

DESIGN AND ACCESS STATEMENT

**PROPOSED GROUND FLOOR REAR EXTENSION
53 BEULAH ROAD, SUTTON SURREY SM1 2QG**

ISSUED ON MARCH 2024



REAR VIEW | PROPOSED GROUND FLOOR REAR EXTENSION

A. EXECUTIVE SUMMARY

A.1 INTRODUCTION

This supporting Design and Access statement forms part of a planning application for the erection of a Ground Floor Rear Extension at 53 Beulah Road, Surrey, SM1 2QG, UK. This statement describes the application proposal in more detail and in the context of the relevant planning policies.

This document is to be read in conjunction with the submitted drawings and documents alongside the application:

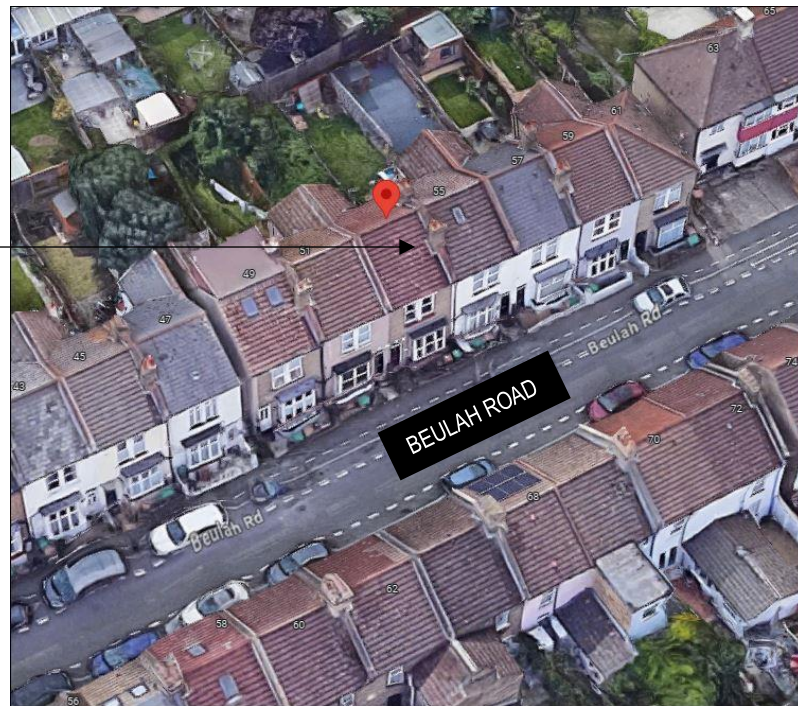
- Location Plan
- Existing and Proposed Site Plan
- Existing Floor Plans and Elevations
- Proposed Floor Plans and Elevations
- Design and Access Statement (this document)
- Planning Statement
- Fire Statement
- Community Infrastructure Levy (CIL) form

A.2 BRIEF



Extract from Google Earth showing the properties along Beulah Road

The proposed application outlines the addition of a ground floor rear extension, stretching 2.7m from the original outrigger wall. This extension spans at around 3.4m measured from the outrigger or boundary 51 Beulah road while leaving a 1-meter gap from the boundary of 55 Beulah Road. Additionally, the application seeks to optimize the existing internal space of the dwelling, crafting a well-proportioned kitchen and dining area. This modification also creates an additional area designated for a study room.



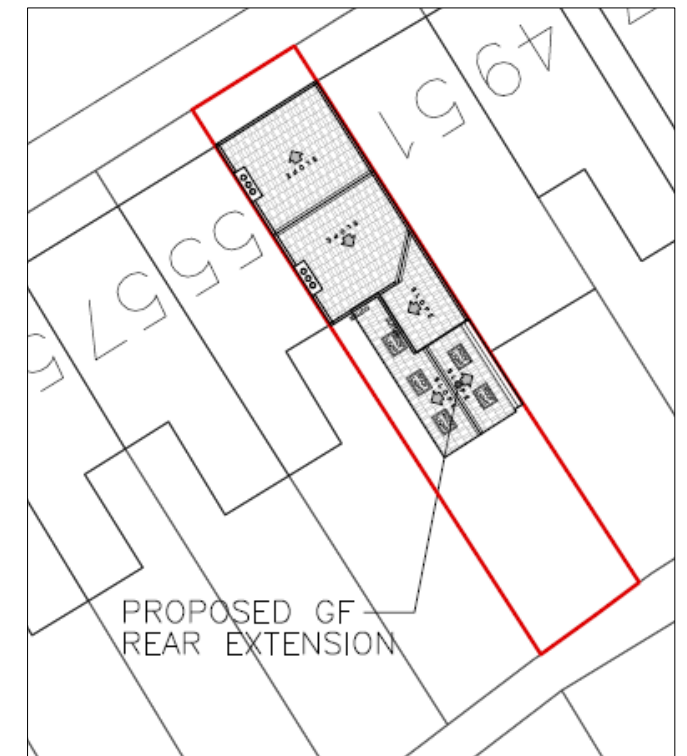
Extract from Google Earth showing the site and surroundings

The proposed site consists of a two-storey mid-terraced dwelling with a double-storey outrigger. Previously, the dwelling underwent a 1.5m ground floor rear extension under permitted development. The current layout encompasses a kitchen, dining room, reception, and a small bathroom on the ground floor, while the first floor houses two bedrooms and an office.

