

Heritage, Design & Access Statement

This Application proposes to:

- **Divide the plot at 1 Wildes Cottages & replace the asbestos garage (Approved to be demolished in 2022 - DM2022/00704) with a detached dwelling and remove the uPVC porch on 1 Wildes Cottages (already received approval to be removed in DM2022-00704.**
 - Please note: The principle to re-develop this brownfield, Urban Setting, infill site has already been Approved. - DM 2022/00704
 - This is the subsequent application to the Refused DM2023/01181.
 - In line with The London Plan - H2 - Small Sites, the Applicant would appreciate Sutton Council's co-operation on this Application as:
 - A. *Boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making in order to:*
 1. *significantly increase the contribution of small sites to meeting London's housing needs*
 2. *diversify the sources, locations, type and mix of housing supply*
 3. *support small and medium-sized housebuilders*
 4. *support those wishing to bring forward custom, self-build and community led housing*
 5. *achieve the minimum targets for small sites set out in Table 4.2 (Exhibit EIGHT) as a component of the overall housing targets set out in Table 4.1. (Exhibit SEVEN)*
 - B. *Boroughs should:*
 1. *recognise in their Development Plans that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on small sites*
 2. *where appropriate, prepare site-specific briefs, masterplans and housing design codes for small sites*
 3. *identify and allocate appropriate small sites for residential development*
 4. *list these small sites on their brownfield registers*
 5. *grant permission in principle on specific sites or prepare local development orders.*

Exhibit 1: From standing on Ewell Road, one can see the plot of land in this proposal, and the visual space that behind, Timber Court has fitted 3 flats into - indicating the density that has been deemed acceptable in the past. (Red line - not to scale)



Site location:

This Plot of land is currently within the Urban Setting of Ewell Road in Cheam Village.

- **As stated in the Delegated report for the Refused, ‘...the site is located within the area of potential intensification...’, and re-development of the site for residential & a change of use, has already received approval.**

It is within the boundary lines of 1 Wildes Cottages, to the right of the former Unigate Dairy Crest site (now a residential development), on a wedge-shaped area of land that backs onto 31 Ewell Road, which is also now a high, steep roofed development of flats.

Having sought advice from local Estate Agents, the demand to live in Cheam Village was made clear to the Applicant. Cheam Village is a popular area for:

1. the SW London migrants,
2. young families,
3. downsizers - all of whom support the economic health & wealth of the Village.

Cheam Village offers a wide range of employment, good schools and excellent transport links to London & the surrounding towns.

- Cheam is a thriving Village and there is significant demand in the Village to live in a modest, centrally located cottage.

This application location falls within:

- The National Planning Policy Framework (NPPF), The London Plan (2021) and the Sutton Local Plan (adopted in 2018).

In response to points raised in the refused DM2023/01181, this application wishes to highlight that this proposal seeks to realise an opportunity to provide incremental housing development on a brownfield, infill site as to figure 2.3 of the Small Sites Design Codes LPG (Draft 2022) which is extracted and combined below:

Exhibit 2: Small Site Design Code

Small Site Design Codes LPG

Figure 2.3 Opportunities for incremental housing development within terraced and linear block context



This proposal falls under Policy 2.3.1 – Residential street infill site.

‘...Residential street infill sites are plots situated on residential streets that have a street-facing aspect.

These include infill sites in the middle or end of a residential street; and can include car parking spaces and gaps in the streetscape.

On a street-facing plot, the character of the existing street scene will closely inform the relationship between the proposed development and the existing surrounding buildings. This character will inform the design codes on the frontage line, front-to-front distances, building heights, rear projections and roof forms...’

Exhibit 3: Figure 2.5 extracted from the Small Site Design Codes LPG



Figure 2.5 Street-facing infill

These sites have direct access to the street and are often framed by two adjacent buildings. However, they may also be located at the end of a street, as shown in the image to the left.

Exhibit 4: The plot in this application is framed by 1 Wildes Cottages and the Residential development of The Old Diary Farm. Photos below show the front and back of the asbestos garage.



DM2023/01181 (Refused) is relevant to this Application.

