

# PLANNING STATEMENT

## 33 THE GALLOP, SUTTON, SM2 5RY

### **The site**

The application site consists of a detached two storey dwelling house located on a large plot in The Gallop, within a predominantly residential area. The site lies within an Area of Special Local Character as designated in the Sutton Local Plan 2018.

### **The proposal**

Planning permission is being sought for the proposed erection of a single storey rear 'infill' extension to either side of the main two storey building, and the proposed erection of a single storey rear extension, following demolition of an existing single storey rear extension and balcony. The rear infill extension (northern elevation) has been designed to incorporate a bedroom, shower room and sitting room at ground floor level for my client's elderly mother so that she can live with and be cared for by them. The infill extension (southern elevation) is required for the relocation of my client's office from the left-hand side of the house.

### **Design**

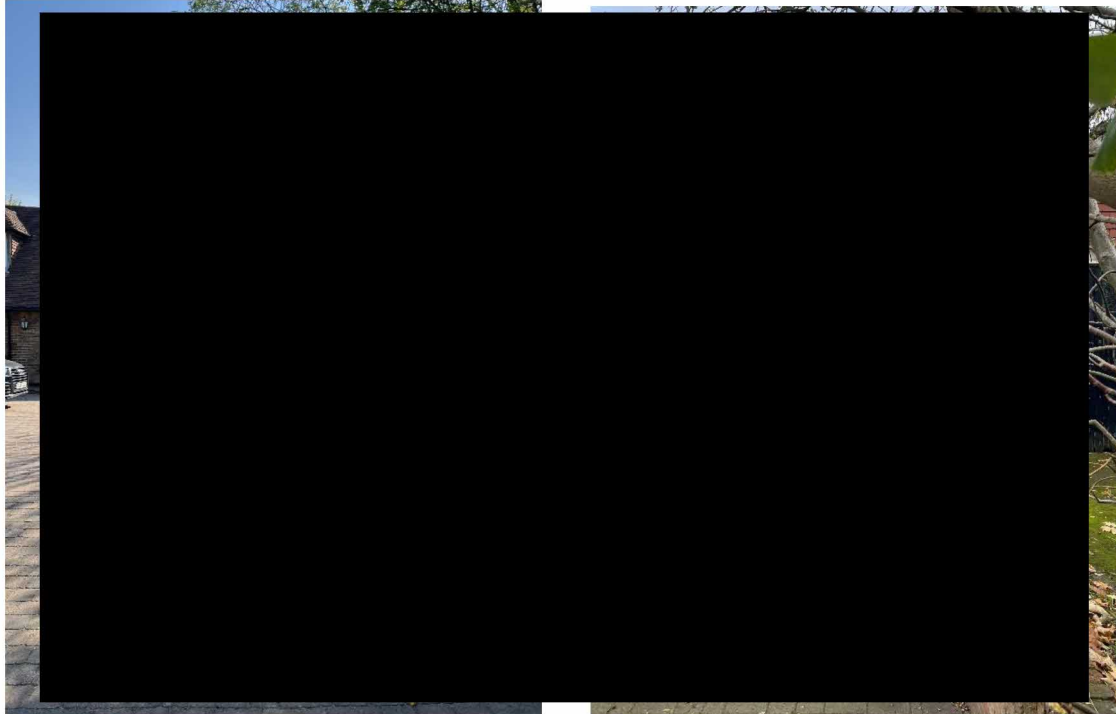
The NPPF states that the creation of high-quality buildings is fundamental to what the planning and development process should achieve, with good design a key aspect of sustainable development. Paragraph 130 goes on to state that development should establish or maintain a strong sense of place, be sympathetic to local character and history and be visually attractive. Paragraph 130 states that permission should be refused for development of poor design which fails to take opportunities available for improving the character and quality of an area, taking into account local design standards or guidance contained with SPDs.

SPD4 advises that the design of any extension should play more of a supporting role to the original dwelling. The existing building as seen from the rear is dominated by the large central roof mass of the main building, disproportionate brickwork above the doors and window and a rather unsympathetic single storey extension and balcony. The proposed extensions provided a more harmonious balance to the rear elevation, infilling two unused side areas and replacing the existing incongruous extension and balcony projection. Brickwork is to match existing; a new dormer window replaces the existing Velux adding more symmetry and more traditional style French doors and smaller panel bi-fold doors are proposed, which would be in keeping with the original building. Given the modest depth ( 3m) of the central rear extension, the set-back either side of the rear 'infill' extensions, their modest height in relationship to the main build and the extent of the plot and the rear garden, the proposed extensions would read as subordinate additions to the host property.

There are various examples of single storey side and rear extensions of varied forms and sizes within the neighbouring area and as such the proposal would be in keeping with the character of the surrounding area.