Situated within a row of two-storey terraced houses w/ outrigger, the property aligns with the prevalent housing typology in the vicinity. Notably, the double-storey outrigger stands out as a distinctive feature commonly found among the terraced houses along Beulah Road.



Existing Block Plan



Proposed Block Plan showing GF Rear Extension

The proposed development is outlined as follows:

- A ground floor rear extension is planned to extend to the rear of the property by 2.7m from the original outrigger wall.
- The extension's roof will feature a dual pitch roof with a ridge height eaves height of 3.15m, sloping down to 2.5m at the roof eaves level on both sides. This roof design is intended to minimize overshadowing and prevent the loss of sunlight to the amenity space of the adjoining property while still being in keeping with the character of the area.
- The primary objective of this proposal is to augment the ground floor internal floor space through a rear extension. This extension will accommodate a kitchen and dining area of a reasonable size, in addition to the incorporation of a study room.

A.3 PLANNING APPLICATION HISTORY

For this property, there are only one previous planning application in the last 5 years. However, it is worth noting that a prior extension was constructed at the ground floor outrigger, which may have been undertaken under permitted development.

- **DM2024/00032** (Validated – January 2024; Full Planning Application Refused - March 2024)
Erection of a single storey rear extension and alteration to a ground floor flank/rear fenestration.

A.4 THE SITE AND THE SURROUNDINGS

The application site, situated in the administrative region of the London Borough of Sutton, comprises a two-storey mid-terraced dwelling with two bedrooms. The dwelling shares a commonality in its narrow footprint, outrigger, and internal layout with other terraced houses along Beulah Road.

Constructed with brick walls, red/brown pitched clay roof tiles, and white uPVC doors and windows, the existing house blends seamlessly with the architectural features prevalent along Beulah Road. Notably, a majority of the houses in this area showcase similar building materials and facade design. However, some houses deviate from this norm by covering the original brick wall with rendered material, introducing a subtle variation in the overall aesthetic of the neighborhood.



Extract from Google Maps showing Beulah Road street view

A.5 PROPOSAL AT A GLANCE

This design and access statement demonstrates that the proposed scheme ensures:

- Lawful compliance to pertinent planning policies and regulations.
- A cohesive design and form that aligns with the local context.
- No adverse impact on the amenities of neighboring properties.

B. DESIGN STATEMENT

B.1 OVERVIEW

Dwellings are rarely viewed in isolation but as a part of the streetscene. Each dwelling makes a contribution to the character of its immediate surroundings. Alterations and extensions to existing residential dwellings are deemed acceptable provided that it is in keeping with the site context and designed to be of high quality and standards.

Policy D3 (Optimising Site Capacity through the Design-led Approach), Policy D4 (Delivering Good Design) of the London Plan 2021 state that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape with due regard to existing and emerging street hierarchy, building types, forms and proportions and deliver appropriate outlook, privacy and amenity.

Furthermore, Policy 28 (Character and Design) of the Sutton Local Plan 2018 indicates that the Council will grant planning permission for new development, including new buildings, alterations and extensions, provided the new development is attractive, designed to the highest standard, especially with regard to architectural detailing and uses high-quality material, respects the local context and responds to local character and heritage assets, is of a suitable scale, massing and height to the setting of the site and/or townscape, makes a positive contribution to public realm and responds to natural features of the site.

In addition, Sutton's Urban Design Guide "Creating Locally Distinctive Places" SPD 14 and Design of Residential Extensions SPD 4 seek to ensure that developments respect the positive features that contribute to the character and appearance of the area.

Aligned with the aforementioned planning policies, this development seeks to enhance the current housing quality of the existing house. This is to be achieved through the erection of a ground floor rear extension, aiming to provide a more spacious dining and kitchen area for the occupants.

B.2 USE

The site is located within a residential area, and the property will retain its residential use. There will be no alteration to the occupant capacity, as this application solely seeks to enhance the living space by erecting a ground floor rear extension, providing a more spacious dining and kitchen area. This improvement is designed to elevate the overall living standards.

Given that there is no change in occupant capacity, the proposal will not introduce additional noise or disturbance to neighboring properties.

B.3 PREVIOUS APPLICATION

- **DM2024/00032** (Validated – January 2024; Full Planning Application Refused - March 2024)
Erection of a single storey rear extension and alteration to a ground floor flank/rear fenestration.

