

1 Wildes Cottages
Ewell Road
Cheam Village
SM3 8AS

London Borough of Sutton Planning Department

13th January 2024

To be uploaded as a supporting document.

Ref:1 Wildes Cottages, SM3 8AS

Dear London Borough of Sutton,

Please receive this Application to divide the plot at 1 Wildes Cottages & replace the asbestos garage (*Approved to be demolished in 2022 - DM2022/00704*) with a detached dwelling.

We have re-applied using our fee-free go in response to the Refusal received on 12th January 2024.

The five refusal reasons can be satisfied by the responses below, and we hope that this fresh application will be considered as satisfying the previous reasons for refusal.

Refusal 1:

The word 'cramped' is subjective – To the South & East are flats and the new plot and the existing host dwelling of 1 Wildes Cottages would still occupy larger plots, with larger gardens than the neighbouring 2 Wildes Cottages, 3 Wildes Cottages, 4 Wildes Cottages, 5 Wildes Cottages, 6 Wildes Cottages, 7 Wildes Cottages, 8 Wildes Cottages.

The proposal is in line with the guideline GIA for a 3Bed and offers more amenity space than the standards require. – more details within the Heritage Statement.

The proposed development and host dwelling, each having a larger garden (than 2 Wildes Cottages, 3 Wildes Cottages, 4 Wildes Cottages, 5 Wildes Cottages, 6 Wildes Cottages, 7 Wildes Cottages, 8 Wildes Cottages) would have a good outlook and better sense of enclosure than the small gardens of the other terraced houses, with note that the surrounding flats do not have any green space. - more details within the Heritage Statement.

Refusal 2:

Contrary to the Refused (DM2023/01181) which *reflected* the heritage, this proposed dwelling *respects* the heritage location by using 100-year-old Swallow tiles to blend the mock Tudor with the 150-year-old pebbledash.

The recent consent for the side extension to 1 Wildes Cottages sets the precedence that the street scene can be improved by building on this plot.

- The street scene is of steep roofed frontages of which this respects, the windows of the proposal are similar to the windows of the mock Tudor developments, and the lower front window is similar to those of Wildes Cottages, offering a complementary flow to the street scene. - more details within the Heritage Statement.

Refusal 3:

- The depth of the proposed dwelling is less than the approved side extension. It is set back further from the approved front line of the side extension, yet retains the same rear elevation line. Therefore, this proposal does not have excessive depth when it is shallower than what has already been approved. - more details within the Heritage Statement.
- The proposed dwelling, is the same distance to its side boundary wall of no:8 Wildes Cottages is to its boundary brick wall, enclosing the terraced cottages in a symmetrical, identical way. - more details within the Heritage Statement.

Refusal 4:

- The proposed dwelling would have the same elevational directions as can be observed on 1 Wildes Cottages, 2 Wildes Cottages, 3 Wildes Cottages, 4 Wildes Cottages, 5 Wildes Cottages, 6 Wildes Cottages, 7 Wildes Cottages, 8 Wildes Cottages and the balconies of Timber Court, as proof that they would have adequate daylight. Larger windows could be installed if required - more details within the Heritage Statement.

Refusal 5:

- Each dwelling would have one parking space. As stated in the Delegated report:
‘...This plot is stated as a moderately sized plot, in a predominantly residential area walking distance to Cheam Distract Centre, with a PTAL of 3...’ It is a short, flat walk to schools, nurseries, pubs, buses, a busy train station, employment opportunities, shopping amenities and green open spaces. The parking provision is adequate. - more details within the Heritage Statement.
- A swept analysis was Approved in line with the granted side extension and an updated swept path analysis has been included in this proposal, as this dwelling is set back even further offering more driveway space.

If we can improve the application, we would be pleased to listen to your advice.

Many thanks

Kind regards



Charlotte O'Brien