

PLANNING COMMITTEE – 4 September 2019
**Report of the Assistant Director of Environment, Housing and Regeneration
 Directorate (Housing, Planning and Regeneration)**

Ref: DM2019/01038	WARD: A03 / Stonecot	Time Taken: 11 Weeks
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Site: 335 Sutton Common Road, Sutton, SM3 9HZ

Proposal: Erection of a two storey side extension and a single storey rear extension.

Applicant: Mr Jason Edwards

Agent: Mr James Groux

Recommendation:

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS

Reason for Report to Planning Committee: The agent for the application is an employee of Sutton Council.

Summary of reasons why proposal is acceptable:

- The design of the proposed extensions to the dwelling are considered to be acceptable in design terms and are not considered to result in harm to the character and setting of the application property or the surrounding streetscene.
- The proposed alterations to the dwelling are not considered to result in any unreasonable impact on the amenities currently enjoyed by the occupants of the surrounding residential properties.
- The proposal would not result in harm to any nearby trees or biodiversity value
- The proposal would not adversely impact on parking provision or highway and pedestrian safety.

1.0 BACKGROUND

1.1 Site and Surroundings:

1.2 The application site contains a semi-detached dwelling house situated on the southwestern corner of Sutton Common Road and Ridge Road. The group of properties, which 335 Sutton Common Road forms part of, have a staggered building line with the application property projecting slightly forward of other dwellings along this road.

1.3 The surrounding area is predominantly residential in nature, however there are a number of commercial and retail premises on the opposite side of the road which is located within the Sutton Common Road Local Centre. In addition, on the opposite corner from the application site, to the north, there is a local convenience store.

1.4 **Site Specific Designation:**

1.5 None.

1.6 **Relevant Planning History:**

1.7 A2016/75321 - Erection of a two storey side extension to create a 2 bedroomed dwelling involving the removal of the existing garage. Refused and dismissed at appeal.

1.8 DM2018/00161 - Erection of a part one, part two storey side and rear extension to existing dwelling to create a self contained 2 bedroom dwelling and provision of 2 parking spaces to rear accessed from Ridge Road following demolition of existing detached garage. Refused.

1.9 DM2018/01417 - Erection of a part one, part two storey side and rear extension to existing dwelling to create a self contained 2 bedroom dwelling and provision of 2 parking spaces to rear accessed from Ridge Road following demolition of existing detached garage. Refused and dismissed at appeal.

2.0 **APPLICATION PROPOSAL**

2.1 This application proposes the erection of a two storey side extension, 3.3m wide and 7.7m deep with a hipped roof and the addition of a single storey rear extension, 3m deep with a flat roof with an eaves height of 3m.

2.2 The proposed extensions would match the existing appearance of the main building in terms of materials.

3.0 **PUBLICITY**

3.1 Consultation

3.2 In total 12 letters were sent to local residents on 03 July 2019 surrounding the site on the following roads listed below:

- Sutton Common Road
- Ridge Road

3.3 **Number of Letters Received in Response to the Proposal:**

3.4 The application has received no comments.

3.5 **Internal and External Consultation:**

3.6 No internal consultees were consulted.

4.0 **MATERIAL PLANNING POLICIES**

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise. The development plan for the London Borough of Sutton comprises the following documents:

- London Plan 2016
- Sutton Local Plan 2018

4.2 Also a material consideration in determining planning applications are:

- National Planning Policy Framework (NPPF) 2019.
- National Planning Practice Guidance (NPPG)
- Adopted London Borough of Sutton Supplementary Planning Guidance documents.
- Human Rights Act 1998
- Equality Act 2010
- Draft London Plan 2017
- The Mayors Homes for Londoners SPG 2017
- The Mayors Housing SPG 2016

4.3 **Public Sector Equality Duty (PSED) and Human Rights**

4.4 Under the Equalities Act 2010, the Council must have due regard to the need to eliminate discrimination, harassment or victimisation of persons by reason of age, disability, pregnancy, race, religion, sex and sexual orientation. This planning application has been processed and assessed with due regard to the PSED. The application proposals are not considered to conflict with the Duty.

4.5 The application has also been considered in the light of the Human Rights Act 1998 and it is considered that the analysis of the issues in this case, as set out in this report and recommendation below, is compatible with the Act.

4.6 **Material Planning Policies in the Determination of this Application**

4.7 London Plan 2016 Policies:

- Policy 6.13 Parking
- Policy 7.4 Local character
- Policy 7.6 Architecture

4.8 Sutton Local Plan 2018 Policies

- Policy 28 Character and Design
- Policy 29 Protecting Amenity
- Policy 37 Parking

4.9 Supplementary Planning Guidance/Documents:

- SPD 4 Design of Residential Extensions
- SPD 14 Creating Locally Distinctive Places

5.0 **PLANNING CONSIDERATIONS**

5.1 The main issues which shall be addressed within this report relate to the following (including whether any material planning objections have been reasonably addressed) in relation to this application are:

- A. The Design of the Development**
- B. The Impact on Residential Amenity**
- C. Transport and Highways**
- D. Trees and Landscaping**
- E. Conclusion**

A. The Design of the Development:

5.2 Policy 7.4 of the London plan states that the new development should have regard to the pattern and grain of the existing space in orientation, scale, proportion and mass and should contribute to a positive relationship between the built form and the natural features of a site.

5.3 In accordance with Policy 28: Character and Design of the Sutton Local Plan 2018, the Council will only grant permission for development providing it is attractive, designed to the highest standard using high quality materials and maintains and enhances local character and the appearance of the surrounding area.