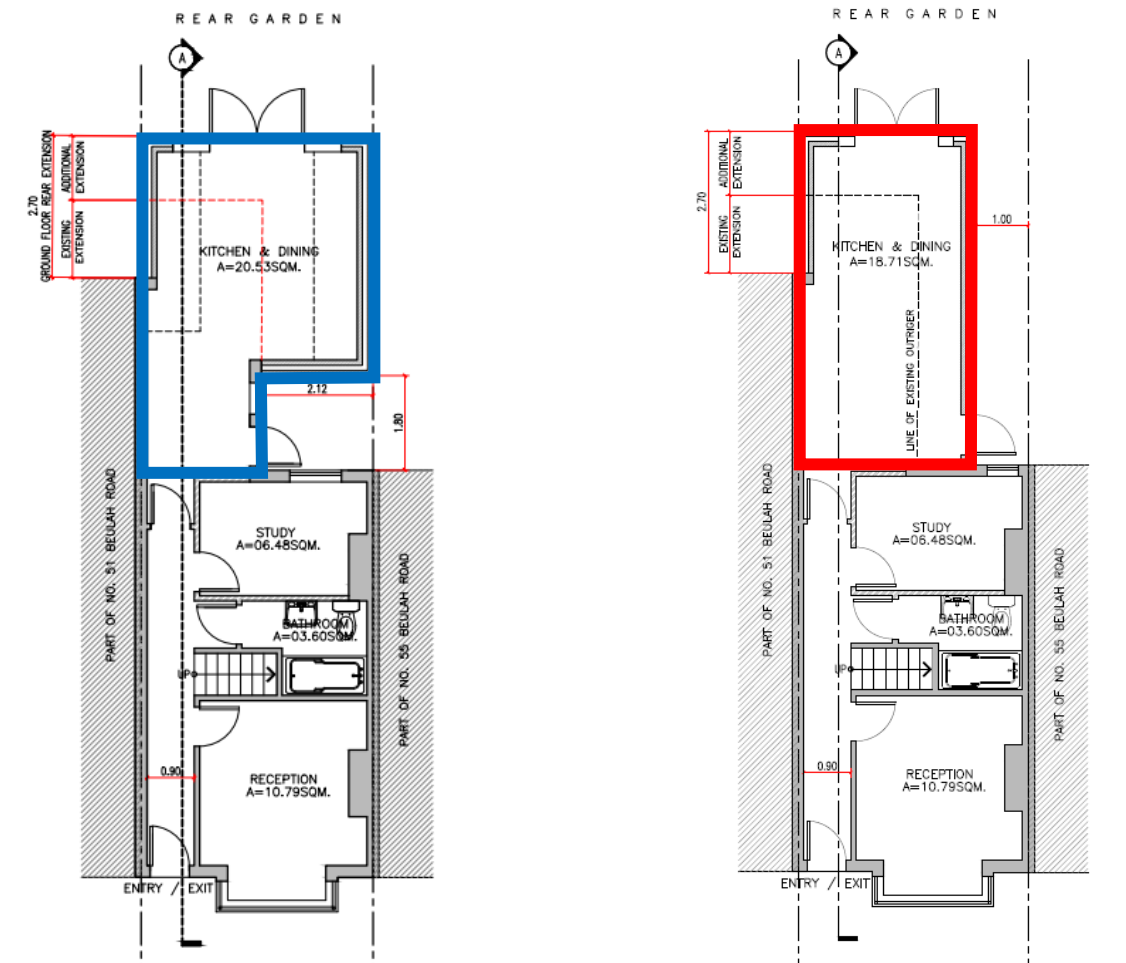
Reasons for refusal:

1. The proposed development, by reason of its disjointed design, would be an uncharacteristic form of development contrary to the character of the dwelling and surrounding area contrary to Policies 28 and 30 of the Sutton Local Plan 2018.
2. The proposed development, by reason of proximity to the boundary, height and depth, would result in a material loss of outlook and create an undue sense of enclosure for 55 Beulah Road contrary to Policy 29 of the Sutton Local Plan 2018.

Changes in this application:

1. In the previous application, the rear extension does not adjoin the existing stepped rear elevation hence resulting a lack of connection and creates an internal courtyard and thus appearing disjointed and uncharacteristic of the surrounding area.

- ✓ In this current application the internal courtyard is omitted resulting to a form that connects and maintains the stepped rear elevation thus resulting to a more coherent and atypical to the surrounding area demonstrated in the illustration below.

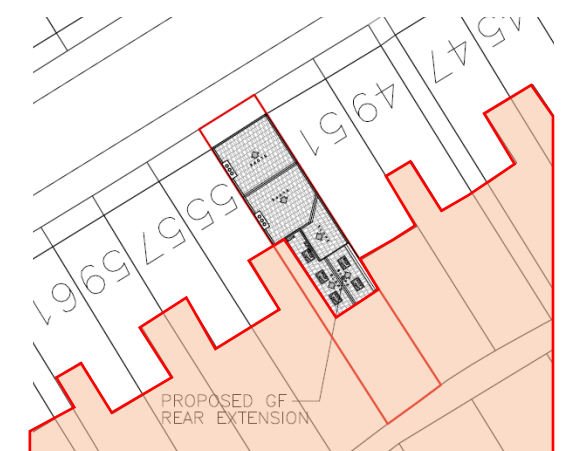
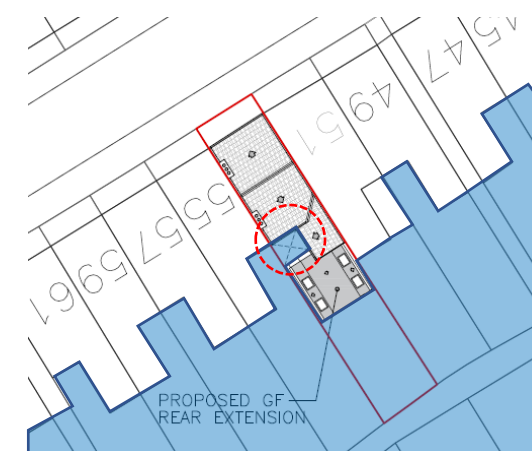