- Point 2.7 of the Small Site Design Code also relates to this Application as... *‘Appropriate small sites may also be those that would have a significant positive impact on the character of the area if they were to be redeveloped. Examples could include vacant land, residential garages or carparks/surface parking...’* –
 - This plot is currently an asbestos garage, a Brownfield site, and that already had approval to be re-developed.
 - It is also noted that there is a ‘CALL FOR SITES’ .
 - This Application is being proposed as a suitable location for a small site development and the Applicant is trying to work with the Council to provide a much-needed dwelling in this area.

The NPPF

This key part of the Government’s reforms should always be considered by Local Councils as it is there to make the planning system less complex and more accessible, whilst promoting sustainable growth.

- Section 5, in particular, of the NPPF provides guidance in relation to Delivering a Sufficient Supply of Homes, with Paragraph 59 stating that *‘...to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay...’*
 - Permission has already been granted on this brownfield site - (DM 2022/00704).
- Also mentioned is *‘...planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land...’*
 - This is a previously developed piece of land, in an infill Urban Setting location, which is a brownfield site.

The London Plan 2021

Points of note are:

- Chapter 1.2.5 states:
 - *‘...All options for using the city’s land more effectively will need to be explored as London’s growth continues, including the redevelopment of brownfield sites and the intensification of existing places, including in outer London...’*
 - This is a Brownfield, infill site.
- GG2 - *‘Making the Best Use of Land’* has been considered during this application – *“To create successful sustainable mixed-use places that make the best use of land, those involved in planning and development must:*

A. enable the development of brownfield land, particularly in Opportunity Areas, on surplus public sector land, and sites within and on the edge of town centres, as well as utilising small sites - YES

B. prioritise sites which are well-connected by existing or planned public transport - YES

C. proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling - YES

D. applying a design-led approach to determine the optimum development capacity of sites - YES

E. understand what is valued about existing places and use this as a catalyst for growth, renewal, and place-making, strengthening London’s distinct and varied character - YES

F. protect and enhance London’s open spaces, including the Green Belt, Metropolitan Open Land, designated nature conservation sites and local spaces, and promote the creation of new green infrastructure and urban greening, including aiming to secure net biodiversity gains where possible - YES

DM2023/01181 (Refused) is relevant to this Application.

G. plan for good local walking, cycling and public transport connections to support a strategic target of 80 per cent of all journeys using sustainable travel, enabling car-free lifestyles that allow an efficient. – YES

- 2.1.13 - In the Mayor’s Transport Strategy a number of priority infrastructure schemes have been identified that would bring significant regeneration benefits. – in support of development on this infill plot.

Exhibit 5: Table 2.1 - Opportunity Area Indicative capacity for new homes and jobs

Opportunity Area	Indicative homes*	Indicative jobs^
Southall	9,000	3,000
White City	7,000	2,000
Earls Court/West Kensington	6,500	5,000
Great West Corridor	7,500	14,000
Kensal Canalside	3,500	2,000
Old Oak Park Royal	25,500	65,000
Central London		
Paddington	1,000	13,000
Victoria	1,000	4,000
Tottenham Court Road	300	6,000
Euston	2,800 - 3,800	8,600 - 15,000
King’s Cross	1,000	25,000
City Fringe/Tech City	15,500	50,500
Vauxhall Nine Elms Battersea	18,500	18,500
Waterloo	1,500	6,000
London Bridge/Bankside	4,000	5,500
Elephant & Castle	5,000	10,000
Canada Water	5,000	20,000
Isle of Dogs	29,000	110,000
Trams Triangle/London-Gatwick-Brighton mainline		
Croydon	14,500	10,500
Sutton	5,000	3,500

* Homes figure based on 2017 SHLAA capacity from 2019 – 2041. If no SHLAA data available, most recent Development Plan or OA threshold figure used.

^ Jobs figure based on the London Employment Sites Database for the period 2016 to 2041. Where no figure available, most recent Development Plan used.

