

PLANNING STATEMENT

Including

- Design and Access Statement
- Heritage Statement

**Erection of detached building in rear garden
to create annexe for elderly relatives**

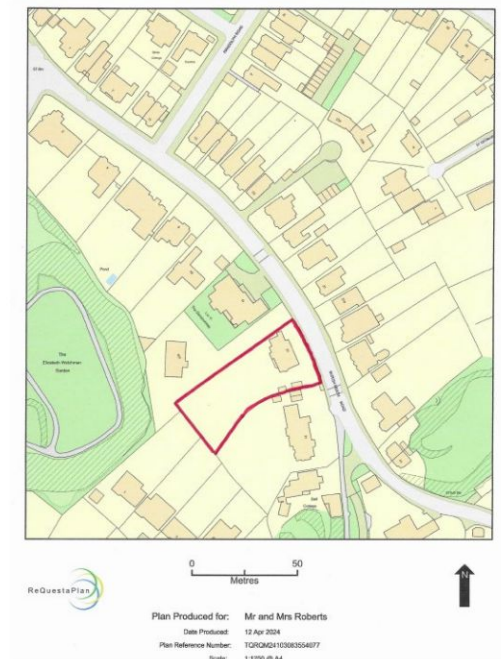
12 Burgh Heath Road
Epsom
KT17 4LJ

April 2024



1.0 INTRODUCTION

- 1.01 This application seeks planning permission for the erection of a detached building in the rear garden of 12 Burgh Heath Road, a large detached house with a large garden.



- 1.02 The proposed building would be positioned in the rear garden and would form an annexe to the main house.
- 1.03 The site is within the built up area of Epsom and within the Burgh Heath Road Conservation Area. The site is also affected by a Tree Preservation Area. The house is not a listed building.

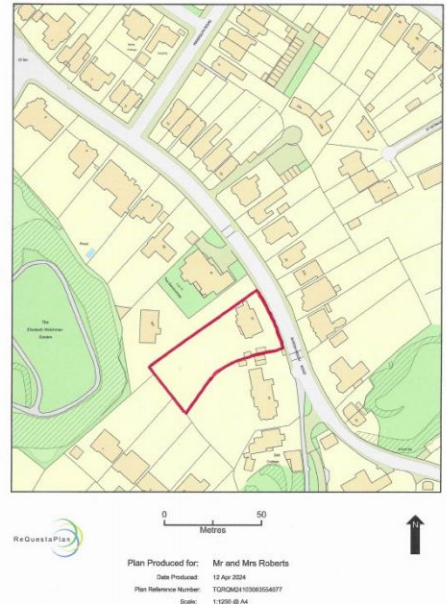
2.0 DOCUMENTS AND PLANS

2.01 The following plans and documents are submitted in support of the planning application;

- ◇ Location Plan
- ◇ Proposed Block Plan
- ◇ Proposed drawings – elevations and floor plans
- ◇ Tree survey
- ◇ Application forms
- ◇ CIL Form 1
- ◇ This Planning Statement including Design and Access Statement

3.0 THE SITE AND ITS SURROUNDINGS

3.01 The application property is a large detached property located on the south western side of Burgh Heath Road in Epsom.



3.02 The site is within the built up area of Epsom and sits within a sizeable plot. The house itself is a substantial building with accommodation over three floors. The house is of brick construction with a clay tile roof. A replacement garage is currently under construction on the southern side of the house.



Photograph of the application site

- 3.03 The house, which sits on higher land than the rear garden, has recently benefitted from a rear extension, as shown in the image below and a large diseased tree has been removed.
- 3.04 The rear garden is laid to lawn and the boundaries are characterised by timber fencing and planting.