PROPOSED GROUND FLOOR PLAN

PREVIOUS APPLICATION

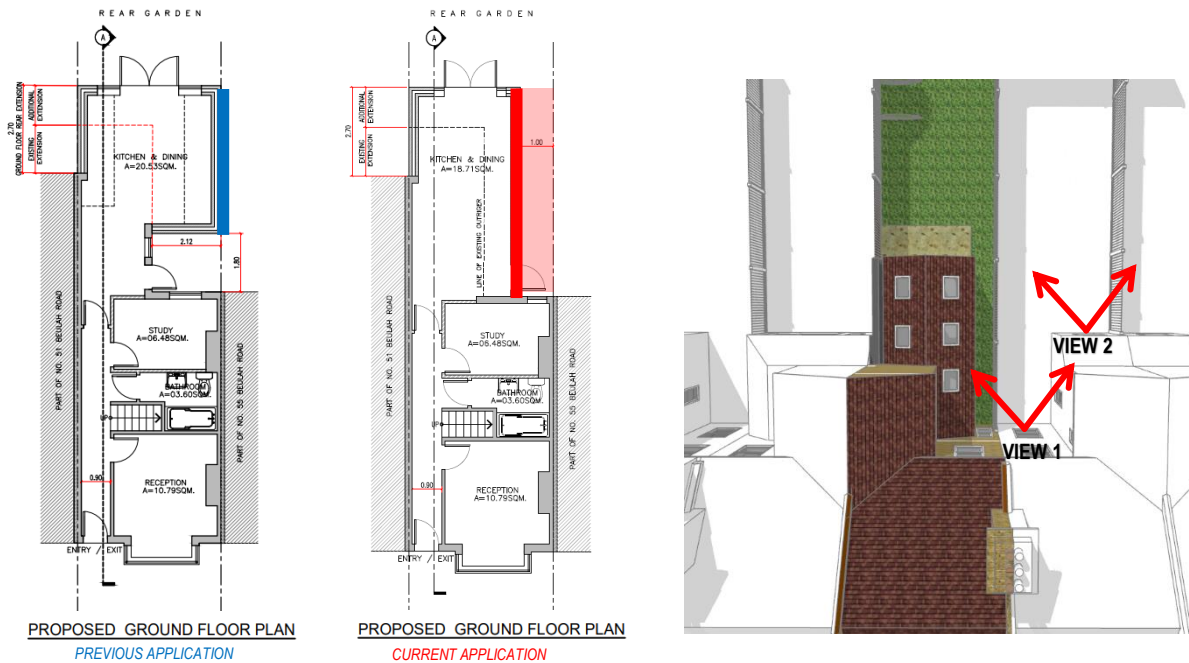
PROPOSED GROUND FLOOR PLAN

CURRENT APPLICATION



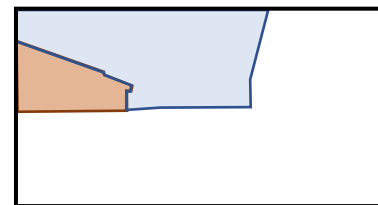
2. In the previous application, the rear extension is full width and up to the boundary of its neighbor at 55 Beulah Road. It is found that this created an impact on outlook and undue sense of enclosure even with the previously proposed gap of the internal courtyard.

- ✓ In this current application, it is proposed to create a 1-meter gap from the boundary of 55 Beulah Road to lessen the impact on outlook from its rear windows. This also address and diminishes the undue sense of enclosure. This supported by the illustrations below.



PROPOSED GROUND FLOOR PLAN
PREVIOUS APPLICATION

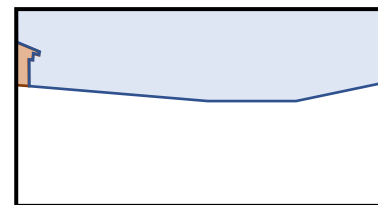
PROPOSED GROUND FLOOR PLAN
CURRENT APPLICATION



(Color codes: Blue being the sky;
Orange being the proposed
extension; white being the property's
fence, rear garden and walls)



View from adjacent window at 55 Beulah Road (March 21st – 9AM)



(Color codes: Blue being the sky;
Orange being the proposed
extension; white being the property's
fence, rear garden and walls)



