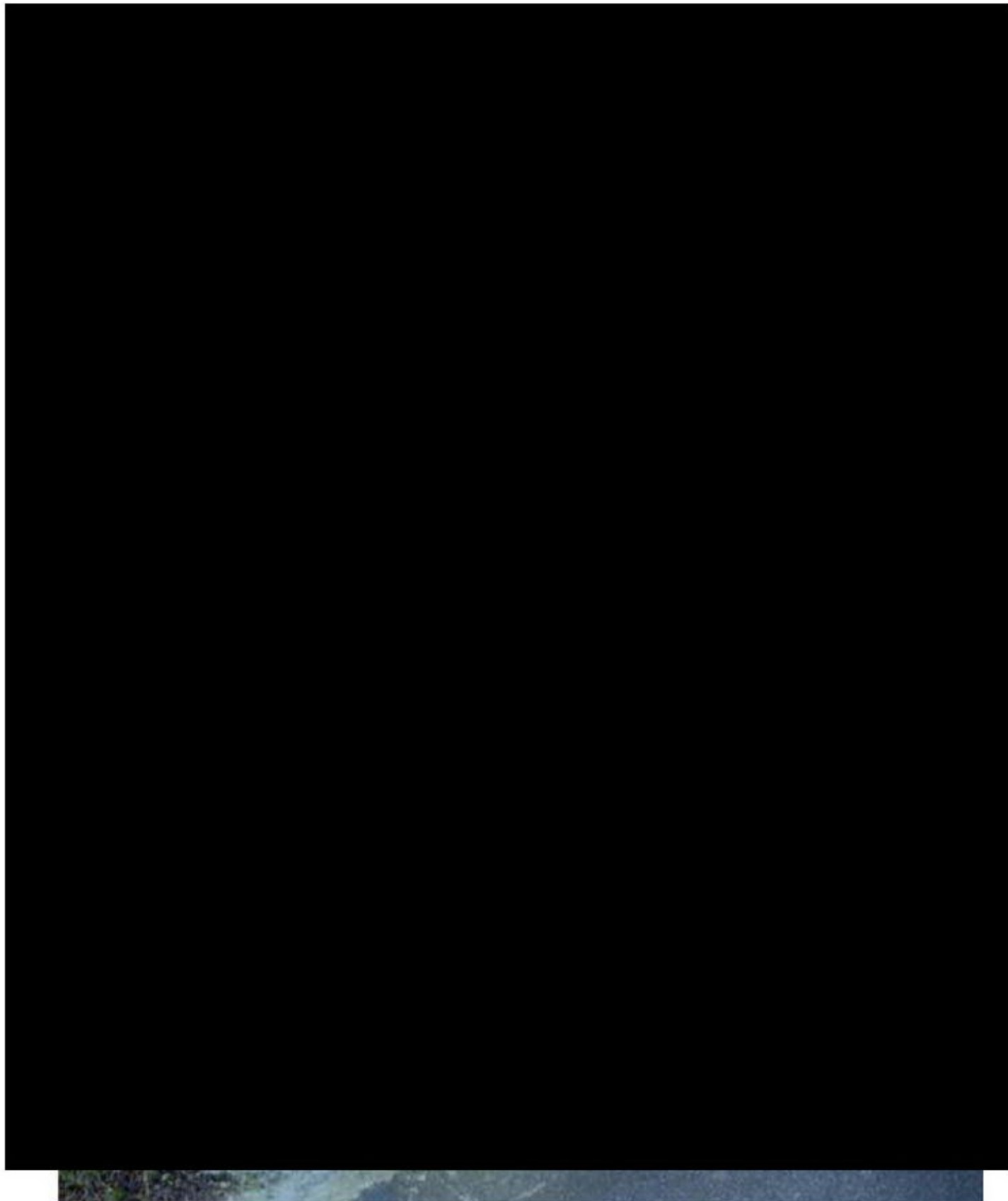


Planning Statement / Design & Access Statement

9 Whitland Road, Carshalton, SM5 1QX

Demolition of the existing ground floor rear bathroom, storage, W/C and single storey side storage buildings and the subsequent erection of a part one, part two-storey side extension, rear extension and the formation of a front entrance porch; Provision of detached refuse store and cycle parking (revised application of DM2019/02129)

Note: this document is to be read in conjunction with Architectural Drawings No GGD-318-P01, GGD-318-P02, GGD-318-P03, GGD-318-P04, GGD-318-P05-, GGD-318-P06 and GGD-318-P07.



1.0 THE APPLICATION SITE & SURROUNDINGS

- 1.1 The application property is a two-storey end-of-terrace residential dwelling that is situated on the south-west side of Whitland Road, on the road junction with Welbeck Road which form a crossroads.



- 1.2 Views between the blocks of houses on the corners of this crossroads at ground level are obstructed by fencing, vegetation and single-storey buildings such that these corners are not as open as some of the others on the Estate. Whitland Road forms part of the St Helier Estate, a 'garden suburb' dating from the 1930s.
- 1.3 The Estate is characterised by short blocks of terraced houses of a similar scale and design, creating a regular pattern of development. The gaps between the blocks on the corners at the junctions of the Estate roads are a particular feature. The application property is not Listed and it is not within a Conservation Area.

- 1.4 Similar residential properties surround the property, with a wide variety of residential extensions evident within the street. In this respect, two-storey extensions form part of the established development within Whitland Road and Welbeck Road, as well as surrounding roads within the St. Helier estate. Typically, these examples result in the closing of visual gaps within their respective plots. Owing to the fact they do not extend beyond their build line or that of the adjoining row of terraces, the perspective of openness is not adversely impacted.
- 1.5 The site is located in Flood Zone 1 part of the London, rated by the Environment Agency (EA) as having a 'very low' probability of flooding.
- 1.6 In terms of the existing context, the existing dwelling benefits from a side porch which has amalgamated into a larger side extension/outbuilding. The arrangement of the built form to the east of the site is contrived and cramped into the plot as a result of its siting directly abutting the site boundary. The tapered nature of the extensions walls which follow the line of the boundary reduces the sense of openness and increases the spread of built form across the site.
- 1.7 The application site is bound in mature hedging which due to its density, height and siting offers limited to little views into or across the site.