4.0 PLANNING HISTORY

4.01 The Council's records show the following planning applications;

24/00162/FUL	Widening of existing dropped kerb, crossover and vehicular access	Granted April 2024
24/00159/NMA	Non-Material Amendments to planning permission ref: 22/01293/FLH, to alter the front boundary treatment from brick and iron to low level render and iron	Granted March 2024
24/00065/TPO	Felling of Purple Beech in rear garden	Exempt tree work
23/01433/PDEZA	Permitted Development Prior Notification – Demolition of double garage	Prior approval not required January 2024
23/00749	Tree works	Permitted October 2023
22/01293/FLH	Single-storey rear/side extension, insertion of a rear facing rooflight, the removal of a single front chimney stack and proposed brick wall and iron railings	Granted April 2023
22/00610/FLH	Erection of single storey rear/side extension. Insertion of rear rooflight. Erection of single storey annexe serving the main dwelling. Creation of a vehicular crossover, associated	Refused July 2022

	hardstanding and erection of new boundary treatment	
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5.0 THE PLANNING APPLICATION

Use

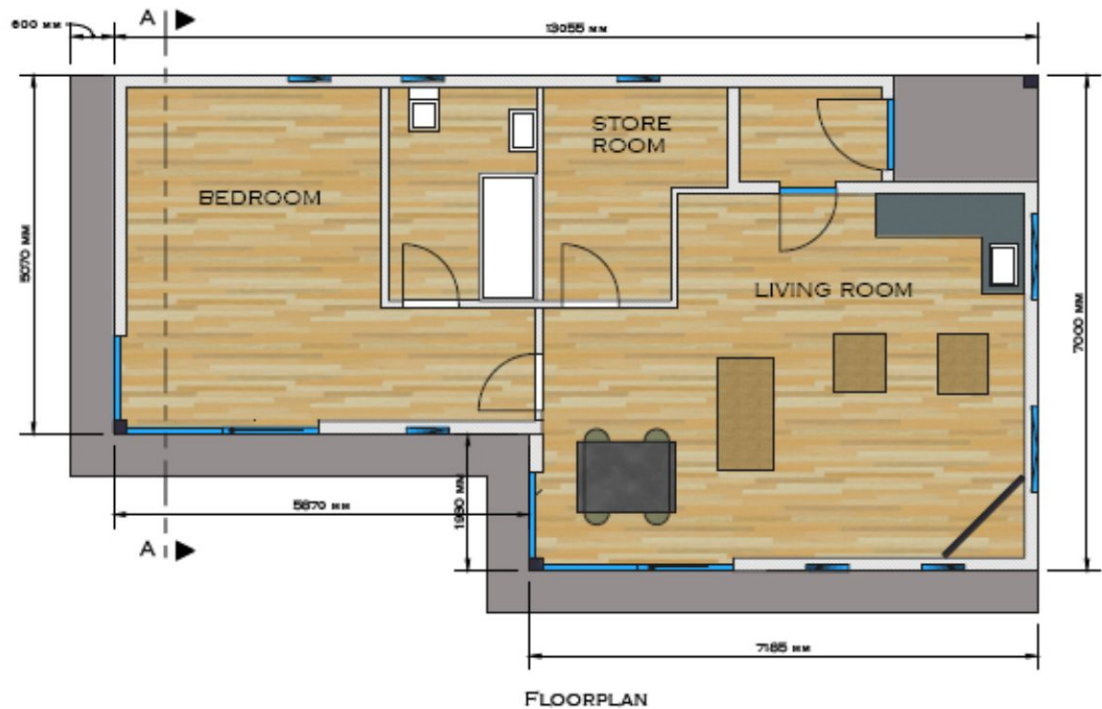
- 5.01 The proposal involves the erection of a detached building which would be used for ancillary residential purposes. The use of the site would remain as residential.

Amount and Layout

- 5.02 The proposed structure would be positioned adjacent to the north western flank boundary of the site. The maximum dimensions of the building would be 13 metres by 7 metres.