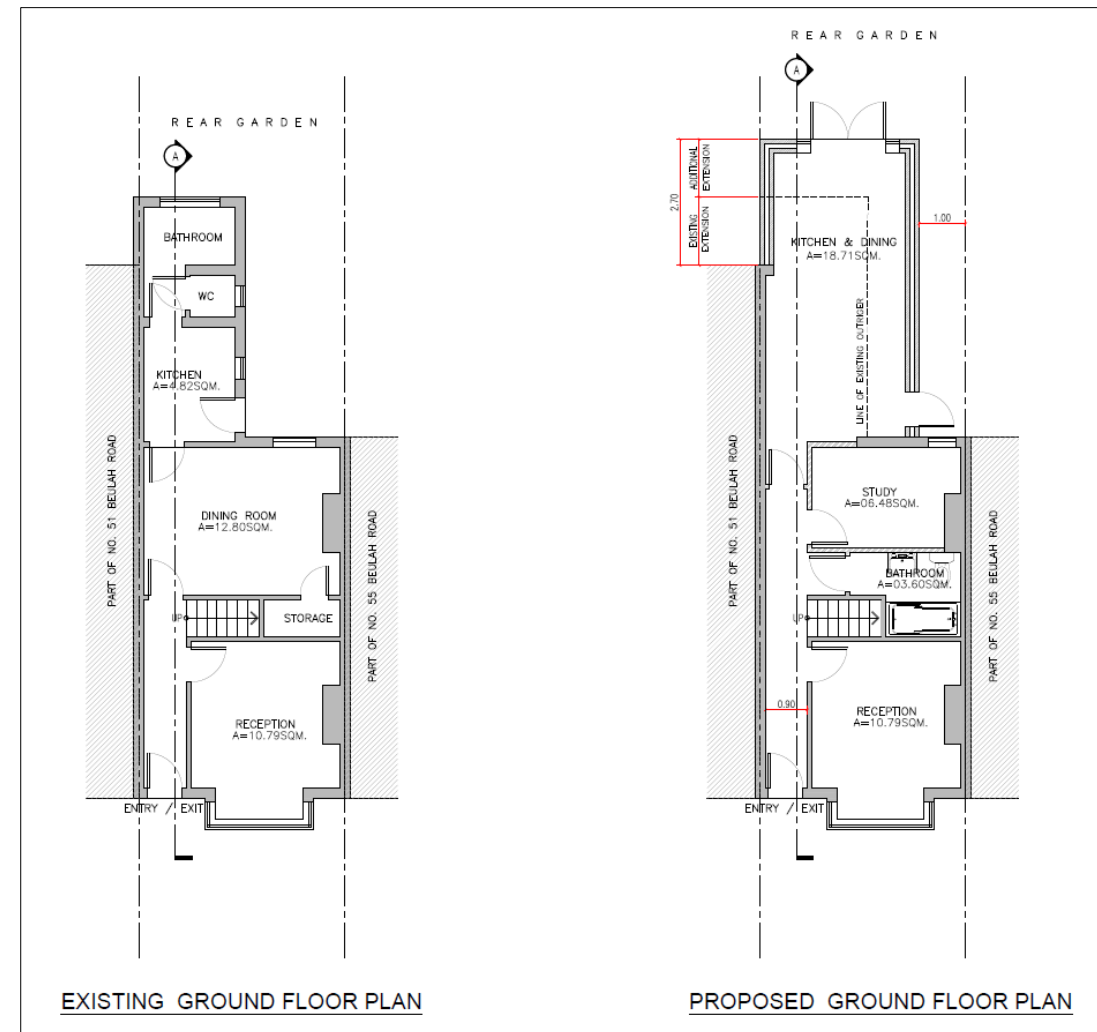
View from the other window at 55 Beulah Road (March 21st – 9AM)

B.4 LAYOUT

The existing mid-terraced house currently features a kitchen, reception, dining room and a small bathroom on the ground floor, with two bedrooms and an office located on the first floor. It is worth noting that a previous extension under permitted development has been made at the rear of the ground floor outrigger, where the small bathroom is currently situated.

The proposed scheme aims to enhance the living space by providing a more spacious dining and kitchen area. This involves altering the internal layout on the ground floor, merging the kitchen and dining area into a single open layout within the proposed ground floor rear extension. Consequently, the WC room and the shared bathroom need to be relocated from the far end of the outrigger to a newly configured single shared bathroom adjacent to the side of the stairs.

As part of these changes, the room that previously served as a dining room will be enclosed to create an office/study space. This room will have a decent-sized window, ensuring ample daylight and ventilation.



EXISTING GROUND FLOOR PLAN

PROPOSED GROUND FLOOR PLAN

Existing & Proposed Ground Floor Rear Extension

B.5 SCALE

London Plan Policies D3 and D4 and Policy 28 of the Sutton Local Plan require well designed development proposals that will respect the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings. SPD 4 (Sutton's Design of Residential Extensions) of Sutton further states that the design of any extension should always be in sympathy with the appearance of the original dwelling. Existing characteristics should be retained and respected or incorporated within the extension.

The proposed ground-floor rear extension conforms to the guidelines outlined in SPD4 Design of Residential Extensions, ensuring that its scale and bulk fall within acceptable parameters. According to SPD4, rear extensions are generally deemed acceptable as long as they adhere to the general design guides and do not negatively impact the amenities and privacy of neighboring properties.

Specifically, for terraced dwellings, SPD4 states that rear extensions should not project more than 2.7 meters and should not exceed a height of 2.5m to the eaves or a flat roof. Our proposal conforms to these standards as demonstrated in the submitted drawings for this application.

Under SPD4, Full-width extensions to terraced dwellings, especially mid-terraces, may not be acceptable if they adversely affect the amenities of adjoining dwellings. In the previously refused application, it is a full-width extension, its highest roof point does not exceed 3m, sloping down to 2.5m roof eaves height on both sides of the boundary but was assessed to have an impact to its neighbor at 55 Beulah Road in terms of loss of outlook.

In this new application, the extension is conceived more conservatively to address issues in the previous application. From being a full width extension, a 1 meter gap from the boundary of 55 Beulah Road is designed to minimize and alleviate the impact it may cause in terms of outlook. This gap will also greatly reduce the sense of enclosure to its neighbour brought about by the proposed extension. The extension's roof will feature a dual pitch roof with a ridge height eaves height of 3.15m, sloping down to 2.5m at the roof eaves level on both sides. The dual pitched roof is also used not only to minimize the effect on overshadowing and mitigate the impact on adjoining amenities but also for the proposal to be more in keeping with existing style and appearance of the existing dwelling and of the character of the area as a whole. Consequently, the scale and bulk of our proposed extension are considered acceptable.