- Policy SD6 - Town Centres and High Streets:
 - C) *The potential for new housing within and on the edges of town centres should be realised through mixed-use or residential development that makes best use of land, capitalising on the availability of services within walking and cycling distance, and their current and future accessibility by public transport.”*
 - This asbestos garage already has Approval to be demolished and built on. - **DM2022-00704**

In line with the Mayor of London’s, ‘London Design Quality and Standards SPG’, this proposed dwelling of 105sqm exceeds the minimum essential GIA for a two storey, three bed.

Exhibit 6: Table 3.1 from London Local Plan 2021 extract

Table 3.1 - Minimum internal space standards for new dwellings*

Type of dwelling	Number of bedrooms (b)	Number of bed spaces (persons(p))	Minimum gross internal floor areas* and storage (square metres)			
			1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *	N/A	N/A	1	
	2p	50	58	N/A	1.5	
2b	3p	61	70	N/A	2	
	4p	70	79	N/A	2	
3b	4p	74	84	90	2.5	
	5p	86	93	99	2.5	
	6p	95	102	108	2.5	
4b	5p	90	97	103	3	
	6p	99	106	112	3	
	7p	108	115	121	3	
	8p	117	124	130	3	
	6p	103	110	116	3.5	
5b	7p	112	119	125	3.5	
	8p	121	128	134	3.5	
6b	7p	116	123	129	4	
	8p	125	132	138	4	

Notes to Table 3.1

Key

b: bedrooms

p: persons

* New dwelling in this context includes new build, conversions and change of use.

* Where a studio / one single bedroom one person dwelling has a shower room instead of a bathroom, the floor area may be reduced from 39 sq.m. to 37 sq.m., as shown bracketed.

DM2023/01181 (Refused) is relevant to this Application.

Exhibit 7: Table 4.1 within Chapter 4: Increasing Housing Supply - The 10-year housing target for Sutton is 4,690.

Table 4.2 - 10 year targets (2019/20 -2028/29) for net housing completions on small sites (below 0.25 hectares in size)

Planning Authority	Ten-year housing target
Barking & Dagenham	1,990
Barnet	4,340
Bexley	3,050
Brent	4,330
Bromley	3,790
Camden	3,280
City of London	740
Croydon	6,410
Ealing	4,240
Enfield	3,530
Greenwich	3,010
Hackney	6,580
Hammersmith & Fulham	2,590
Haringey	2,600
Harrow	3,750
Havering	3,140
Hillingdon	2,950
Hounslow	2,800
Islington	4,840
Kensington & Chelsea	1,290
Kingston	2,250
Lambeth	4,000
Lewisham	3,790
London Legacy Development Corporation	730
Merton	2,610
Newham	3,800
Old Oak Park Royal Development Corporation	60
Redbridge	3,680
Richmond	2,340
Southwark	6,010
Sutton	2,680
Tower Hamlets	5,280
Waltham Forest	3,590
Wandsworth	4,140
Westminster	5,040
Total	119,250

Exhibit 8: Table 4.2 within Chapter 4: Increasing Housing Supply - The 10-year housing target for Sutton is 2,680 for houses on small sites

Table 4.1 - 10 year targets for net housing completions (2019/20 -2028/29)

Planning Authority	Ten year housing target
Barking & Dagenham	19,440
Barnet	23,640
Bexley	6,850
Brent	23,250
Bromley	7,740
Camden	10,380
City of London	1,460
Croydon	20,790
Ealing	21,570
Enfield	12,460
Greenwich	28,240
Hackney	13,280
Hammersmith & Fulham	16,090
Haringey	15,920
Harrow	8,020
Havering	12,850
Hillingdon	10,830
Hounslow	17,820
Islington	7,750
Kensington & Chelsea	4,480
Kingston	9,640
Lambeth	13,350
Lewisham	16,670
London Legacy Development Corporation	21,540
Merton	9,180
Newham	32,800
Old Oak Park Royal Development Corporation	13,670
Redbridge	14,090
Richmond	4,110
Southwark	23,550
Sutton	4,690
Tower Hamlets	34,730
Waltham Forest	12,640
Wandsworth	19,500
Westminster	9,850
Total	522,870

The Sutton Plan

- Sutton Local Plan (2018) Policy 9.3 also indicates:
 - ‘...that 44% of Sutton's market housing demand is in the form of 3 bed dwellings and specifies that all new development outside of Sutton's town centre should seek to provide a minimum of 50% of all dwellings on site as having 3 bedrooms or more...’
 - This proposal of a 3-bed dwelling meets the objective criteria.

