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Ref: PRE2019/00068

Dear Sir or Madam,

RE: 335 Sutton Common Road, Sutton SM3 9HZ

I write further to your request for pre-application advice on 30th April 2019. This letter is based on the plans and statement submitted for the pre-application advice.

Site and Surroundings:

The application site comprises a two storey semi-detached dwelling located on the south western side of Sutton Common Road, on a corner plot at the junction with Ridge Road. The surrounding area is predominately residential with some commercial use on the opposite corner and on the opposite side of Sutton Common Road.

Site Specific Designations

- Smoke Control Zone

Relevant Planning History

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

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.

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 Appeal Dismissed.

Proposal

The scheme that has been submitted for pre-application advice includes:

- The erection of a two storey side extension and single storey rear extension.

Material Planning Policies

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:

- The London Plan
- Sutton Local Plan 2018

Also a material consideration in determining planning applications are:

- National Planning Policy Framework
- National Planning Policy Guidance
- Adopted London Borough of Sutton Supplementary Planning Guidance documents
- Sutton Local Plan 2018
- Human Rights Act 1998
- Equality Act 2010
- Draft London Plan 2017

Public Sector Equality Duty (PSED) and Human Rights

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. Any future planning application will be processed and assessed with due regard to the PSED.

The application will also be considered in the light of the Human Rights Act 1998.

The London Plan:

- 7.4 Local Character
- 7.8 Heritage Assets and Archaeology

The Sutton Local Plan 2018:

- 28 Character and Design
- 29 Protecting Amenity

Supplementary Planning Documents:

- SPD14 Creating Locally Distinctive Places 'Urban Design'

- SPD 4 'Design of Residential Extensions'

PLANNING CONSIDERATIONS

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

- **Design Quality**
- **Impact on Neighbours**

Design Quality

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.

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

Due to the set back from the front elevation, the lower ridge height and the hipped roof form the side extension will appear as a subordinate addition to the original property. The width of the side extension is just under half the width of the original house and is therefore considered to be a suitable width, it is also noted that the extension will remain set off the side boundary with the public highway by approximately 2m which is required due to the location of the property on a corner plot.

The addition of the two storey side extension will 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 has been carried out to the adjoining neighbour.

The dimensions and form of the single storey rear extension is generally acceptable for a property of this size and type, however you are advised to consider adding a hipped or pitched roof to further improve the design of the rear extension, especially given that it will be visible from within the public realm.

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.

Impact on Neighbours:

If an application for planning permission were to be received by the Council, the impact on neighbour amenity would be assessed. 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.

The main neighbouring property to take into consideration is no. 337 Sutton Common Road, the adjoining property. This neighbouring property has a roof extension and a single storey rear extension. 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 property, the proposed extensions are not considered to result in an unacceptable impact on the amenities currently enjoyed by the occupants of this property. However, the impact would be confirmed by a site visit should an application be submitted.

As such the proposal would not conflict with Policy 29 of the Sutton Local Plan and guidance set out in Supplementary Planning Document SPD 4 Design of Residential Extensions.

Conclusion

It is considered, due to the reasons discussed above, that the proposed two storey side and single storey rear extension would comply with Council planning policy and guidance and is likely to be supported should an application be received for these proposed works.

The planning history connected with this site has been noted and you are advised that for the reasons set out in the previous decision notices and appeal decisions any future conversion of the two storey side extension into a separate dwellinghouse is likely to be resisted as it would be contrary to Policy 10 of the Sutton Local Plan.

Submitting a planning application:

Should you wish to proceed to submit a formal application you may do so either online via the Planning Portal at www.planningportal.gov.uk or in paper form. The following would be required:

- Application form – available at <http://www.sutton.gov.uk/index.aspx?articleid=1270> (completed form, signed and dated, for paper submission). Please ensure the relevant ownership certificate (A, B, C or D of section 11) and the agricultural land declaration (section 12) are signed.
- Site location plan at a scale of 1:1250 and a north arrow with the application site outlined in red.
- Existing and proposed elevations.
- Existing and proposed floor plans.
- Existing and proposed block plans.
- Existing and proposed street scene elevations.
- The correct fee. Payment is taken in cash or by credit or debit card at the reception desk of the planning offices (Denmark Road, Carshalton), by credit or debit card over the telephone by logging a call with the contact centre on 020 8770 5070). The Planning Portal also has an online option for paying with credit or debit card.

Please ensure you state the pre-application reference number at section 6 of the application form.

I hope this information is useful. Please note that any opinions expressed are informal, offered in the spirit of helpfulness without prejudice to any subsequent decision that the Local Planning Authority may make. A planning application will be subject to the Council's standard publication procedure, which includes notifying neighbouring properties. The information contained within this letter is correct in terms of the status of planning policy and of the site and the immediate locality at time of writing.

If you have any queries in relation to this letter, please do not hesitate to contact the case officer, Polly Davidson, on the above number.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Jody Williams', with a stylized, cursive script.

Jody Williams

Deputy Planning Manager

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