B.6 AMENITY

Policy 29 (Protecting Amenity) of the Sutton Local Plan states that the Council will grant planning permission for developments unless it adversely affects the amenities of future occupiers or those currently adjoining or nearby properties, or has an unacceptable impact on the residents of the surrounding area. As such, in assessing the impact of a proposed development, the Council will take into consideration a loss of privacy, a loss of sunlight or daylight, an increase in noise and disturbance, and a loss of outlook.

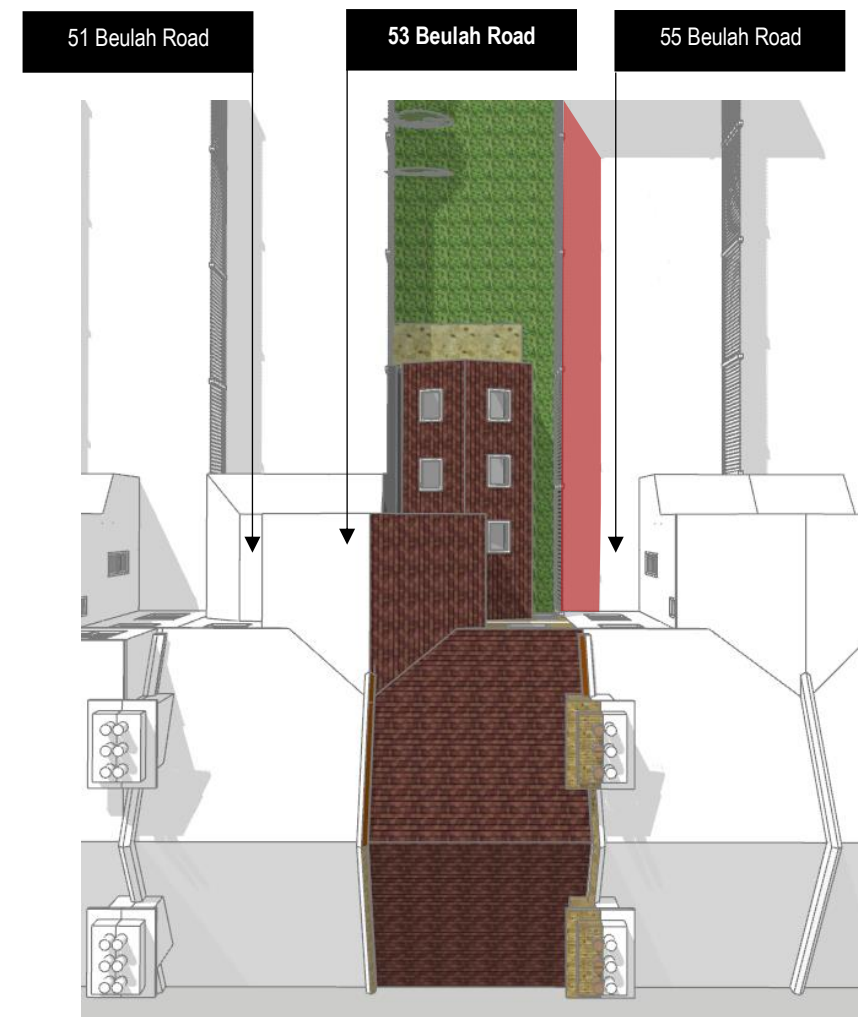
B.6.1 DAYLIGHT AND SUNLIGHT

As per BRE 209 Section 3.3, it is recommended that for Amenity Areas to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on the 21st of March. If as a result of new development an existing garden or amenity areas does not meet the above, and the area which can receive two hours of sun on the 21st of March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable.

Based on the Sunlight and Daylight study provided below, the proposed ground floor rear extension has been assessed, revealing that it does not significantly impact the daylight and sunlight requirements for both No. 51 and No. 55 Beulah Road. The 3D model illustrates that the shadows cast by the proposed ground floor extension on March 21st at 9 AM do not directly affect the amenity space of No. 55 Beulah Road. The cast shadow predominantly falls within the small gap of No. 55 outrigger and the shared boundary line, resulting in minimal loss of sunlight compared to its previous value in the amenity space.



View showing "The Subordinate Approach"

