

Friday 23rd October, 2020.

5 Sunningfields Crescent - Design Statement:

1) Background:

The back ground for this application is Planning Application ref. 20/1891/FUL. This was for:

“Single storey side and rear extension to basement level and lowering of the level height. Two storey side extension and roof extension involving rear dormer windows. New front porch and front boundary railings. Associated amenity space, refuse/recycling storage, cycle store and provision of off street parking. To facilitate the conversion of the existing 2no 3 bed self contained flats into 6no 2 bed self contained flats”.

This application was received as valid by the Local Planning Authority on Thursday 23rd April. It was considered by them for 15 weeks before being withdrawn by the applicant on Thursday 6th August.

After a review of the proposals with her Area Manager the Case Officer for this application (Lucia Devon) sent, on Wednesday 22nd July, an email that confirmed their concerns with the proposed scheme.

2) Design:

For ease we have tabulated the comments regarding Planning Application ref. 20/1891/FUL below and described, in the adjacent column, how the design now proposed responds to them:

	<u>LPA Comments On App. 20/1891/FUL</u>	<u>Design Response In This Application</u>
I	Front dormers on extended roof slopes are not acceptable.	One front dormer was proposed. This has now been omitted.

Christopher Tredway Architects

	<u>LPA Comments On App. 20/1891/FUL</u>	<u>Design Response In This Application</u>
2	The boundary treatment would be at odds with the sense of openness on the street scene.	The boundary treatment proposed was pillars with dwarf walls, railings and planting in between. Most front gardens on Sunningfields Crescent are taken up with off street parking. The few houses that do have front gardens (e.g. No.s 11 & 12) have a boundary treatment comprised of low walls and planting. This has been replicated.
3	The proximity to No.6 could result in an actual and perceived sense of overlooking and sense of enclosure.	This point was not raised in the council's pre-application response despite that scheme being, at 7.50m wide. That is +1.0m wider than the scheme considered in Application 20/1891/FUL, which was 6.45m wide. The pre-app scheme also showed rear facing windows in similar locations to those proposed in Application 20/1891/FUL. Furthermore rear facing windows that overlook the rear garden on No. 6 exist. These are shown in drawing S02. In extensions proposed in this application some rear facing windows have been omitted. Opaque glass has also been added to other rear facing windows as shown.
4	Adequate outdoor amenity space would not be provided.	17 Habitable Rooms are proposed. The requirement is for 5 sqm of amenity space per Habitable Room. This equates to a requirement for 85 sqm of amenity space. Excluding Cycle Parking, Car Parking, Bin Enclosures and Boundary Treatments 85 sqm of outdoor space is proposed at the rear of the proposal. Furthermore Sunnyhill Park (area = 22 hectares) is directly opposite.
5	The proposed balcony serving the Master Bedroom of Flat 1.1 would result in an unacceptable level of overlooking to the sunken garden and Master Bedroom associated with Flat 0.2.	This balcony has been omitted and replaced by a pitched roof.

Christopher Tredway Architects

	<u>LPA Comments On App. 20/1891/FUL</u>	<u>Design Response In This Application</u>
6	The gap between the rear building extension and boundary wall at its narrowest point may impede access to the set of 3 cycle stands adjacent to the rear garden.	All the cycle parking proposed has been moved to the front garden.
7	Highways recommend that crossover and parking bay close to the bend are deleted.	This has been omitted.
8	Highways would also recommend that a CPZ permit restriction is imposed.	There is no objection to this.
9	Flats 0.1 & 1.1 - Bedroom 2 / Study area falls short of 7.5 sqm requirement.	As previously proposed the area of the Bedrooms / Studys of Flats 0.1 and 1.1 were 7.3 sqm. The area of these rooms now proposed the area is 7.6 sqm.
10	Flats 0.1 & 1.1 - Only 1 sqm of non-communal internal storage is provided.	2 sqm of communal internal storage has now been provided.
11	Flat 2.2 – no communal internal storage identified on the plans.	2 sqm of communal internal storage has now been provided.
12	Poor level of natural light and outlook for the basement flat, given the proximity of the light wells to the site boundary.	The number of habitable rooms in this unit has been reduced. The two remaining habitable rooms both have windows that are more than 50% above external ground level.

For these reasons we believe that the amended scheme now proposed fully addresses all of the concerns raised about the scheme by the Local Planning Authority after both a pre-applications submission and a 15 week long planning application.