2.0 RELEVANT PLANNING HISTORY

- 2.1 The property has the following planning history:

C2012/65406 - Removal of existing rear extension & detached garage and erection of a 2-storey side extension and a single storey rear extension. **Approved 30 March 2012.**

C2012/65817 - Proposal: Erection of a two-storey side, a single storey rear extension, repositioning of existing front door all in connection with the conversion of the property into two 2-bedroomed self-contained flats with parking for two motor vehicles, cycle and bin stores. **Refused 26 July 2012.**

C2012/66528 - Erection of a two-storey side extension, a single storey rear extension and re-positioning of entrance in connection with the conversion of the property into one 1 - bedroomed and one 2-bedroomed self-contained flats together with two car parking spaces, cycle and refuse facilities and an additional vehicular access. **Refused 20 December 2012.**

C2013/67241 - Erection of a two-storey side extension, a single storey rear extension and re-positioning of entrance in connection with the conversion of the property into one 1-bedroomed and one 2-bedroomed self-contained flats together with two car parking spaces, cycle and refuse facilities, alteration to position of existing and one new vehicle access. **Approved 30 May 2013.**

C2014/70193 - Proposal: Erection of a two-storey side extension, a single storey rear extension, front entrance porch, conversion of loft space involving a dormer extension at rear and alteration to existing roofline and Conversion of existing dwelling all to provide one 1-bedroomed and one three-bedroomed self-contained flats with a car parking space and new access for each dwelling.

C2011/64970 - Erection of a two-storey side extension and a single storey rear extension. **Refused 17 October 2014.**

DM2019/02129 - Demolishing existing rear POD bathroom and side storage, erection of a two-storey side extension and new front entrance porch. **Refused 12 February 2020.**

Appeal dismissed (Ref. APP/P5870/D/20/3248394).

3.0 THE PROPOSED DEVELOPMENT

3.1 This application submission proposes the following:

Demolition of the existing ground floor rear bathroom, storage, W/C and single storey side storage buildings and the subsequent erection of a part one, part two-storey side extension, formation of a front entrance porch and provision of detached refuse store and cycle parking (revised application of DM2019/02129).

3.2 The application is a resubmission of the previous refusal (Ref. DM2019/02129) and has been submitted to address the Councils concerns and that of the Inspector in the context of the dismissed appeal (Ref. APP/P5870/D/20/3248394).

3.3 The application has been revised in the following methods:

- Reduced width;
- Reduced height (by dropping the ridge) of the proposed side extension relative to the main ridge;
- Setting the extension back behind the main frontage.

3.4 The remainder of the planning statement below will set out (in greater detail) the post refusal/appeal amendments that have helped inform

these latest designs and how the current proposal is policy and planning guidance compliant.

4.0 PLANNING POLICY CONTEXT

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.

4.2 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The revised National Planning Policy Framework (NPPF) must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

4.3 The development plan for the London Borough of Sutton comprises the following documents:

- The London Plan 2016;
- The Sutton Local Plan 2018

4.4 Also a material consideration in determining planning applications are:

- National Planning Policy Framework 2019 (NPPF);
- National Planning Practice Guidance (NPPG);
- Adopted London Borough of Sutton Supplementary Planning Documents;
- Human Rights Act 1998
- Equality Act 2010;
- Draft London Plan 2017

4.5 The most relevant policies to be considered are listed below:

Sutton Local Plan

- Policy 28 - Character and Design
- Policy 29 - Protecting Amenity
- Policy 24 - Green Belt and Metropolitan Open Land (if relevant)
- Policy 30 - Heritage (If Relevant)
- Policy 35 - Transport Proposals (if relevant)
- Policy 36 - Transport Impact (if relevant)
- Policy 37 - Parking (If Relevant)

Adopted London Borough of Sutton Development Plan and Supplementary Planning Documents

