



Planning policy appraisals

1. Total development from the original building is similar to the adjoining attached building.
2. Front elevation of 433,435 and 437 are same as the proposed main elevation of 439 Ewell road.
3. The proposed two storey side extension will not reduce the day light entering the windows of neighbouring attached building. it is self explain from the shown diagram below.
4. Total area of ground covered by building with in the curtilage of the dwellinghouse is less than the 50% of total land would not exceed 50% of the total area of the curtilage (See below 11).
5. The cave height of the development would not exceed the height of the caves of the dwelling house. Also the height of the proposed roof structure would not exceed the height of the highest part of the roof of the existing original dwellinghouse.
6. The proposed extension beyond the original dwellinghouse would exceed more than the half width of original dwelling in the proposed side extension as other development in the street and a separate planning permission was granted for single storey rear extension, but Single storey rear extension did not build due to personal and social reasons and now pending from the planning permission for the proposed two storey side extension.
7. The proposed wrap round rear extension side wall set off 1m from the boundary line.
8. The proposed soakaway and the existing sewage underground pipe line are designed suitable to the Thames water guide line and BRE 364 guide lines.
9. The proposed external wall and roof tiles are matching the existing original dwellinghouse details.
10. Existing porch would not exceed 3 Sqm.
11. Total area of the curtilage = 495.8Sqm. The original dwellinghouse area = 92.4Sqm. The enlarge part of building area including out building = 218.8Sqm, therefore the total area of covered as result of development = (218.92.4)x100(495.8- 92.40) = 31.2%
12. The proposed development site is not in a conservation site or the original building is not a listed building and street is not subjected to any special character appearance to consider for special attention.
13. There are adequate front drive way area available for car parking and places for household waste bins and continue the existing house hold waste management system operates with council after the development.
14. The council and National planning policies related to flooding risk is checked and it is low and suitable for development.
15. The design and access statement explain the proposed design is fair, maintain the symmetric view from front elevation and do not have negative impact to local amenity.
16. The proposed development is not contradicting to core strategic planning principles in the council or the national level.

Client will be responsible for party wall Act, 1996. Contractor will be responsible for all aspects of site work including temporary work to satisfy the relevant building regulations.

Any side facing Velux, dormers windows must be obscure- glazed, and non- opening unless the part of window which can be opened are more than 1.7m above the floor of the room.

All window and door frames to have DPC around entire frame. All drainage work to be executed and tested to the satisfaction of Local Authority. All structural work to structural engineers details. All new DPC's min 150mm above Ground level.

All cavities must be filled up to ground level. all Catnic lintels to have min. bearing of 150mm. All dimensions and levels to be checked on site by the contractor prior to preparation ordering of materials and commencement of work. Dimension must not be scaled from the drawings.

All windows in habitable rooms to have min. glazed area of one tenth the room floor area and min. operable area of one twentieth room floor area. Internal bathrooms and WCs to be provided with Twin - motorised electric extractor fan connects to lighting circuit and giving min. of 3 air changes per hours & 15 minutes over run after extinguishing light.

Site	439 Ewell Road Surbiton, Surrey KT6 7ES
Job Title	Single storey rear extension, and first floor side extension over the existing ground floor side extension.
Drawn by; SLJCS Design Date -: 11/03/2024 Drawing No: SLJCS/2024/ER439-P1 Scale: 1:100 in A3 Revision: A	

