

PLANNING COMMITTEE - Date:30 September 2015

**Report of the Executive Head for Economic Development, Planning and Sustainability.**

Ref: B2015/72238/3FR	WARD: B05 / SUTTON NORTH	Time Taken: 6 weeks, 5 days
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Site: Copthorne Court OAKHILL ROAD Sutton SM1 3AH  
 Proposal: Replacement of single glazed windows and rear doors with PVCu double glazed windows and new rear doors  
 Applicant: Mrs Karen Butler  
 Agent: Mr Paul Anderson

**Recommendation:**

**GRANT PLANNING PERMISSION**

**Reason for Report to Committee: The applicant is Sutton Housing Partnership.**

**Summary of why application proposals are acceptable:**

The proposed fenestration is not considered to detract from the appearance of the existing block or the character of the surrounding area. Furthermore, the proposed fenestration would not adversely impact on the amenities of adjoining occupiers.

**1.0 BACKGROUND**

**1.1 Site and surroundings:**

The application site comprises of Copthorne Court, Oakhill Road, which is a three storey detached block consisting of 6 flats.

**1.2 Site Specific Designation:**

1.3 The site is located within the Limit of Sustainable Residential Development of Sutton Town Centre and a Decentralised Energy Opportunity Area.

**1.4 Relevant Planning History:**

1.5 Planning permission was previously granted for replacement windows and doors in 2011.

**2.0 APPLICATION PROPOSALS**

**2.1 Details of Proposals:**

2.2 Planning permission is sought for the replacement of the existing single glazed windows and rear doors with PVCu double glazed windows and new rear doors.

**2.3 Significant amendments to application since submitted:**

2.4 None.

**3.0 PUBLICITY**

3.1 **Adjoining Occupiers Notified**

3.2 **Method of Notification:**

3.3 A site notice was erected within the vicinity of the application site.

3.4 **Number of Letters Received:**

3.5 None received at the time of writing. Any representations received after the publication of this report will be reported to the Committee by way of an addendum.

3.6 **Official Consultation:**

3.7 None.

3.8 **Councillor Representation:**

3.9 None received at the time of writing.

4.0 **MATERIAL PLANNING POLICIES**

(1) The London Plan March 2015 (further alterations to the London Plan)

(2) The Local Development Framework (LDF) which comprises two main documents:

-(a) The Core Planning Strategy (CPS)

-(b) The Site Development Policies Development Plan Document (DPD)

In the event that there are discrepancies between the adopted CPS, DPD and the London Plan, legal guidance indicates that the latest adopted document prevails.

4.1 National Planning Guidance:

- National Planning Policy Framework
- National Planning Practice Guidance

4.2 Core Planning Strategy DPD

- PMP2 Suburban Heartlands
- BP12 Good Urban Design and Heritage

4.3 Site Development Policies DPD (Proposed submission)

- DM1 Character and Design
- DM2 Protecting Amenity

4.4 Supplementary Planning Documents

- SPD4 Design of Residential Extensions
- SPD14 Creating Locally Distinctive Places

5.0 **PLANNING CONSIDERATIONS**

5.1 The principal considerations (including whether any material planning objections have been reasonably addressed) in relation to these applications are:

- **Design Quality**
- **Impact on neighbours**

5.2 **Design Quality:**

5.3 The proposed double glazed fenestration would be similar in design, style and opening mechanism to the existing windows and doors and would not significantly alter the external appearance of the existing block. As such, the proposed fenestration is acceptable in design terms.

5.4 **Impact on Neighbours:**

5.5 The proposed fenestration would not alter the size or shape of the existing window openings or doors and as such would not have an unacceptable impact on the amenity of adjoining occupiers.

6.0 **CONCLUSION AND RECOMMENDATION**

6.1 The proposed fenestration is not considered to detract from the appearance of the block or the character of the surrounding area. Furthermore, they do not adversely impact on the amenities of adjoining occupiers.

6.2 Therefore, it is recommended that permission be granted subject to the conditions set out in the report.

Background Papers: B2015/72238/3FR

Drawings and other documents can be viewed on line –

- 1) Go to page: <http://gis.sutton.gov.uk/FASTWEB/welcome.asp>
- 2) Enter Planning Application Number: **B2015/72238**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents

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# DRAFT

WARNING: It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

## FIRST SCHEDULE

Copthorne Court OAKHILL ROAD Sutton SM1 3AH

Replacement of single glazed windows and rear doors with PVCu double glazed windows and new rear doors

## SECOND SCHEDULE

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 01, 02 and 03.

Reason: For the avoidance of doubt and in the interests of proper planning.

## INFORMATIVES.

(1) This application has been assessed against the relevant policies of the London Plan 2011, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason planning permission is granted.

(2) The submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.