

Planning, Design & Access Statement

Erection a two-storey side extension, a single storey rear and front extensions at
439 Ewell Road, Surbiton, Surrey, KT6 7ES

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Proposed first floor side extension

1. This design statement is prepared to support a planning application for the proposed first floor side extension over the existing single storey side extension at sheared boundary line between 439 & development site at Ewell road KT6 7ES. The proposed hipped roof structure of the side extension aiming to maintain the street character and symmetric front elevation with semidetached building of 437 Ewell Road. There are similar two storey side extensions with wrap round single storey rear and front extensions approval was granted in 2011 to the property no 433 and 435 Ewell Road KT6 7ES. The approval for front elevation of development for 433&435 and proposing 437 &439. It is built in two different periods but planning policies for front elevation appearance in a domestic development not been vintage period but since 1992 to 2018. Those policies related to the development for the domestic two storey side extensions and maintaining of symmetric view of front elevations are still valid and continuously following up in Kingston council currently in recent development sites. A single storey rear extensions are also developed same scale of size in 435,437 and previously similar development built under the planning permission and loft conversion has been done under the permitted development.
2. The proposed development site is situated north east side of Ewell Road. The original property is a semi-detached two storey building. This property is partially residential road and built in the 1930s. This statement includes a written description of the proposal, its setting, considers the planning history and planning policy, and provide justification for the proposal. The design has been produced in accordance with the Town and Country planning act 2016, local development framework and national framework of planning as currently use in the authority.
3. The proposed development is aiming to use as part of house and line with the main house without harmonising the appearance and character of the original building. The proposed building is for limited scope of the works, there are no specific provisions are required for site access. There will be no obstruction cause to any public highway during the work and after the construction work is completed. The site is located within the local residential area with a direct connection with public transport and bus routes as well as a short distance away from the local amenity area. Therefore, increase of space will have no impact on the transportation system operating in the local area.
4. The surrounding sites of the proposed development are primarily consisting of a variety of different size semi – detached dwelling with varying architectural style. There are similar or large than the proposed developments have been accepted and granted permission in Ewell road (Property no 415 to 433, 435 and 437). It is clearly visualised those developments similar to the proposed developments are not harmful to the local amenity and developments are hidden and will not be burden to the original features of the buildings. Some of the granted developments are not been done but in recent communication with the occupier/owner of 437 has requested to demolish shared party wall between the Property No 435 & 437 Ewell road, KT6 7ES replace with a structurally stable cavity party wall considering for the development of a two storey side extension at the property No 437 Ewell road. Therefore, the proposed development site owner will be agreed to demolish the existing unstable party wall at the sheared boundary line if the

council planning authority granted to ground floor side extension similar to the 437 Ewell road, KT6 7ES.

5. Owners of neighbouring properties were consulted prior to commence of design work and there are now no objections for the proposed development from them. Prior planning permission not required under permitted development rights has been granted for Rear extension for 4.8m to 435 Ewell road. It is now completed same manor done the development for 437 for single storey rear extension which are very similar proposal requesting for 439 in case of single storey rare extension.
6. The proposed development of two storey side extension will not have day lighting or Sunlighting impact on any neighbouring property. The front and rear single storey development will not create any distractions to 437 due to the existence of its own rear extension and height of timber fence at the shared boundary line and also the planning permission granted to a similar wraparound development to 437 Ewell road in 2011 and the owner of 439 also considering way to build such a development.
7. The national Environment Agency has confirmed the proposed site is in low risk flooding zone.
8. There are alternative fire exits from the rear garden through storage garage in addition to the standard exit from the main entrances as seen from the existing and proposed site layout.
9. Relevant policies;

9.1. National planning Policy framework

This document replaces previous Government Planning Policy Statements, and Guidance. It is a material consideration that should be given significant weight.

9.1.1. Paragraph 7 identifies three dimensions to sustainable development. These are: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- 9.1.1.1. An economic role-; Contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation: and by identifying and coordinating development requirements, including the provision of infrastructure;
- 9.1.1.2. A social role-; Supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality-built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- 9.1.1.3. An Environmental role-; Contributing to protecting and enhancing our natural, built and historic environment; and, as a part of this, helping to improve the biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

9.1.2. Paragraph 9 states "pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- 9.1.2.1. Making it easier for jobs to be created in cities, towns and villages;
- 9.1.2.2. Moving from a net loss of biodiversity to achieving net gains for nature;
- 9.1.2.3. Replacing poor design with better design;

9.1.3. Improving the conditions in which people live, work, travel and take leisure; and Widening the choice of high-quality homes.