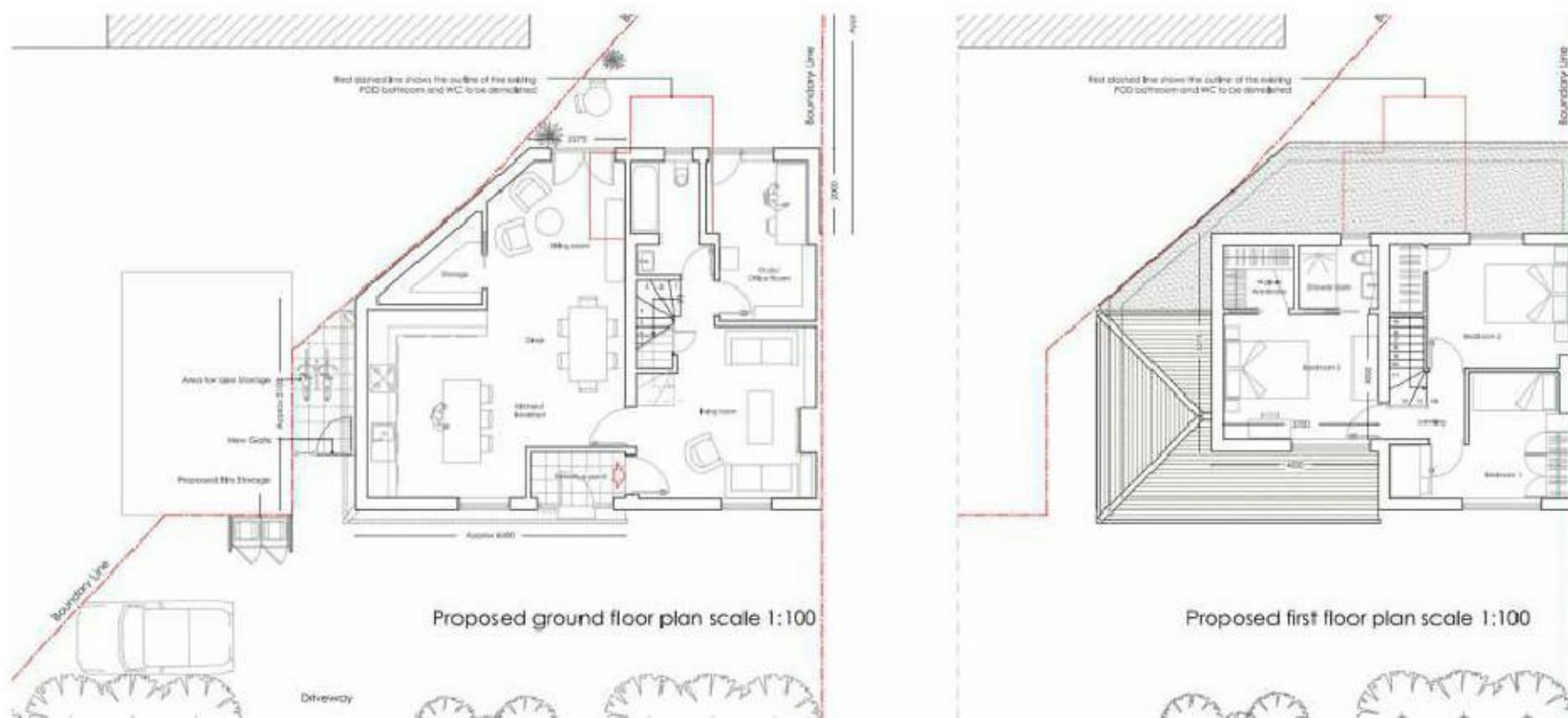
- SPD4 – Design of Residential Extensions;
- SPD14 – Creating Locally Distinctive Place;
- Burton Estates Area of special Local Character - Character Appraisal;
- Hackbridge and Beddington Corner Neighbourhood Plan.

5.0 URBAN DESIGN / VISUAL AMENITY

5.1 The proposal seeks the proposed demolition of the existing ground floor rear bathroom, storage, W/C and single storey side storage buildings and the subsequent erection of a part one, part two-storey side extension, rear extension and the formation of a front entrance porch, together with the provision of detached refuse store and cycle parking (revised application of DM2019/02129).

5.2 The proposed elevations and floor plans of this latest (amended) planning application are illustrated below:





Figures 1-6 above, illustrating the proposed elevations and floor plans

5.3 In planning policy terms, paragraph 7 of the NPPF states that the purpose of the planning system is to achieve sustainable development. There are three overarching objectives to sustainable development which are interdependent and need to be pursued in mutually supportive ways: economic, social and environmental objectives. So that sustainable development is pursued in a positive way, at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development (paragraph 10).

5.4 Paragraphs 124-132 of the NPPF are concerned with design. It states that good design is a key aspect of sustainable development. Paragraph 127 of the NPPF states that planning policies and decisions should aim to ensure that developments (among other things):

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development;
- Sympathetic to local character and history, including the surrounding built environment and landscape setting;
- Are visually attractive as a result of good architecture layout and appropriate and effective landscaping.

5.5 Policy 28 of the Sutton's Local Plan 2018 states that planning permission will be granted for new development, provided it is attractive and designed to the highest standard, respects the local context and responds to local character, is of a suitable scale, massing and height,

makes a positive contribution to the public realm, and responds to natural features of the site.

- 5.6 In addition Sutton's Urban Design Guide 'Creating Locally Distinctive Places' SDP (SDP14) seeks to ensure that new developments incorporate the basic elements of good urban design and complement good quality elements of the existing urban fabric. As such, new developments are expected to build on local character by preserving the positive characteristics of the specific area, ensuring that the scale of the development is appropriate to the existing context of the area, and by respecting the building lines, heights and massing of the existing buildings.
- 5.7 The Design of Residential Extensions SPD (SPD4) recommends that two-storey side extensions read as a subordinate addition by being set back from the front elevation by at least 0.5 metres, by replicating the existing roof form, by depicting a lower ridgeline and by being proportionally no wider than half the width of the original dwelling.
- 5.8 When taken as a whole and amongst other things, these policies require development to respect the positive features of Sutton's suburban character, maintain and enhance the local character and appearance of the surrounding area, be of a scale, massing and height that are appropriate to the setting of the site and be a high quality of design that contributes positively to the street scene.
- 5.9 The property is situated on a corner plot and the proposed flank and front elevation has a public view from Whitland Road and Welbeck Road. The visual gaps at corner sites contribute to this sense of spaciousness and allow views across wide garden areas creating spacious road junction settings. Therefore, the addition of the new two storey side extension would erode the intrinsic character of this open corner plot, part of the very character for which it was designed in the first place.
- 5.10 According to SPD 4, the proposed development should not significantly exceed more than half of the width of the donor dwelling and should be set back from front of house at first floor level. It is also noted that previously, the Inspector in dismissing the appeal (Ref. APP/P5870/D/20/3248394), noted (Para 7 of the appeal decision letter) that although that part of the extension closest to that boundary would be of a lower ridge height than the remainder of the extension and the host dwelling, its height in relation to its proximity to that boundary would result in a cramped appearance.

5.11 However, the proposed extension in this case (in this revised form) has been substantially reduced in width and stepped down in height in comparison with the previous scheme. The resultant extension is of a reduced massing and also given the reduced width, further recessed from the site boundaries, therefore, the resultant composition is that of an extension which would be subservient to the host building and also respectful of the street gap on the corner plot.



Figure 7 (LHS) is the previously refused front elevation and Figure 8 on the RHS is the proposed front elevation as currently proposed

5.12 The images indicate the scale and bulk of the previously refused application (Ref. DM2019/02129) on the LHS and the revised designs as proposed in this current, as illustrated on the RHS image.