Exhibit 9: Policy 9 – Housing Sizes & Standards – table from Sutton’s Local Plan showing the local housing needs being 3-beds.



- Policy 7 – Housing Density – ‘...Within District Centres and the Areas of Potential Intensification: As a guide, the council will expect new developments to be within the Urban Setting of the London Plan Density Matrix.
 - This will be applied to an area within approximately 400 metres walking distance of a district centre..’
 - This proposal satisfies Policy 7

Therefore, and specifically in line with SPD 5, Policy 30, SPD14 and Policy 10 of the adopted local plan, this application would make a contribution to housing targets in the borough, of which Cheam Village is stated as **‘incremental’ in residential growth potential.**

This application is made as ...

‘...New development is vital in ensuring the prosperity of the London Borough of Sutton...’

- This planning application would have a positive impact on the Village.
 - It satisfies a number of the council’s criteria for the local area (as stated throughout this document), and it provides a dwelling that is in demand in the area.
 - To the row of Wildes Cottages, the proposed scheme will ensure the symmetry of no:1 and no:8, (both being the bookends to the row of Cottages) remain as such.
 - It would replace the environmentally hazardous asbestos garage with a habitable building more suited to this location.

Exhibit 10: Site boundary of the proposed new cottage – it has excluded 1 Wildes Cottages in this instance



Planning Statement

Points to Note:

- **The principle to replace the 1970's asbestos garage at 1 Wildes Cottages with a habitable building was established and Approved on the 2nd December 2022. – DM 2022/00704.**
- Following this Approval in 2022, DM2023-00415 was submitted on 14th March 2023 to better use the corner hardstanding that is already existing to the side of 1 Wildes Cottages.
 - Application DM2023/00415 was withdrawn following communications from the Planning Officer.
- Noting all the Planning Officer's comments within the Withdrawn DM2023/00415, a detached dwelling was proposed (DM2023/01181) to supersede the approved side extension, however this was refused - predominantly on design grounds.

This proposal addresses the Planning Officer's recommendations by:

- Creating a detached dwelling to ensure the terraced row is not distracted from excessive scaling of 1 Wildes Cottages.
- Providing a different 'traditional' design proposal as indicated in communications from the Planning Officer in both DM2023/00415 & DM2023/01181, through the use of traditional materials found throughout the village, rather than a modern, reflective, contemporary design in the form of a one-way mirrored house. (DM2023/01181).

Exhibit 11: The design inspiration refused in DM2023/00415 – locally named in Richmond as the 'Invisible House.' – It is in a similar location: a few minutes' walk from a train station, opposite greenery, also on an A road and very close to local amenities whilst also in a Conservation area.



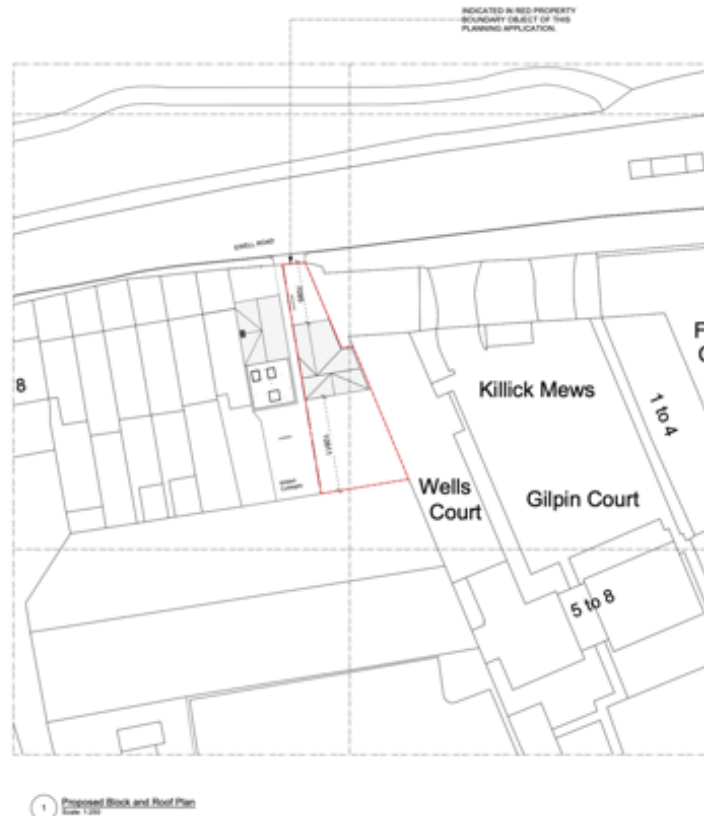
Amenity Space:

Site Development Policy DM29, “Housing Standards”, sets out in paragraph 2.14 of the Council’s Urban Design Guide supplementary planning document (“Creating Locally Distinctive Places” January 2008) that dwellings of 3 or more bedrooms should:

- be provided with 70m² of private amenity space.
- Following Policy DM29 the scheme proposes an amenity space of approx. 85m².
 - Compared to the other cottages in the row, both No:1 & the proposed dwelling would have larger amenity space than what Policy DM29 recommends and the other cottages.
 - For instance, No:8, (the other symmetrical bookend to No:1 had its garden sold and is now a tarmac car park, next to the bin store for Timber Court.
- This proposal would provide both no:1 Wildes Cottage & the proposed dwelling with an amenity space in excess of policy DM29’s 70m² to enjoy the morning and evening sun, whilst the large expanse of green space in Cheam Park and Nonsuch is directly across the road.

Exhibit 12: Proposed Site Plan of the new cottage illustrating the amenity spaces.

- In this instance, the red line is around the site of the new proposed dwelling.



- The removal of the porch of 1 Wildes Cottages will restore the mirrored book-end symmetry to no:8 Wildes Cottages, which has been mentioned by members of the Public and the Council’s Planning Team as important for the historical heritage of the terraced row.
 - The removal of the UPVC porch will allow for easier and safer access to the back gardens of the proposed dwelling and No:1.

Exhibit 13: Proposed garden division for 1 Wildes Cottage, line shown in orange.

