

Design Statement

141 Matlock Crescent, SM3 9SY, Sutton, United Kingdom

This design statement serves as a supporting document for the resubmission of the planning application, which pertains to a two-story side and rear extension. The prior application faced rejection due to concerns that the proposed design would overly dominate its surroundings and thereby impact the character of the area.

Upon careful reevaluation of the design, we have made necessary revisions to ensure compliance with the policies outlined in the Sutton Local Plan 2018, along with the guidance provided in the Design of Residential Extensions Supplementary Planning Document (SPD). Our revised design for the two-story side and rear extension has been meticulously crafted to address the concerns raised in the initial planning application rejection while also enhancing the overall aesthetics of the property.

In the modified design, a diagonal line now traces the outline of the existing garage and extends until the half of the width of the existing house. Beyond this point, it runs in a straight line, parallel to the side wall of the house. The rear side extension expands only to the rear boundary of the existing property.

Another significant alteration made to the design pertains to the roof of the extension. We have replaced the previous design with a gable roof to achieve harmony with the neighbouring semi-detached houses on the site.

In conclusion, our design statement emphasises our commitment to a thoughtful and context-sensitive approach in developing the proposed two-story side and rear extension. Our revisions align with the local planning policies and guidelines, address previous concerns, and seek to contribute positively to the character and quality of the surrounding area. We believe that the changes we have made to the design reflect a careful balance between our vision for an improved living space and the preservation of the neighbourhood's unique character and appeal.