5.13 It should be noted that in the case of the previously refused planning application, the width of the proposed two storey rear extension measured 3.550m and 2.6m (6.5m in total width). The width of the proposed two storey side extension has been substantially reduced in this case in order to directly address the concerns and objections raised by the Council. In this latest planning application, the proposed side extension would be part two, part single storey in height to break up the bulk and massing, with the two-storey side extension element reduced to 4.0m in width, with the single storey element measuring 6.450m in width. As such, the side extension element has been reduced by 2.5m at first floor level, which is considered to represent a substantial reduction since the previous application.

5.14 Given the above, it is considered that the substantial reduction in the width of the proposed extension would soften the perceived bulk and massing, and offer visual relief in public views afforded towards the site, with this being an important corner plot within the estate.

- 5.15 The ridge level of the proposed two storey side extension has also been dropped and set below that of the main (original) ridge level, as evident in the above RHS image (proposed front elevation). This design would be policy compliant and would ensure that the proposed extension would be subservient to the main host dwelling, and would offer a visual relief in the built form, helping to again “soften-up” the overall bulk and massing of the proposed extensions.
- 5.16 Finally, the proposed two storey side extension would also be set back by 1.4m behind the main front building façade at first floor level. This set-back would ensure that the scheme would be compliant with the provisions of The Design of Residential Extensions SPD (SPD4).
- 5.17 In terms of the use of materials, the proposed development would be comprised of a materials palette that would be in keeping with the neighbouring property and the street scene more widely by using stick bricks and slate roofing materials. These matters can be conditioned by the Council, although it is considered that the above would be appropriate for the surroundings in the interests of visual amenity.
- 5.18 The proposed development would represent a considerable improvement on the previously refused plans for the site and would represent a sensitive development of the property, resulting in a sympathetic form of development that would not affect the openness of this prominent corner site.
- 5.19 The proposal in this form would be read as a subservient feature behind the front building elevation, set down from ridge and of a respectful width that would retain a considerable separation distance to the neighbouring boundary, and would therefore not be a dominant feature in the street scene. It is considered that the proposal would be acceptable in the interests of visual amenity.

6.0 RESIDENTIAL AMENITY

- 6.1 It is important to note that the Council raised no concerns in the case of the previous planning application in terms of impact on neighbouring amenity, and it follows that given that this amended scheme has reduced the overall width, height and bulk of the development, that there would not be any harm to neighbouring amenity.
- 6.2 The proposed two storey side extension due to its siting on a corner plot of the road does not immediately adjoin any residential properties to the side. The nearest neighbour at No. 77 Welbeck Road is located to the north-west and is situated at an oblique angle to the application site and due to the orientation, relationship and the separation

distances between the two-storey side extension and No. 77 Welbeck Road, it is considered that the proposed extension would not result in an adverse impact on occupiers in terms of increased noise and disturbance or loss of outlook, privacy and light.

- 6.3 Furthermore, the proposed single storey rear extension due to its siting and distance also would not result in adverse impact to neighbours including the immediate neighbour to the east at No. 11 Whitland Road. It is therefore considered that the proposed extensions would not cause significant harm to the living conditions of these occupiers.
- 6.4 As in the case of the previous planning application, it is also considered that the intensification of residential use would not result in any increased material noise and disturbance to the locality.
- 6.5 Finally, given the above rationale, it is contended that the proposed development would respect the principles of good neighbourliness and would safeguard the amenities of both neighbouring properties and would therefore adhere with Paragraph 127 of the NPPF.

7.0 ACCESS

- 7.1 The application proposal would maintain private access from the front and rear building facades. As such, the main access points into the private dwelling house would remain unaffected.

8.0 TREES AND LANDSCAPING

- 8.1 Policy 28 of Sutton's Local Plan states that new development should make provision for suitable new planting, incorporate well designed soft and hard landscaping and where trees are present on site, a landscaping scheme should be submitted which makes provision for their retention. The proposal would not result in harm to any significant trees within or adjoining the site.

9.0 HIGHWAYS AND PARKING

- 9.1 Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.2 The promotion of sustainable transport is an objective of the NPPF and patterns of growth should be actively managed to make the fullest possible use of public transport, walking and cycling and to focus

significant development in locations which are or can be made sustainable.

- 9.3 Parking provision would not be adversely affected by the proposal and the proposal would not cause harm in terms of highway and pedestrian safety.

10.0 CONCLUSION

- 10.1 The development proposals presented in this case are fully compliant with local planning policies and detailed design guidance. The revised designs presented in this case are considered to fully address the previous refusal and dismissed appeal. The height, roof profile, width, depth and massing of the revised application in this case would ensure that development respects both the host building and that of the wider estate.
- 10.2 The proportions, siting and alignment of the fenestration would be respectful of that of the main dwelling and would appear sympathetic from any limited public views above the high boundary hedging that screens the front of the plot. The materials, in so far as possible, would match that of the main host building, to appear cogent within the context of the site. In this respect, the proposed development, in the revised form, would maintain the character and appearance of the property and that of the immediate locality.
- 10.3 The scheme in this case is considered to be a well-considered, creative and appropriate design solution. The development proposal would be a policy compliant scheme and adhere with local design guidance in this revised form.
- 10.4 The proposed development would not have a significant impact on the amenities of neighbouring occupiers in terms of loss of daylight/sunlight, overbearing or sense of enclosure.
- 10.5 The Council is thereby respectfully requested to grant planning permission for this revised application, which is considered to be policy compliant and thereby addresses the previous planning refusal in full.
- 10.6 Please refer to **Appendix 1** below which contains a catalogue of relevant site images in order to assist with the planning assessment.

