

Design and Access Statement for 105, Clayton road



photo taken December 2023

DESIGN & ACCESS STATEMENT

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Introduction

This planning statement is being submitted in support of a side extension planning application for 105 Clayton Road, Chessington, KT9 1NW .

Background

The property is a detached (garage linked) 1930's brick built, tiled roof house which is currently being used as a single private dwelling and will continue to be used as such. The property is situated between A3 Esher Bypass to the west and Hook Road to the East. The property is located on a corner plot with Devon Way.

Relevant Planning History

The property has had the attached garage to the right side of house converted into a single storey room. There are currently no planning applications registered with Kingston on Thames planning department for the property.

Brief from the client

The need for more space and to get the office out of the upstairs bedroom as it was not ideal for meetings etc upstairs in a family home. Also to use the space to the side of the house to better use. Also a second good sized bathroom would be ideal with kids growing up.

Site photographs



Side road with grass verge



Front view of 105 and 107



Looking at the corner property



use of side at present



Rear view of house

Proposal in light of Pre App Advice

The build should be to the side only and with reduced width inline with advice and taking the place of the outbuildings already there and attach it to the side of the house with the frontage stepped in slightly by 550mm . This would then have an equally hipped roof at 35 degrees and a flat section so the overall height is reduced the pitch is a bit less than the existing house but with climate change and the weather worsening, a lower pitch is not advised. This then to be in matching brickwork of the main house with fenestration to all sides. Access is from the main house and also from the side into the office area. The design also offers the much needed extra space and additional bathroom desired.

Overall, it is not considered the proposed development would detract from the character and appearance of the host property, as well as the surrounding area and therefore would accord with paragraphs 203 and 206 of the NPPF, 2021 and Policies CS8, DM10 and DM12 of the Council's adopted LFD Core Strategy April 2012.

Neighbouring Amenities

Policy D3 of the London Plan 2021 states that development proposals should deliver appropriate outlook, privacy and amenity, and should help prevent or mitigate the impacts of noise and poor air quality.

Policy DM10 of the Council's Core Strategy also seeks to safeguard the amenities of neighbouring occupiers. To this end, it states that developments should have regard to the amenities of occupants and neighbours, including in terms of privacy, outlook, sunlight/daylight, avoidance of visual intrusion and noise.

Conclusion

The proposal accords with the principles contained with policies CS8, DM10 and DM12 of the Core Strategy and Policy D3 of the London Plan 2021 in that it would relate well to the design of the existing dwelling house and would have no adverse impact on the character or quality of the character of the street scene. In terms of neighbouring amenity, it is not considered to result in any undue harm in regards to overlooking, loss of privacy, daylight or outlook provision.