



Planning Statement

17 Cheyham Way, Sutton, SM2 7HX

30.01.2022

1. Introduction

This Planning Statement has been produced on behalf of the applicant in respect of **17 Cheyham Way, Sutton, SM2 7HX**

It has been written to ensure that the principle of this proposed development provides a scheme which has been considered to its highest level and against the relevant policies and guidance notes as stated in Government and Local advice.

The householder planning application is for demolition of existing conservatory and side garage and erect a double storey side extension, front garage extension, front garage extension, loft conversion with two characterful rear dormers and front dormers, removal of two side external chimney breasts to both sides of the house and internal alterations.

This statement is to be read in conjunction with the application forms and plans. The following Drawings comprise the detailed submission:

Drawing Number. Description Scale Sheet Size

- Existing and proposed 000_A_PLAN_00 - Location Plans 1:1250
- Existing and proposed 001_A_PLAN_01 - Site Block Plans 1:500
- Existing and proposed 002_A_PLAN_02 - Ground Floor Plan Existing & Proposed 1:100
- Existing and proposed 003_A_PLAN_03 - First Floor Plan Existing & Proposed 1:100
- Existing and proposed 004_A_PLAN_04 - Loft Plan Existing & Proposed 1:100
- Existing and proposed 005_A_PLAN_05 - Roof Existing & Proposed 1:100
- Existing and proposed 006_A_PLAN_06 - Front Elevations Existing & Proposed 1:100
- Existing and proposed 007_A_PLAN_07 - Rear Elevations Existing & Proposed 1:100
- Existing and proposed 008_A_PLAN_08 - Side Elevations Existing & Proposed 1:100
- Existing and proposed 009_A_PLAN_09 - Side Elevations Existing & Proposed 1:100
- Planning Statement
- Site Photographs
- CIL Forms
- Application forms via the Planning Portal

2. Site Property Description and Surroundings

17 Cheyham Way, Sutton, SM2 7HX is a detached two-story house built in the circa 1952 and is located between 15 and 19 Cheyham Way.

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Cheyham Way consists of various large, detached properties all varying in scale and character, many of which have been developed into larger properties in the last 5 years.

The house is situated on a large plot with a large grassed / paved garden to the front and a large garden to the rear. The property is set back from the road by approximately 18m.

The house has its own distinct character within the street and is predominantly finished with painted render with some brick detailed elevation on the front elevation. The roof is a ridged red/grey tile and all windows are currently white double glazed UPVC with Georgian style division.

3. History

Ref. No: SUT/17290 / 1948 – 1952 - Erection of a detached house and Private Garage

Ref. No: A2004/52165 / 2004 - Erection of a two storey front extension

4. Use

The current C3 single family dwelling will remain as a single use dwelling which the client is looking to expand for the needs of their growing family's requirements.

5. Scale

The scale of the proposed development has been designed to respect the existing style, scale, and mass of the existing property.

Single Storey Rear Extension

The design of the rear extension has been designed to align with a modest scale, limited depth and height and similar to the current side extension which is to be demolished as well as other similar developments in the immediate vicinity.

Double Storey Rear Extension

The double storey side extension has been set back from the front elevation, and the proposed roof hip sits lower than the current roof. The style, scale and character of the design has been proposed to ensure that it cause harm to the character of the area or street scene.

Loft Conversion

The Scale of the dormers to the rear and front of the property has been designed to be inset from the front, side, to ensure suitable proportions between the elements. Their character has been designed to be in-keeping with the property and to ensure that it cause harm to the character of the area or street scene.

6. Appearance

The proposed design has been designed to ensure that it is form and materiality of the proposals will match and align with the existing property.

The form of the proposed extension has been designed to be in keeping with the appearance of the application property and the wider context of the surrounding area and the properties on Cheyham Way. All the proposals have been designed to ensure that they appear subordinate to the application dwelling.

7. Layout

The internal layout of the property will be reconfigured to provide more suitable living accommodation for the current family's requirements.

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8. Approach

To ensure improved thermal and environmental performance of design to meet the current building regulations and U-Value performances, all new doors, and skylights to the property will be double glazed to meet the required glazing U-Values. The construction of the walls and roofs of the extension will be constructed and insulated to meet current building regulations.

All architectural detailing and features of the existing property will be considered when altering the existing building.

9. Access

Access to the existing residential property and to the site will remain unaltered. Access to the garden will be maintained through the side of the house.

10. Trees and Landscaping

The proposal would not result in harm to any significant trees within or adjoining the site.