APPENDIX 1 OF SITE PHOTOS

Image 1 – Illustrating the application property (front elevation)

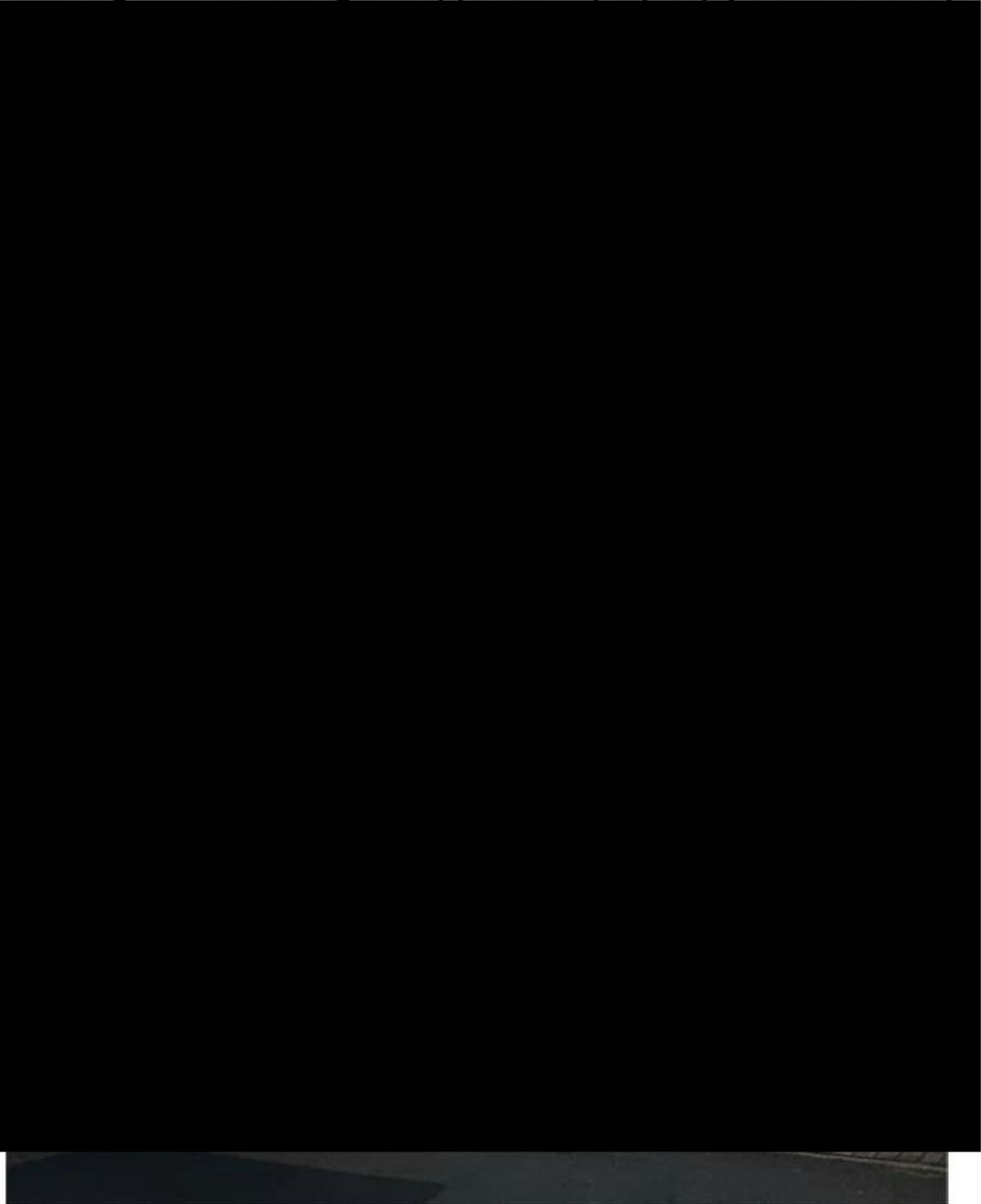


Image 2 – Front elevation and existing extensions (1)