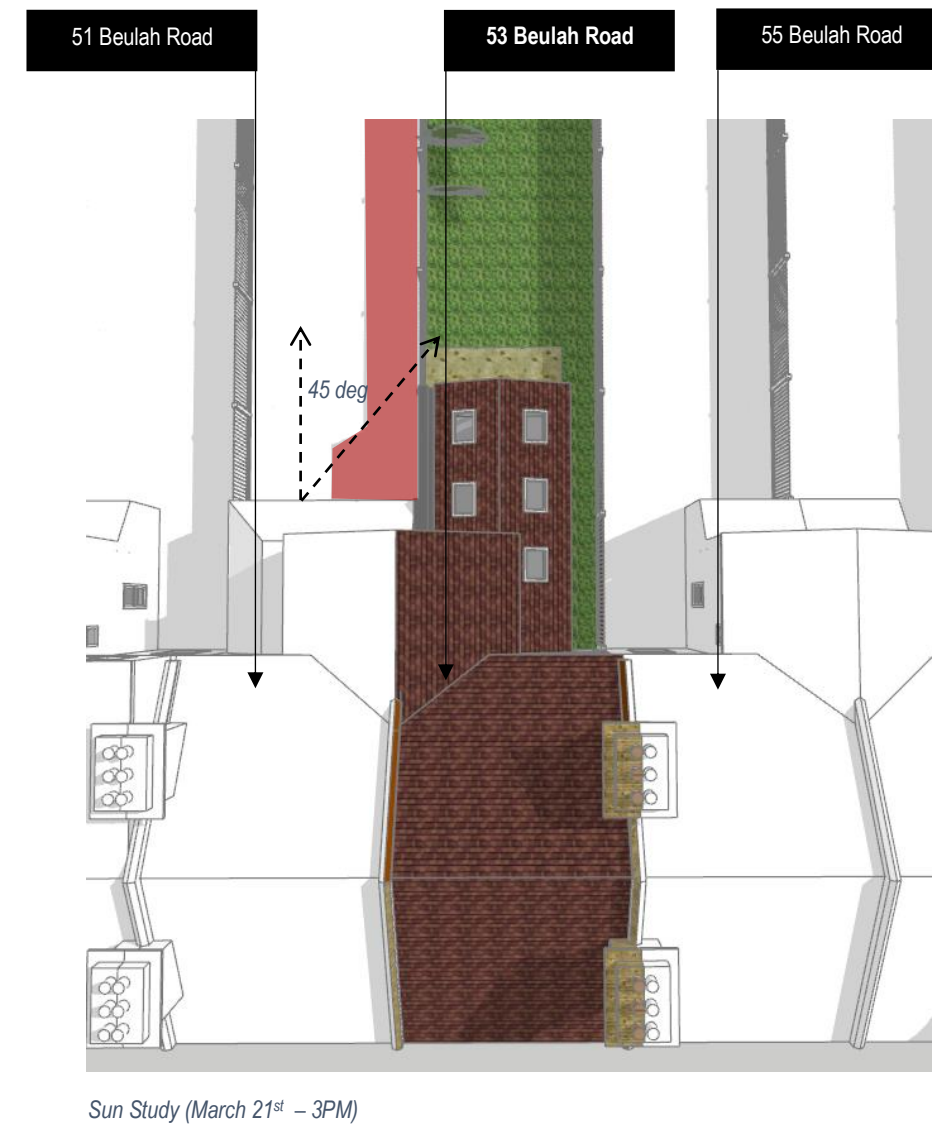


Sun Study (March 21st - 9AM)



The development would be sited northeast of the rear elevation of 55 Beulah Road and so by virtue of the unrestricted south and southwestern elevation, the development would not result in a material loss of light to this neighbouring dwelling. This is the same as the assessment to the previous application so loss of light for this application wouldn't be an issue.

Conversely, on March 21st at 3 PM, the shadows cast by our proposed ground-floor rear extension fall directly in front of No. 51 Outrigger. It is also worth noting that the immediate window adjacent to the proposed extension is a non-habitable room, thus indicates a low risk of material loss of light from its former value to its amenity space.



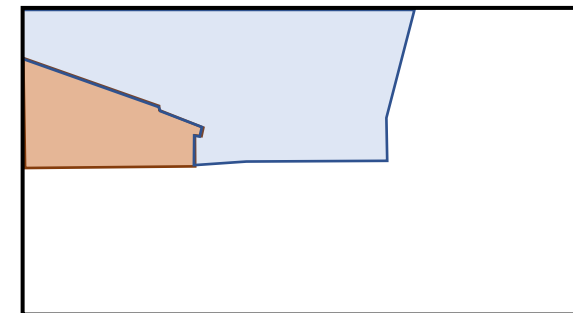
Seeing that the approved extension (DM2022/00604) at 51 Beulah Road has been done, the window adjacent to the boundary already serves as a non-habitable room. With this, the assessment was made to the next room which is dining/kitchen room, and is found that the development would not breach an angle of 45 degrees drawn on elevation to the mid-point of the doors which indicates a low risk of material loss of light. The same has been concluded in the previous application.



B.6.3 OUTLOOK AND OVERSHADOWING

As prescribed in the Sutton's Design of Residential Extensions SPD (SPD 4), if a proposal would mean that the immediate outlook from a neighbour's windows, and in this case 51 and 55 Beulah Road, it would become unsightly and it would not be acceptable. It would also be unacceptable if the 'view' were entirely of the extension alone.

In this application, such is prevented from occurring as the rear extension is sited away from the boundary 55 Beulah Road by 1 meter. As for the neighbour at other side, 51 Beulah Road, it would not have an undue impact on the outlook as the proposed extension would extend 2.7 metres from its rear elevation and the room adjacent to this dwelling is a non-habitable room.

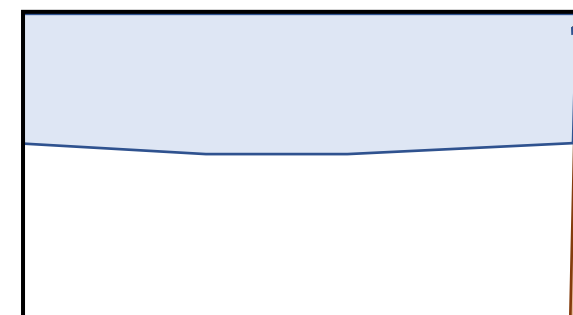


(Color codes: Blue being the sky; Orange being the proposed extension; white being the property's fence, rear garden and walls)



View from adjacent window at 55 Beulah Road (March 21st - 9AM)

In the representation above, it is demonstrated that the view from the adjacent window at 55 Beulah Road is still dominated by its own rear garden, own wall and of the sky, even with the proposed extension. The shadow casted is also mostly coming from its own fence. In this illustration it can be seen that the concern in the previous application regarding depth and height of the extension would unduly impact on the outlook and sense of enclosure to 55 Beulah Road is now solved by maintain a 1 meter gap from the boundary, keeping the height of eaves at 2.5m and using a more suitable roof form.