9.1.4. Paragraph 14 of the NPPF sets out a presumption in favour of sustainable development with paragraph 197 stating that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

9.1.5. Paragraph 17 sets out core planning principles, these include achieving a good standard of amenity for existing and future occupants of the land and buildings, promoting the vitality of main urban areas, encouraging effective use of land by reusing land that has been previously developed, managing patterns of growth by making the fullest possible use of public transport, walking and cycling. A definition of previously developed land is set out in Annex 2 as “land which is or was occupied by a permanent structure, including the curtilage of the developed land... This excludes: ... Land in built up areas such as private residential gardens, parks, recreation grounds and allotments.”

9.1.6. Paragraph 56 to 68 address the requirement for good design. Paragraph 64 reiterates previous Government policy that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. However, paragraph 65 indicates that local planning authorities should not refuse planning permission for buildings or infrastructure which promotes high levels of sustainability because of concerns about incompatibility with an existing townscape.

9.1.7. Paragraph 196 confirms that the planning system is plan led and that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. One such material consideration is the NPPF.

9.2. The Development framework

In accordance with section 38(6) of the planning Compulsory Purchase Act 2004, application for planning permission should be determined in accordance with the development framework unless material considerations indicate otherwise. The LPA suggest that development framework for this area is the Royal Borough of Kingston Upon Thames Local development framework.

Kingston is divided into four neighbourhoods and as such specific policy guidance for this residential development is set out under the policy S1 – Surbiton (e, f).

9.2.1. Policy CS8 – Character, Design and Heritage seeks to ensure that all new development conserves and take opportunities to enhance their special qualities and heritage.

9.2.2. Policy DM10 - Design requirement for new development (including house extensions) seeks to retain, promote and support high quality urban design and architecture to create attractive, distinctive, and liveable places.

9.2.3. Policy DM13 Housing quality and mix - support the extension and improvement of residential properties provided all extension and alterations (including outbuildings, basement and the construction of paving and driveways) maintain the character of the

area, and do not result in harm to the amenity of neighbouring residents, existing and future occupants, and the built and natural environment.

10. Analysis

10.1. The proposed two storey side extension is with average rooms sizes 12sq.m and sufficient natural ventilation. Access to the proposed side extension through ground floor main building with larger hallways area to meet all fire regulations. The applicant contends that there are requirements for the additional living space due to the grown-up family members and intended to have close contact of ageing members of their extended family.

10.2. Living conditions and neighbours - Seek to ensure all new developments make a positive contribution to the overall environmental quality of the area. By Virtue of the size, scale and sitting of the two-storey side extension, as well as the position of the windows and doors, there would be no identifiable loss of privacy or material harm to living conditions of any neighbouring properties.

Proposed roof structure will not have an adverse impact on neighbouring properties and consistent with the council guidelines on domestic household development for two storey side extension and criteria relating to proportion, position and material.

10.3. Character and Appearance

It is argued that the design and appearance of the proposed two storey side extension would be appropriate in the context of the site and surrounding area, than the existing single storey detached extensions. After consultation with neighbours and existing external wall at the boundary line to maintain as boundary wall. However, it would not be obviously noticeable from any public vantage points. The size and scale of the proposed two storey side extension would be like as many other side extensions in the area.

Therefore, The proposed two storey side extension and single storey rear and front extensions would not have a detrimental impact upon the appearance or disproportionate with of the original dwelling. The proposed front appearance will similar to the semi detached property No433, 435 and proportionate to the line of the Property No 437.

Therefore, the side extension in the proximity to the property no 437 will not create disproportionate appearance because the planning permission granted on side extension on 437 will be line with the sheared boundary line of property no 439 in the future.

11. Highway safety: The existing parking and highway arrangement at Ewell road would be unaffected by the proposal. There would be no effect upon matters associated with highway safety.

12. There are ample space in front garden to keep appropriate size of waste collection bins and smoothly operate as existing programe of collection of waste by the Kingston council.

We believe that, in accordance with the aims of the London borough of Kingston upon Thames's development plan the proposals will;

- 1) preserve the character and appearance of the parent building and the street scene;
- 2) respect the character and appearance of the building with regard to design and materials proposed; and
- 3) not affect the amenities of surrounding properties.

13. In conclusion, the proposal would accord with the aims and objectives of the relevant local plan policies. Moreover, the proposal would be suitable in the context of the site and the surrounding area. As such, permission should be granted.