

39 Nightingale Road  
Carshalton  
SM5 2DH

27.12.2023

Development Management Team  
Sutton Council  
Civic Centre  
Sutton  
SM1 1EA

Dear Planning Team

**PRIOR APPROVAL  
LARGER HOME EXTENSION  
39 NIGHTINGALE ROAD, CARSHALTON**

Please find attached my application for determination as to whether prior approval is required for my larger home extension at the above address.

For clarity there are a few procedural matters.

**Extent of the development**

The proposed extension is part of a wider renovation scheme on the site, the remainder of which either does not fall within the statutory definition of development (as set out in section 55 being all internal works, of the Town and Country Planning Act 1990 as amended) or is granted planning permission by the general permitted development order.

I have included them on the plans for the purpose of completeness and transparency. For clarity, they do not fall to be determined as part of this application, nor are they material to the consideration of whether prior approval is required or given. These additional areas of work include:

- Loft Conversion including only rooflights
- Internal reconfiguration
- The addition of a glass screen and door under an existing balcony to create a porch
- Replacement of a window with a door on the ground floor

**Need for Development**

Whilst it is not relevant to the determination of the application, the development proposed is to enable the house to be ready for a disabled elderly relative to come and live with us. The reconfigured ground floor will enable them in essence to have self contained accommodation, and shared living space at the back of the house.

The second part is that our neighbour at number 37 has expressed concerns a number of times over the years that the conservatory at present results in significant overlooking of their home and garden. They have also previously asked us to address surface water run off issues.

To resolve these issues is expensive, and to make it viable for us to spend the funds needed to address this relationship issue and improve the relationship between the two properties. Anything smaller is unlikely to achieve a return making it worth investing the funds needed.

### **Criteria For Permitted Development**

#### **(a) Permission to use the dwelling house as a dwelling house has been granted by the general permitted development order**

The dwelling house was built in 1910 prior to the provisions of the Town and Country Planning Acts existence. The house and the patio must be judged as they were on the 1<sup>st</sup> July 1948

#### **(b) Resultant area of the ground covered by buildings within the curtilage of the dwelling house would not exceed 50% of the total area of the curtilage**

The house has a large garden as such this provision is met.

#### **(c) And (d) heights of the roof and eaves does not exceed existing**

The house is two storey, and the extension is single storey. As such this provision is met

#### **(e) Does not extend beyond a wall which forms the principal elevation of the dwelling or a side elevation fronting a highway**

The extension is all at the rear of the property

#### **(f) and (g) Length of the extension**

The proposed extension is 5.18 metres in length from the rear elevation of the original dwelling.

The conservatory would be removed prior to the work being undertaken.

The height of the extension is below 4 metres in height and 3 metres at the eaves. This is measured from the natural ground level as it was on the 1<sup>st</sup> July 1948. The existing conservatory is built on the patio that was in place on that date.

#### **(h) Two Storey Extensions**

Not relevant in this case

**(i) The eaves height within 2 metres of the boundary cannot exceed 3 metres in height.**

The eaves height does not exceed 3 metres in height

**(j) and (ja) Side extensions**

Not relevant in this case

**(k) It must not construction must not consist of:**

- (i) The construction or provision of a verandah, balcony or raised platform**
- (ii) The installation, alteration or replacement of a microwave antenna**
- (iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or**
- (iv) An alteration to any part of the roof of the dwellinghouse**

In response to these:

- (i) There is an existing raised decking section already in situ which will remain unaltered after the development has taken place. This development does not result in its construction or provision. As such this is irrelevant to the development under consideration.
- (ii) No microwave antenna are part of the development under consideration
- (iii) No Chimney, flue, soil or vent pipe form part of the development under consideration
- (iv) No part of the roof is being altered as part of the development under consideration.

For the avoidance of any doubt, the property is not listed not in any designated conservation area.

### **Conditions**

The only relevant one in this case is materials. The house is a mixture of brick and rendered, the extension would match this.

### **Amenity Considerations**

Should prior approval be required, it is pertinent to flag that due to the orientation of the houses, at no point does the garden at number 37, which is the only impacted property, receive any direct sun light across number 39s garden, as such no direct daylight or sunlight would be lost as a result of the development proposed.

In terms of overlooking and privacy the extension proposed would result in a significant improvement, removing a current direct form of overlooking that has been in place for many years.

Should you need access to the property or have any concerns about the development please do contact me directly to discuss the issues.

In the interest of good planning, and compliance with the NPPF should you have any concerns about the development proposed, please do reach out to me to discuss in the first instance, either by phoning me or emailing me.

With best wishes

Peter Kemp

Photos



