



MJH Architects

4 Rookswood

Alton

GU34 2LD

Tel: 01420 544501

Email: kate@mjharchitects.co.uk

18th November 2023

Via Planning Portal
Planning Services
Sutton Council London Borough
Environment, Housing and Neighbourhoods
London Borough of Sutton
Civic Offices
St Nicholas Way
SM1 1EA

Dear Sir/Madam

Householder Planning Application: 48 Beeches Avenue, Carshalton, SM5 3LW

The applicant has instructed MJH Architects to submit a Householder Planning Application at the above property.

Permission is sought for two storey rear extension.

The following information is submitted as part of the application:

Completed application forms

Site Location Plan

Existing and Proposed Site Block Plans

Existing Floor Plans and Elevations

Proposed Floor Plans and Elevations

Completed CIL Form

The fee has been paid online by the applicant.

The Site

- 48 Beeches Avenue is a three-bedroom semi-detached two-storey house built in the early-to-mid twentieth century.
- The application boundary measures 338.07 square metres.
- The house is situated within an established residential area.
- The house is located on a predominantly west (front) to east (rear) axis.
- The external walls are faced in render and the roof is finished with concrete tiles.
- The roof form is pitched with hipped and gable ends.

Planning History

A review of the online planning history shows there have been no previous applications at this address.

The Proposal

- Permission is sought for a two-storey rear extension.
- The proposed gross external area (GEA) measures 28.60 sqm (of which the ground floor measures 15.90 sqm and the first floor, 12.70 sqm).
- The rear extension will extend out 3m from the existing rear wall on the ground floor and 2m from the first floor.
- The roof form will constitute a crown roof.
- The proposal will use high quality materials and matching finishes to the existing house.
- It is considered the proposal will not have a harmful impact on the amenity of the neighbouring properties or a detrimental impact on the street scene.
- The proposal is in accordance with the relevant policies of The Sutton Local Plan.

This is an important matter for the applicant, and we would therefore be grateful to maintain a dialogue with you throughout the processing of this application.

We trust the enclosed is satisfactory to enable you to validate the application. If additional information is required, please do not hesitate to contact us.

Thank you for your assistance on this matter.

Yours faithfully



Kate Harris