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Mr Alan Hedges

DM2020/02066

39 Walton Bridge Road

Shepperton

TW17 8LX

UK

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

1 Summerville Gardens

Cheam

SM1 2BU

Completion and retention of a single storey rear extension and conversion of garage into habitable room..

SECOND SCHEDULE

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

Site location plan, 422-001 REV.A, 422-002 REV.A, 422-101 REV.A, 422-102 REV.A, TREE DIAGRAM and 422-003 REV.A received on 16.02.21..

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

- (2) 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.

Reason: To accord with policy 32 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) No pre-application was provided but the submitted application complied with the relevant planning policies and Sutton Council has accordingly granted planning permission.

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