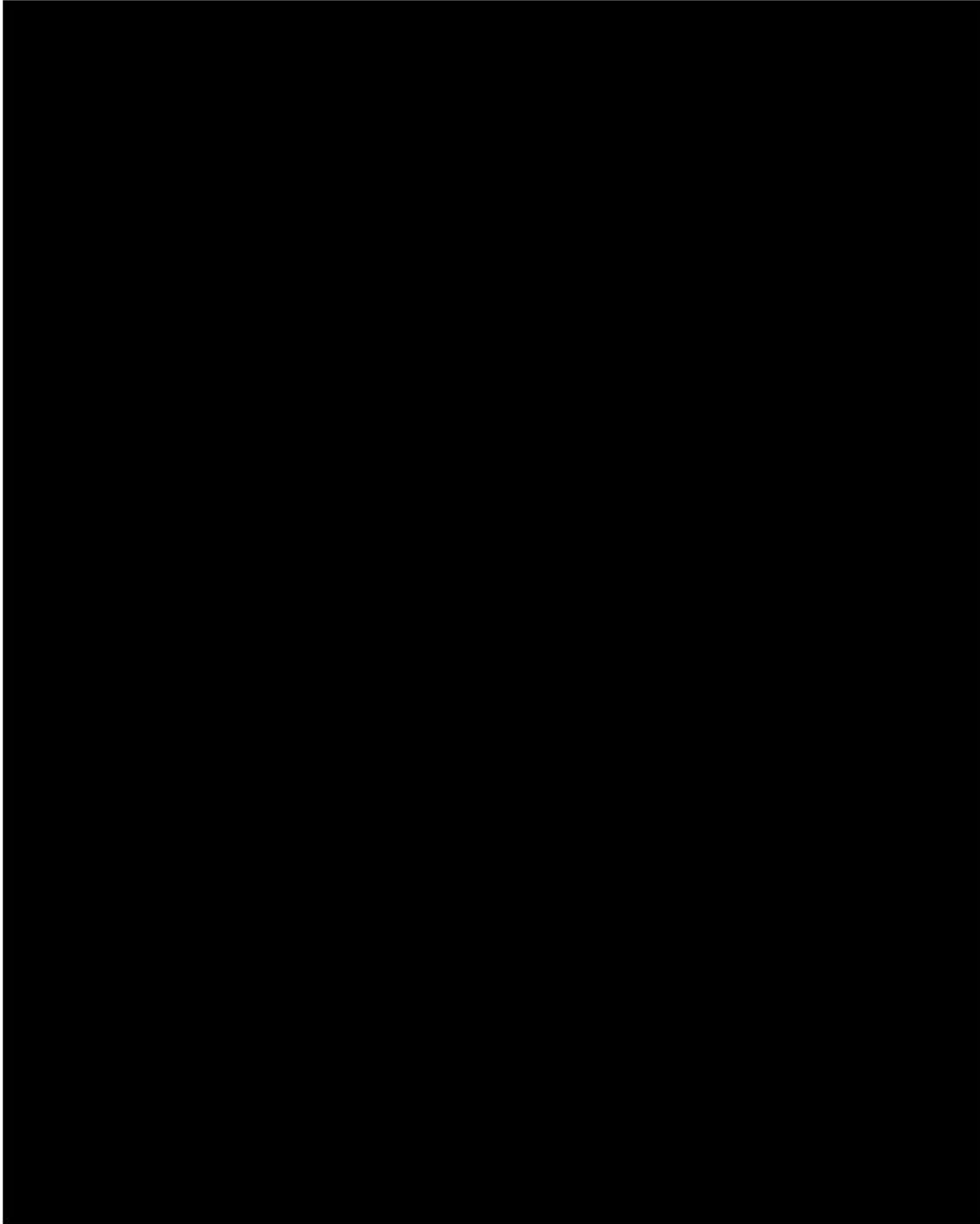


Image 3 – Front / flank elevations and existing extensions

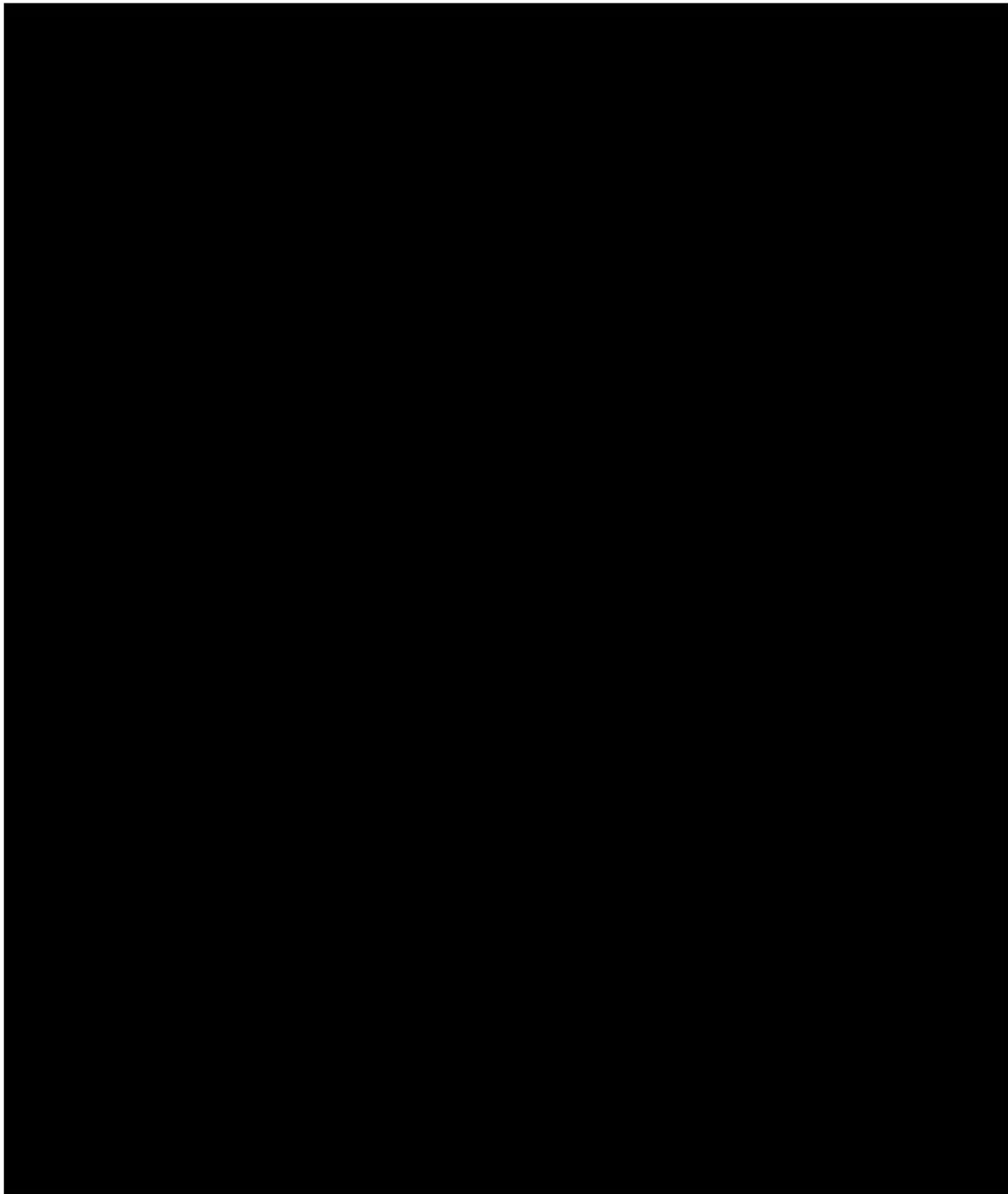


Image 4 – View of the site from Whitland Road through and above the front boundary screening