5.4 This application proposes to construct a two storey side extension 3.3m wide, set back from the front elevation of the original dwelling by 0.6m and aligning with the rear elevation. The eaves line would match that of the existing house but the ridge height would be set below the existing ridge height. To the rear, the extension would be 3m deep, 3m in height with a flat roofed single storey rear extension.

5.5 Due to the set back from the front elevation, the lower ridge height and the hipped roof form, the side extension would appear as a subordinate addition to the original property. The width of the side extension is considered to be acceptable in relation to the width of the original house. The extension would be set off from the side boundary with the public highway by approximately 2m which ensures there is no adverse impact on the street scene due to the location of the property within a corner plot.

5.6 The addition of the two storey side extension would result in a partial loss of symmetry between the pair of semi-detached properties, however it is noted that some symmetry has already been lost due to the hip to gable extension that exists to the adjoining neighbouring property at 337 Sutton Common Road and there is little space to the side of the adjoining property to allow for a similar two storey side extension.

5.7 The dimensions and form of the single storey rear extension is acceptable for a property of this size and type, and it is noted that the proposed flat roof would

match that of the rear extension to the neighbouring property, so in this instance the proposed extension would be acceptable.

- 5.8 Overall, it is considered that the proposed two storey side and single storey rear extension would comply with the aims and objectives set out in Policy 28 of the Sutton Local Plan and SPD 4: Design of Residential Extensions.

B. The Impact on Residential Amenity

- 5.9 In accordance with policy 29 of the Sutton Local Plan 2018, the council will not grant planning permission for any development that adversely affects the privacy, outlook or daylight and sunlight of adjoining occupiers, or would unacceptably impact on the surrounding area.
- 5.10 The main neighbouring property to be taken into consideration relates to no. 337 Sutton Common Road, the adjoining property. This neighbouring property has a roof extension and a single storey rear extension. Due to the fact that the two storey side extension is located on the southern elevation and that there is an existing single storey rear extension to this neighbouring property, the proposed extensions are considered not to result in an unacceptable impact on the amenities currently enjoyed by the occupants of this property.
- 5.11 The other surrounding residential properties located on Sutton Common Road and Ridge Road are a significant distance from the application property, located in excess of 15 metres to the boundary of the closest property located to the south-east, mitigating the impact on the amenities currently enjoyed by the surrounding occupants.
- 5.12 A condition would restrict access to the flat roof of the rear extension to ensure that there is not unacceptable overlooking to neighbouring properties.
- 5.13 It is considered that the proposal would not result in an adverse impact on any adjoining occupiers in terms of increased noise and disturbance or loss of outlook, privacy and light. As such, subject to the condition mentioned above, the proposal would comply with the aims and objectives set out in Policy 29 of the Sutton Local Plan and the SPD 4 for design of residential extensions and would not result in an adverse impact on any adjoining property.

C. Transport and Highways:

- 5.14 Policy 37 of the Sutton Local Plan 2018 requires development proposals to provide the appropriate amount of car parking and secure cycle storage in accordance with the council's restraint-based maximum car and cycle parking standards and to ensure the safe and efficient operation of the transport network.
- 5.15 The proposal would result in an increase in bedroom numbers at the existing property from 3 to 4 bedrooms. The existing property has provision for two off street parking spaces, one in the garage to the rear and one on the driveway at the front of the garage. Therefore the proposal would remain in accordance with the maximum parking standards and as such it is considered that this proposal would not result in an unacceptable increase in on-street parking pressures.

D. Trees and Landscaping:

- 5.16 In accordance with policy 28 of the Sutton Local Plan 2018, new developments would be expected to respect and retain existing landforms and natural features of application sites, including trees of amenity value, hedges and other landscape features, and make suitable provision for high quality additional landscaping.
- 5.17 This proposal does not involve the removal of any trees within the application site of amenity value.

E. Conclusion

- 5.18 Overall, it is considered that the design of the proposal is acceptable and would not result in harm to the character and appearance of the dwelling or surrounding streetscene. The proposal would not result in unacceptable harm to the residential amenity of neighbouring occupiers. Additionally, it is considered that the proposal would not result in harm to any nearby trees of amenity value or adversely impact parking provision or highway and pedestrian safety.

6.0 Recommendation

- 6.1 For these reasons the proposal is considered to be acceptable and it is recommended that planning permission is granted subject to conditions.

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DM2019/01038

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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

335 Sutton Common Road

Erection of a two storey side extension and a single storey rear extension

SECOND SCHEDULE

(1) The development hereby permitted shall be carried out in accordance with the following approved plans:

01
02
04
03

Location Plan

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

(2) 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 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.

(3) All external facing materials, treatments and finishes shall be similar to those of the original building and maintained and retained thereafter. This applies unless differences are shown on the drawings we have approved.

Reason: To ensure that the extension harmonises with the existing building and to ensure compliance with Policy 28 of the Sutton Local Plan 2018.

(4) The flat roof of the rear extension hereby approved shall not be used, all or in part, as a terrace or other amenity space. No railings, fences, walls or other means of enclosure shall be erected on this flat roof, and no alterations shall be carried out to the rear elevation of the application property to form access onto the roof.

Reason: Such a use could be harmful to the existing amenities of the occupiers of neighbouring residential properties as a result of overlooking and loss of privacy and the generation of noise and disturbance contrary to Policy 29 of the Sutton Local Plan 2018.

INFORMATIVES.

(1) This approval only grants permission under section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 5000 before proceeding with the work.

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

(3) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5070.

(4) The applicant was provided with pre application advice. As the submitted application accorded with that advice and complied with the relevant policies Sutton Council has accordingly granted planning permission.