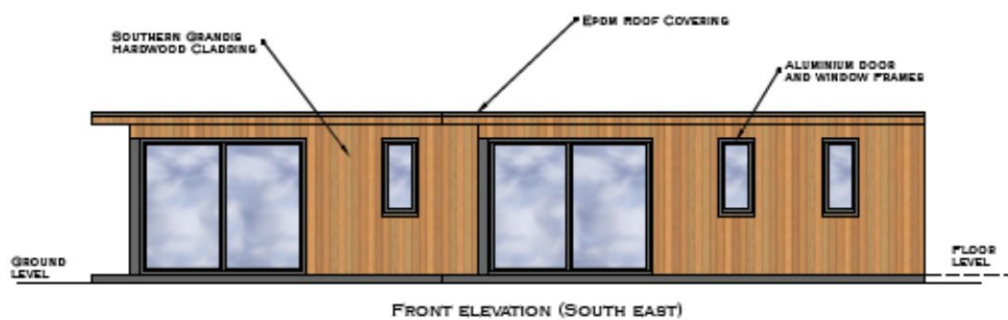


5.03 As shown below, the accommodation within the building would include a kitchen, lounge, bedroom and bathroom, and is intended for the elderly relatives of the owners.



Scale and appearance

5.04 The proposed structure would have a flat roof and a contemporary appearance with a hardwood clad front and side elevation with fire rated composite cladding on the rear elevation.



Landscaping and Trees

- 5.05 There are no significant trees in close proximity to the siting of the proposed building and no further landscaping would be required apart from making good the ground around the proposal.

6.00 THE DEVELOPMENT PLAN

NPPF and the Planning Guidance Suite

6.01 The National Planning Policy Framework was published in 2023. The following sections are relevant to the current proposal;

- ◇ Section 2 – Achieving sustainable development
- ◇ Section 4 – Decision making
- ◇ Section 12 - Achieving well-designed places
- ◇ Section 14 - Meeting the challenge of climate change, flooding and coastal change

Core Strategy (2007)

6.02 The Council's Core Strategy was adopted in July 2007. The following policies are relevant;

- ◇ Policy CS1 – Creating Sustainable Communities in the Borough
- ◇ Policy CS5 - Conserving and Enhancing the Quality of the Built Environment

Development Management Policies Document (2015)

6.03 The Council's Development Management Policies Document was adopted in 2015. The following policies are relevant;

- ◇ DM5 – Trees and Landscape
- ◇ DM8 – Heritage Assets
- ◇ DM9 - Townscape character/distinctiveness
- ◇ DM10 - Design for new developments

6.04 Other relevant Policy/Guidance are as follows;

- ◇ Burgh Heath Road Conservation Area Character Appraisal & Management Proposals (2010)
- ◇ National Planning Practice Guidance (NPPG)

7.0 THE PLANNING APPLICATION

7.01 The following issues are considered pertinent to the consideration of this planning application:-

- ◇ Planning history
- ◇ Principle of development
- ◇ Impact on the character of the Conservation Area – Heritage Statement
- ◇ Effect on the amenity of nearby residents
- ◇ Trees

Planning history

7.02 As can be seen from the table at section 4.01, the application site has recent planning history relating to the removal of a diseased tree on the site and a previous application for an annexe.

7.03 The diseased tree has now been removed and is due to be replaced.

7.04 The previous application for an annexe on the site was refused due to the impact on trees on the site (ref 22/00610/FLH). However, in terms of the principle of the annexe itself, the report makes the following positive comment;

'It is considered that the proposed annexe should be occupied solely for purposes ancillary to the occupation and enjoyment of the application property as a single dwelling as the establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings. This aspect could be secured via a planning condition.'

7.05 The current proposal seeks permission for an annexe but in an alternative location so as to not affect the trees on the site.

Principle of development

- 7.06 The site is located within the built up area where the principle of the development is acceptable. This is subject to all other relevant planning considerations and policies which are set out below.
- 7.07 The proposed annexe would be used as accommodation that would be ancillary to the main house and would be occupied by the owner's elderly relatives. There would be a functional link with the main house in that the proximity of the units would allow the some care but a level of independence would remain.
- 7.08 Core Strategy policy CS1 notes that proposals should 'achieve high quality sustainable environments for the present, and protect the quality of life of future generations.'
- 7.09 The multi-generational living proposed by this current application is considered to be in accordance with this policy therefore.