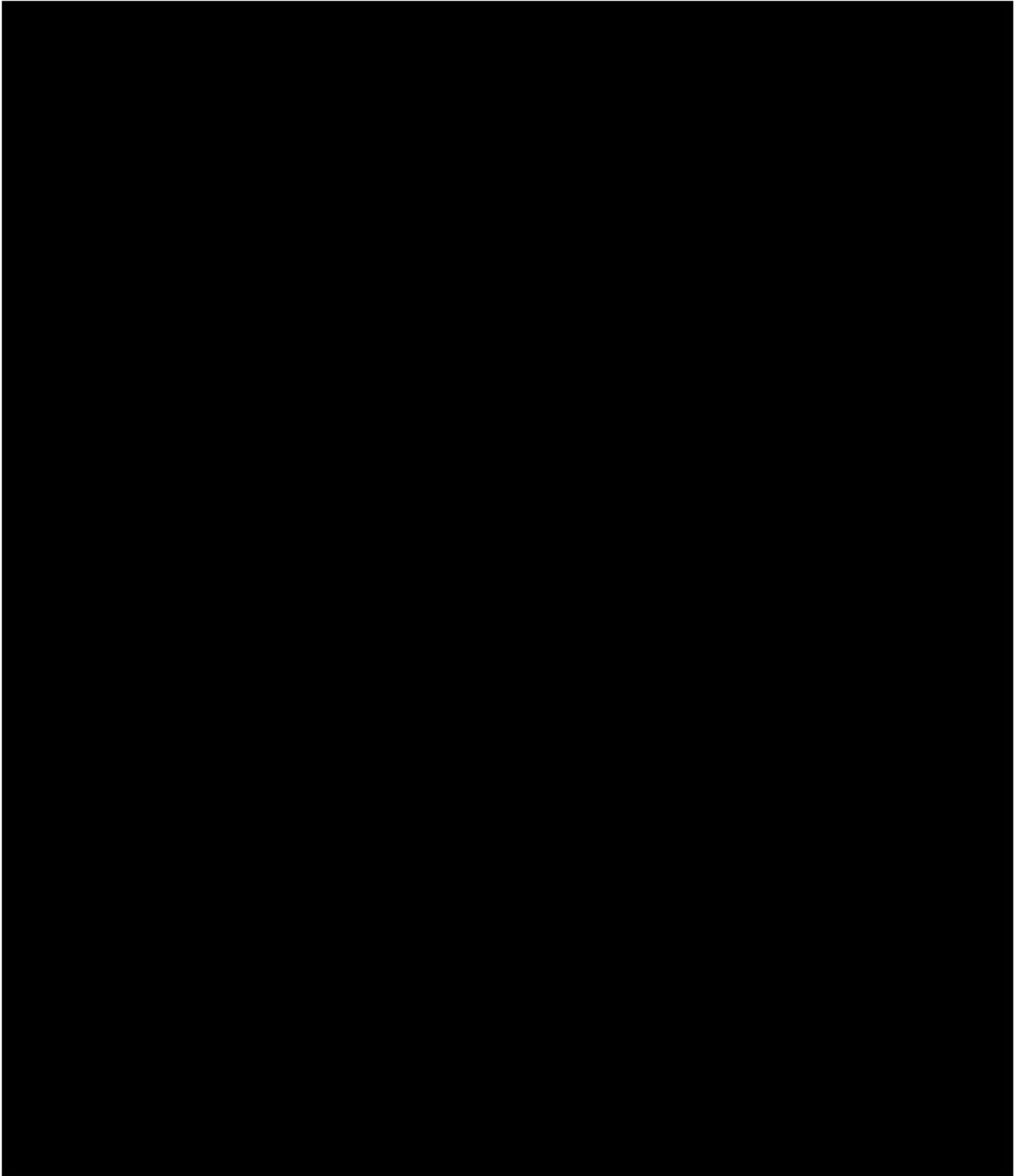


Image 5 – Flank elevation viewed from Welbeck Road (with the exiting blockwork extensions also visible)