The guidance contained within SPD 4 'Design of Residential Extensions' states that flat roofs on extensions that are visible from the principal elevation or street scene would not be permitted. The proposed extensions are at the rear of the property. The northern and central rear 'infill' extensions would be completely concealed by the existing roofs and scale of the host building and will not be seen from the front. The extension on the southern boundary is almost entirely hidden by the build and roof of the existing garage and first floor roof. A very

small triangle (less than 0.07sqm ) can be seen on the drawn elevation however due to the depth that this is set back from the main build, the garage roof projection and its location it is extremely unlikely that this will be seen from the street scene.



House and garage as seen from pavement and Street scene

Existing garage at No 33 with neighbours' garage at no 35 Showing height and ground level differences

### **Impact on Neighbours :**

The NPPF seeks to create places with a high standard of amenity for existing and future users (para. 130).

Policy 29 of the Sutton Local Plan states that the Council will grant planning permission for development unless it would adversely affect the amenities of future occupiers or those currently occupying adjoining or nearby properties.

The main central extension is of modest depth (3m) and does not extend intersect the 45-degree line from the nearest neighbouring window. It would be centrally located approximately 6.5m from the northern boundary and over 4.5m from the southern boundary.

The proposed rear infill extension been set back from the line of the existing garage and designed to ensure that the existing low-level wall and high boundary hedging are maintained along the boundary. There are also no windows along this boundary and as such, no overlooking. The nearest part of the neighbouring house (35 The Gallop) apart from the detached garage along the boundary, is over 9.5m away. The land at No 35 is also approximately half a metre higher than the land at No 33 at its lowest point along its boundary (higher at the front), ensuring that the proposed build sits 'tucked in' and will be unobtrusive to these neighbours. Due to its limited height along the boundaries with No 35 and noting the existing situation and existing relationships with this adjacent property and having regard to the difference in height between these it is considered that these would not result in adverse impact on any adjoining occupiers in terms of privacy and light. The Southern rear 'infill'

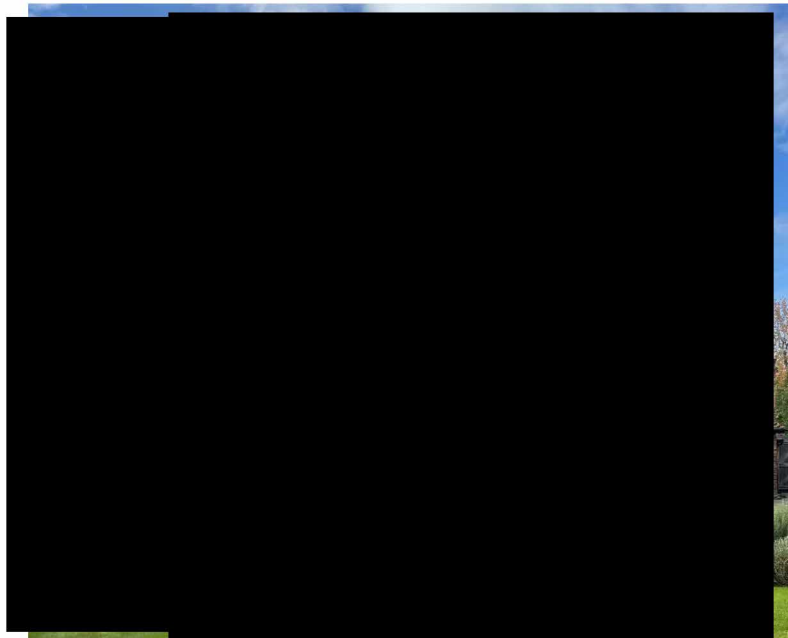
extension maintains a good degree of separation at over 2.6m from the boundary line and passes the 45 degree rule.

Given all of the above factors it is considered that the proposal would not result in any adverse impact on the amenities of the occupiers of the neighbouring properties in terms of outlook, privacy, or loss of light.



Southern boundary

Northern boundary



Existing rear elevation

## **Trees**

The proposal will not result in any significant harm to trees on the site or neighbouring properties. My clients intend to retain all established existing hedging and screening between properties along in the boundary line.

## **Parking:**

Paragraph 111 of the NPPF 2021 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".

In relation to parking, there will be no loss or addition to parking spaces and the front driveway has ample parking for several cars as well as a generous in/out driveway.

## **Conclusion**

To conclude the proposals would represent limited and sympathetic additions to the property, screened from public view, of appropriate materials and of a design that would be in keeping with the main house and neighbours, also respecting the principles of good neighbourliness, whilst adding much needed accommodation to serve the needs of this family home.