Impact on the character of the Conservation Area – Heritage Statement

- 7.10 The National Planning Policy Framework (NPPF) (2021) attaches great importance to the design of the built environment. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design. Moreover, Policy DM10 (Design Requirements for New Developments (including House Extensions)) of the Council's LDF Development Management Policies Document (2015) states that development proposals will be required to incorporate good design.
- 7.11 The Burgh Heath Road Conservation Area consists of an attractive residential area of the late 19th/early 20th century at the foot of the Epsom Downs. The application property is referred to in the Council's Character Appraisal as follows;

'This is a red brick house with restrained neoGeorgian details including a pair of original dormer windows, between which is a panel of pargetting and the date of the house – 1896. Sash windows with heavy glazing bars, and a plain front entrance marked by a pretty neo-Georgian fanlight, are also of note.' (page 13).

- 7.12 The proposed building would have maximum dimensions of 13 metres by 7 metres and would be set back behind the house and on a lower level due to the changing ground levels. It would have a flat roof to a height of 2.8 metres.
- 7.13 The building has been designed to have a contemporary appearance and modest scale to allow it to nestle in the rear garden and appear subordinate to the dwelling it would serve.
- 7.14 Outbuildings are a common form of development in the rear gardens of built up areas such as this and the proposed structure would not appear out of keeping with the wider area. The proposed building would be located to the rear of the house and would appear subservient to it, and would therefore not appear out of character. The building will largely be screened by the surrounding development and the timber clad front elevation would not be a prominent feature given it would face into the application property's garden.
- 7.15 The Character Appraisal for the Burgh Heath Conservation Area notes that there are a 'number of particularly ugly modern garages' in the Conservation Area which adversely affect the streetscene and that new garages should be *'carefully designed, usually with pitched roofs, to fit in with their historic surroundings'*.
- 7.16 Whilst the structure it is not a garage, account should be taken of the advice in the Conservation Appraisal. A pitched roof is not proposed in this instance, mainly to minimise the bulk of the structure. However, due to the set back position of the building from the road, the changing site levels and its modest height and scale, the building would not be readily visible in the streetscene, It

would therefore not have an adverse impact on the street scene or the wider Conservation Area.

- 7.17 The proposal would therefore preserve the character and appearance of the area in accordance with the relevant national and local policies.

Effect on the amenity of nearby residents

- 7.18 Policy DM10 requires, inter alia, new development to have regard to the amenities of occupants and neighbours, including in terms of privacy, outlook, sunlight/daylight, and noise and disturbance.

- 7.19 The flat roofed design of the building and its location would ensure that the structure would not materially impact the amenities of the adjoining occupiers. Furthermore, the proposal would preserve adequate amenity space in the rear garden.

- 7.20 The use of the building will be ancillary to the host dwelling. The proposed use remains residential and is not considered to cause material increases in the levels of disturbance or noise nuisance. Furthermore, the proposed use of the outbuilding is considered ancillary to the existing house and a condition could be imposed to ensure it remains in ancillary use only.

- 7.21 In terms of neighbour amenity, the proposal is therefore considered acceptable and in accordance with both local and national policy.

Trees

- 7.22 Policy DM5 sets out that the Borough's trees, hedgerows and other landscape features will be protected and enhanced. Where trees, hedgerows or other landscape features are removed, appropriate replacement planting will normally be required.

7.23 The extract from the Council's mapping system below shows the location of the individually protected trees. There are no significant trees on the application site which would be affected by the proposal.



7.24 Given the information included in the accompanying tree survey and that the diseased Purple Beech has now been removed, there are no tree related concerns

8.0 SUMMARY

- ◇ The application seeks permission for the erection of detached outbuilding which would be ancillary to the main use of the dwellinghouse.
- ◇ Due to its proposed location, the building would not have a detrimental impact on the visual amenities of the Conservation Area or the wider locality, or the amenities of any neighbouring property, and therefore complies with the relevant local plan policies.
- ◇ Furthermore, there would be no impact on the protected trees.
- ◇ The proposed outbuilding therefore accords with Government advice in the National Planning Policy Framework and the policies of the Development Plan.