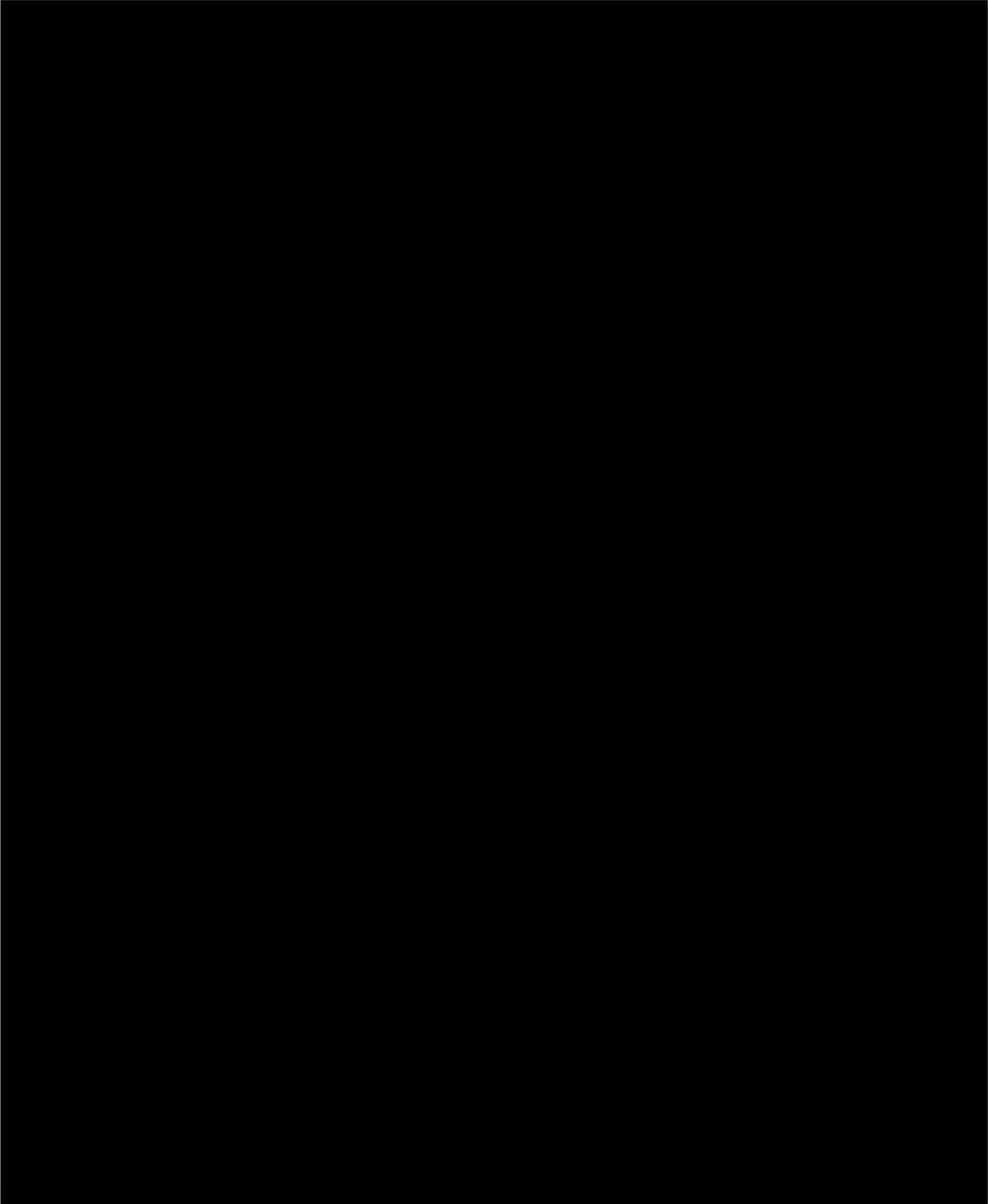


Image 6 – Illustrating the rear elevation with extensions visible

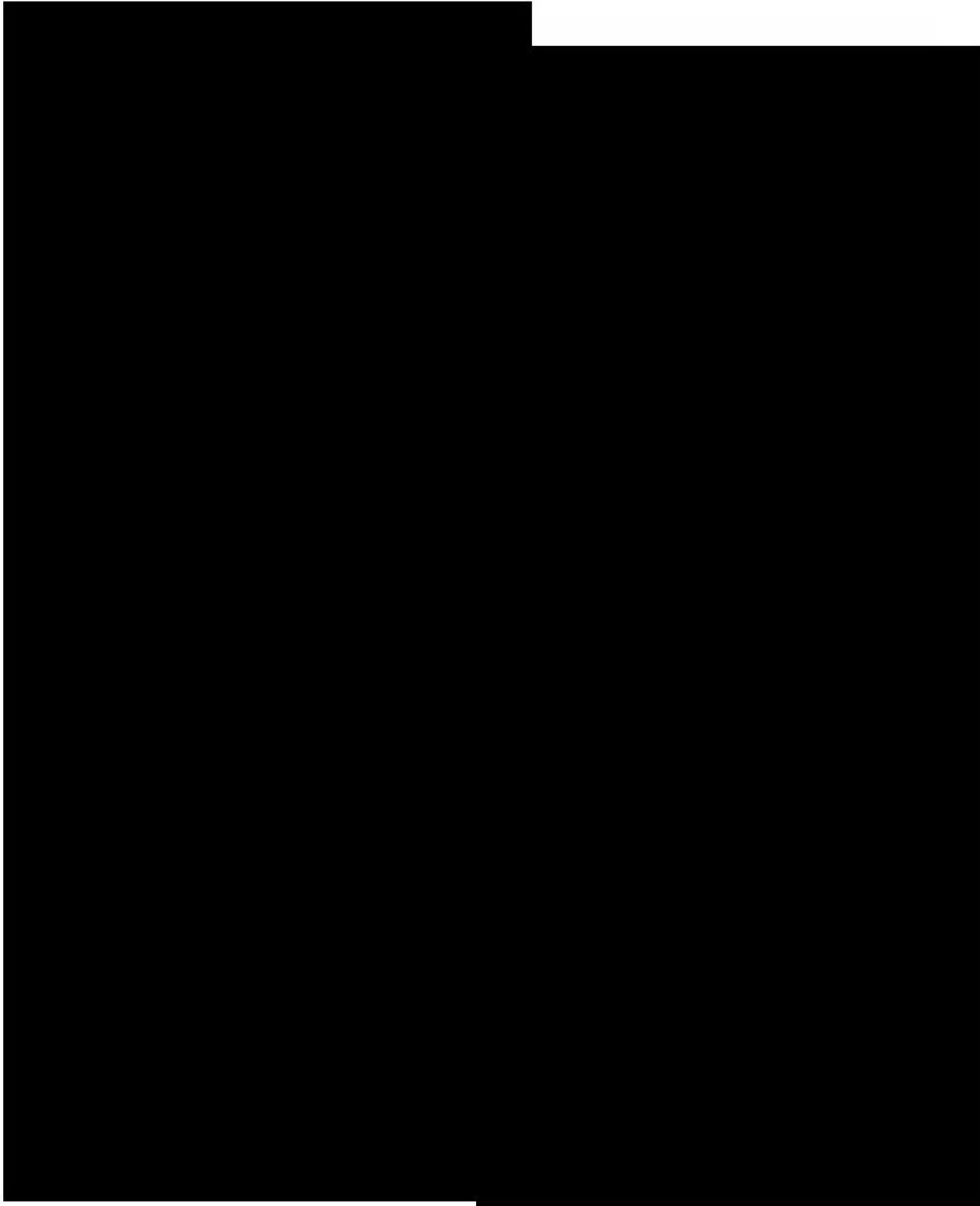


Image 7 – Rear garden viewed from first floor level

