



## Design and Access Statement

22nd April 2024

Planning Application for:

**Erection of a part one part two storey front/side and rear extension following the demolition of the existing garage, at;**

**75 Hilldale Road, Sutton, SM1 2JA.**

### 1.00 - Introduction

- 1.01 This Design and Access Statement has been prepared to assist with the planning process in respect of the proposed development described above, at 75 Hilldale Road, Sutton, SM1 2JA.
- 1.02 The proposed development looks to largely replicate the development undertaken at the adjoining neighbouring property at 77 Hilldale Road, which obtained planning approval in 6th June 2003 (planning reference; 'B2003/50665') for a part one part two storey front/side and rear extension, which was subsequently implemented - See Appendix A which includes photographs of the existing property and neighbouring properties.

### 2.00 - Location and Existing Use

- 2.01 The existing site is currently in use as a semi-detached 2no storey property with detached garage. The property has not previously been extended. The property sits on the south side of Hilldale Road, near the end of the street. The surrounding area is characterised by mix of different types of dwellings which vary from single storey to double storey to 2.5 storey detached and semi-detached properties, many of which have previously undergone external alterations including single and double storey side, rear and front extensions. The application site is not located within a Conservation Area, and the property is not listed.
- 2.02 The property is set back from the public highway and has a good sized forecourt to the front with a parking area to the front/side. The detached garage is located to the side of the property, set back from the principal elevation. External access is provided between the front and rear areas. To the rear of the property, there is a large sized garden incorporating a paved patio area and lawn/planted areas.
- 2.03 75 and 77 Hilldale Road are attached to each other, and would have originally been constructed at the same time. No other properties on the street exactly match the style of these 2no properties, therefore these properties can be considered somewhat unique in their context. When

these properties where originally constructed, they would have been symmetrical in terms of external appearance and internal layouts. As alluded to above, 77 Hilldale Road has previously undergone building works to facilitate a side/front and rear extension, therefore at present, the properties no longer appear symmetrical in relation to their external appearance when viewed from the public highway.

2.04 Please see Appendix A for photographs of the existing property.

### **3.00 - Proposed Development**

3.01 The proposed development allows for the erection of a part one part two storey side/front and rear extension following the demolition of the existing garage.

3.02 The proposed extensions will largely replicate the previously completed works to the adjoining property at 77 Hilldale Road, which will ensure both properties 'mirror' each other and appear symmetrical when viewed from the public highway (as they would have originally appeared). All parts of the proposed extension will have brickwork walls externally, to match the existing brickwork. The roof to the side/front part of the proposed extension will in line with the existing roof and will be tiled to match the existing roof. The roof of the rear part of the proposed extension will be a GRP flat roof and concealed behind parapet walls to ensure sufficient floor to ceiling space is achieved internally and that the existing internal ceiling level at ground floor level can be maintained within the proposed extension area. The proposed front dormer extension to the roof of the side/front part of the proposed extension will be formed to match the appearance of the existing front dormer in relation to wall and roof materials.

3.03 The side wall of the rear part of the proposed extension will be formed adjacent to the site boundary. The external face of the rear wall of the rear part of the proposed extension will be circa 3m from the original rear wall of the dwelling. The side wall of the side/front part of the proposed extension will be set back from the site boundary by circa 1m to ensure the proposed development is not overbearing to the adjoining property at 67 Hilldale Road, whilst also allowing external access to the rear of the property. The front wall to the side/rear part of the proposed extension will be in line with the front wall of side/front extension to 77 Hilldale Road.

3.04 Please refer to the Proposed Drawings for further information in relation to the proposed development.

### **4.00 - Scale & Massing**

4.01 The scale and massing of the proposed extension will be similar to that of the extension implemented at 77 Hilldale Road, and other developments on the street.

### **5.00 - Amenity & Privacy**

5.01 The proposed extension will have little to no impact on the existing amenity and privacy of the application site and adjoining properties. The proposed development replicates what has taken place at 77 Hilldale Road, and is set back from the site boundary of 67 Hilldale Road.

### **6.00 - Access & Parking**

6.01 No major changes are proposed in relation to access and parking at the property. The property will still

include off-street parking to the front, and will retain external access to the rear.

## **7.00 - Landscaping**

- 7.01 In general, no changes are proposed in relation to landscaping. A new paved patio area is proposed in place of the existing paved patio area to the rear of the property.
- 7.02 All existing trees within the site boundaries and adjoining the site will not be interfered with or damaged by the proposed development. The proposed development will have no adverse affect on the environment.

## **8.00 - Fire Escape**

- 8.01 No changes are proposed in relation fire escape from the upper levels within the property.

## **9.00 - Refuse & Recycling**

- 9.01 No changes are proposed in relation to refuse and recycling.

## **10.00 - Appraisal & Conclusion**

When preparing the proposed documentation and in consultation with the applicant, it was felt that the proposal should be acceptable to the Local Authority and should not have a negative impact on the environment and the amenities of the adjoining owners and nearby neighbours. With this in mind, we hope that the proposal will be acceptable.

A Location Plan, Block Plans, Existing Drawings, Proposed Drawings, Completed CIL Form 1, and Existing Photographs have been provided as part of this application.