(Color codes: Blue being the sky; Orange being the proposed extension; white being the property's fence, rear garden and walls)



View from adjacent window at 51 Beulah Road (March 21st - 3PM)

In the representation above, it is demonstrated that the view of the neighbour at 51 Beulah Road is not at all restricted or blocked by the proposed extension. The shadow casted is also mostly coming from its own fence. The proposed extension would extend 2.7 metres from the rear elevation of 51 Beulah Road. As the room adjacent to this dwelling is a non-habitable room, it is considered the development would not have an undue impact on the outlook from this neighbouring dwelling. This has already been established even in the previous application.

In conclusion, the Sunlight and Daylight study confirms that the proposed ground floor rear extension has minimal impact on the daylight and sunlight requirements for both No. 51 and No. 55 Beulah Road. The 3D model analysis indicates negligible loss of sunlight to the amenity spaces, demonstrating the careful consideration given to mitigate potential adverse effects on neighboring properties.

B.6.2 PRIVACY AND OVERLOOKING

Sutton's Design of Residential Extensions SPD (SPD 4) recommends that proposed extensions should not result in any significant loss of privacy to principal rooms of adjoining houses, patio areas and gardens. Privacy can be safeguarded for both the dwelling to be extended and the neighbours by providing sufficient separation, by design or both. Furthermore, ground floor and side windows may be acceptable where there are no side windows to the adjacent dwelling or there is a fence or other boundary screen.

In consideration of these guidelines, our proposed scheme adheres to them. Our proposal avoids the creation of additional side-facing windows, even omitting the originally existing side window at the ground floor facing 55 Beulah Road, even though in the previous application, proposed enlargement of the window at the side will only pose a limited impact. Additionally, there will be a fence and boundary screen in place to prevent potential overlooking and loss of privacy, ensuring compliance with the recommendations outlined in SPD 4.

B.7 APPEARANCE

Sutton's Design of Residential Extensions SPD (SPD 4) recommends that the materials chosen for an extension should be related as closely as possible to those used in the original building. Therefore, the proposed external materials have been carefully chosen to complement both the main house and the surrounding properties. This will be achieved by employing brick walls as a finish and utilizing white uPVC for doors and windows. The intention is to create a harmonious visual unity, ensuring that the external elements seamlessly blend with the main house and harmonize with the neighboring structures.



Proposed Ground Floor Rear Extension view

D. CONCLUSION

This application focused on addressing the concerns in the previously refused planning application for this property (ref: DM2024/00032) aside from still meeting all the requirements of the relevant planning policies and design guidelines.

The proposed scheme includes a ground floor rear extension, stretching 2.7m from the original outrigger wall and spanning a width of around 3.4 m leaving a 1-meter gap from its neighbouring property at 55 Beulah Road. The gap not only cater for the window of the proposed study but also will prevent having an impact with loss of light, overshadowing and sense of enclosure to its neighbouring property. This also resolves the issues with regards to the previous application being disjointed, lacks connection and uncharacteristic of the area.

Maintaining residential use, the proposed development focuses on a ground floor rear extension to enhance living space without altering occupant capacity. The existing mid-terraced house will undergo a reconfiguration, merging the kitchen and dining area into a single open layout within the new rear extension. This includes relocating the WC room and shared bathroom, transforming the former dining area into an office with direct access to a window. The plan aims to enhance the internal space, creating a well-balanced kitchen, dining area, and an additional designated study room.

Adhering to London Plan Policies and SPD4 Design of Residential Extensions guidelines, the proposed ground floor rear extension maintains proportionate size and height, minimizing overshadowing and ensuring acceptability. Privacy concerns are addressed following SPD4 recommendations, avoiding additional side-facing windows and installing a fence and boundary screen to prevent potential overlooking.

The Sunlight and Daylight study confirms that the proposed ground floor rear extension has minimal impact on the daylight and sunlight requirements for both No. 51 and No. 55 Beulah Road. The 3D model analysis indicates negligible loss of sunlight to the amenity spaces, demonstrating the careful consideration given to mitigate potential adverse effects on neighboring properties.

The Outlook and Overshadowing study confirms that in this application, the proposed ground floor rear extension has minimal impact on the outlook and sense of enclosure for the neighbour at 55 Beulah Road as opposed to the previous one. The proposed also deemed to have negligible impact for the neighbour at 51 Beulah Road, consistent with the last application.

The chosen external materials, including brick walls and white uPVC for doors and windows, are carefully selected to complement the main house and its surroundings, creating a harmonious visual unity with neighboring structures.

In conclusion, the proposed development strategically integrates a ground floor rear extension, enhancing the property's living space while maintaining harmonious alignment with the existing architecture. Adherence to London Plan Policies and SPD4 guidelines ensures proportionate size, mitigating overshadowing and privacy concerns and addressing concerns for loss of outlook and light, while still being in character with the area.

Given its thoughtful design, minimal impact on neighboring properties, and the use of complementary materials, we recommend the planning approval of this proposal to contribute positively to the residential environment.