing, with the tile cladding to the dormers to match the existing.



Tile cladding to existing



Rear Window/ Doors – Anthracite grey/ Black



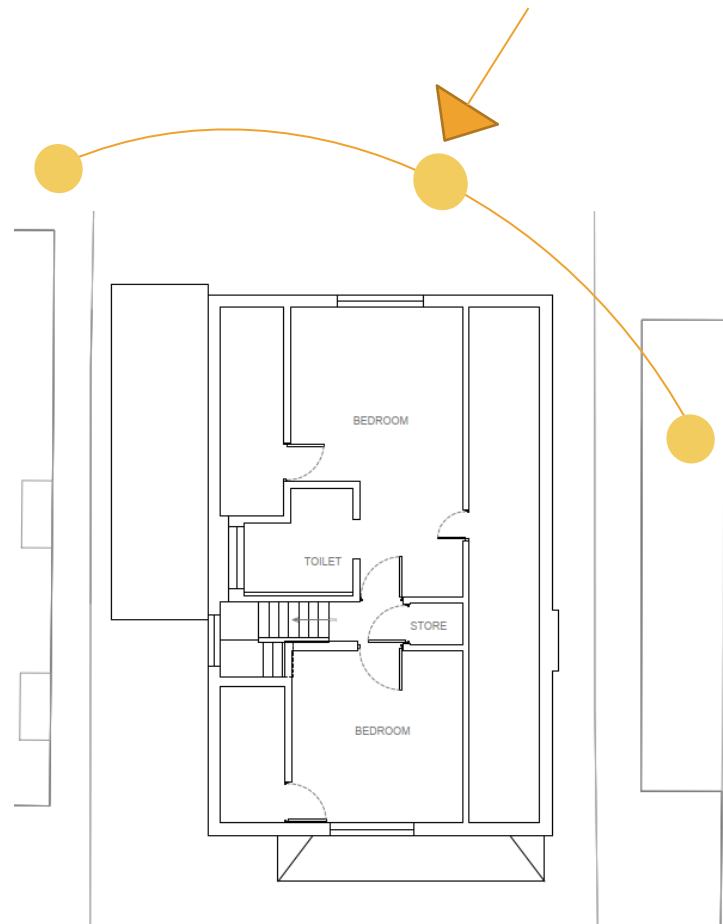
Wall external render- colour to match existing



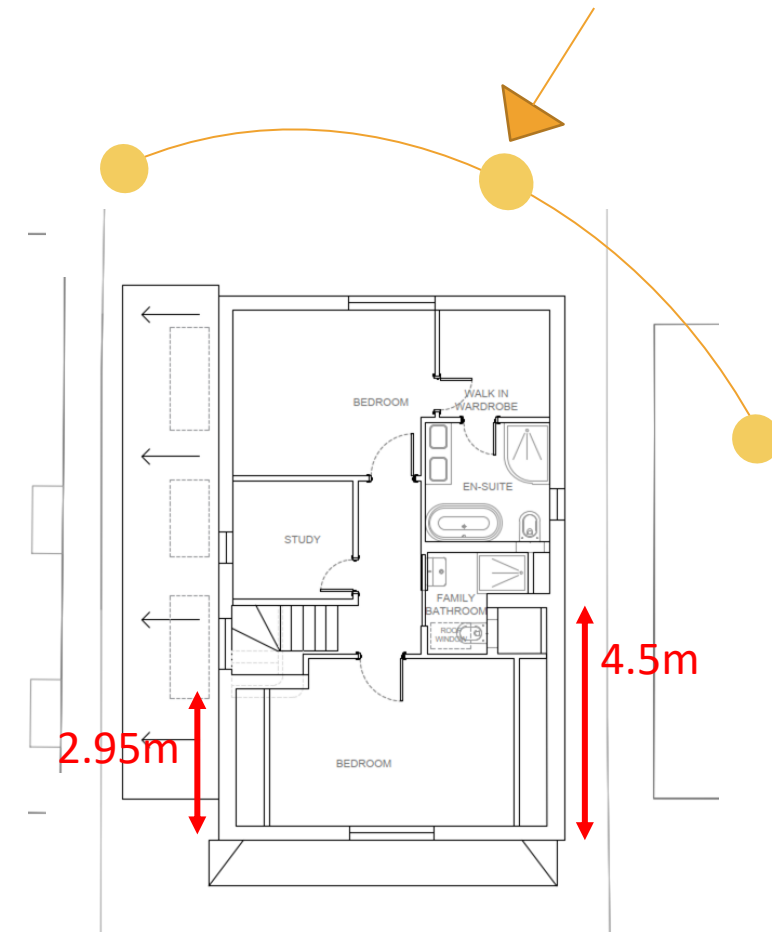
EXISTING



PROPOSED



EXISTING



PROPOSED



INTERNAL AMENITY, DAYLIGHT

Internal amenity: The new accommodation with additional space on the ground and first floor and the alterations to the ground & first floor will provide the same space standards as the existing surrounding houses and will remain in character with them. All habitable rooms will have good access to natural light and outlook.

Daylighting and outlook: As the rear façade & garden side is south facing, the new house layout is largely benefitted in terms of daylight, by having bigger openings on these facades. Day light for the new layout will be improved with also the provision of roof windows.



CAR PARKING, TREES AND LANDSCAPE

As part of this proposal, vehicle access will be to the front, with parking space retained as existing. There is off street parking available.

The trees and landscaping as existing will be retained and garden will be improved with new finishes.