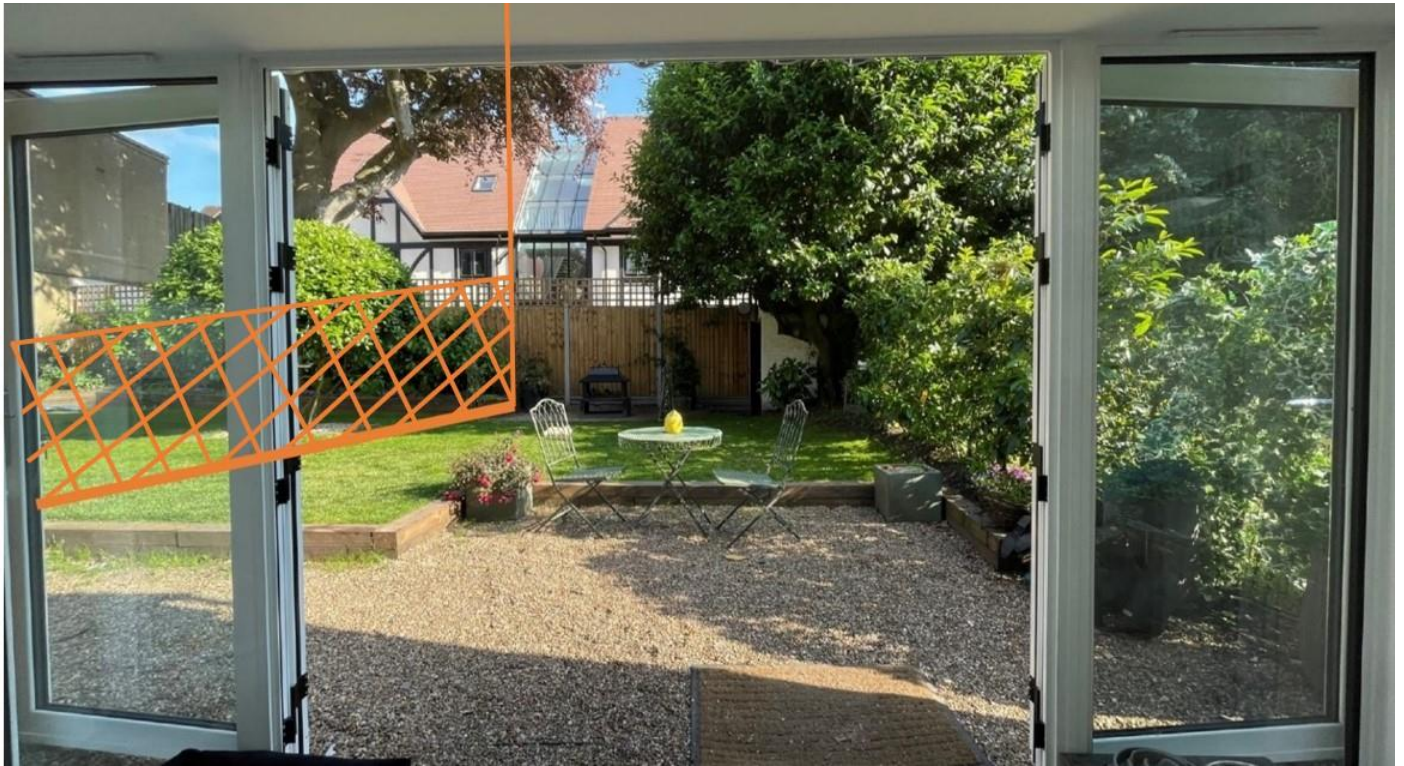


Exhibit 14: Proposed garden for the new detached dwelling. Boundary line between the proposed and existing for no:1 Wildes Cottage shown in orange.



Design:

This application takes note of the Planning Officer's comment in DM2023/01181 that:

- a modern, one-way dark mirrored glass frontage to reflect the historical surrounding area and greenery would not be appropriate for the area;

Therefore,

- **more traditional materials of reclaimed Swallow tiles is proposed alongside red brick.**

SPD 14 – Sutton's Urban Design Guide '*... promotes successful place making, through the implementation of several key urban design principles. The overriding principle is that design and layout should seek to build upon local character, including consideration of the existing streetscape, townscape and landscape qualities of the site and surrounding area. The Council acknowledges the importance of designing buildings and spaces that are attractive, modern, well connected, sustainable, inspiring and exciting, and therefore acknowledges that in certain instances, modern techniques and materials may achieve this...*'

- This more traditional use of materials complies with all of the above, whilst also:
 - Erases all Public concerns of making 1 Wildes Cottage look subservient by implementing the Approved Side Extension - DM 2022/00704.
- Within SPD14, another point has also been noted:
 - '*...The Government provides specific design advice for the historic environment in Planning Policy Guidance (PPG) 15, stating that old and new buildings can be integrated and woven into the existing urban fabric. Importantly, PPG15 emphasises that new buildings do not have to replicate older buildings, however should respect the setting; scale; height; massing; alignment; and the appropriate use of materials...*'
 - This detached design, within its Urban Setting is considerate to the above.

This proposal uses materials found throughout the local area and erases the concern mentioned in SPD 14 that '*...quality of recent development is raising concerns that "identikit" design solutions are ignoring the surrounding context, and creating places, streets and spaces with little definitive character or identity....*'

Exhibit 15: Pebbledash next to brickwork, old tiles with brick, all nestled within Cheam Village mock Tudor



Exhibit 16: Anne Boylens’s Walk, immediately behind Ewell Road has an array on traditional tiled & brickwork dwellings, and many of the larger houses in South Cheam have the mix of old tiles and brickwork.



- This reclaimed Swallow tile design complies with the architectural style of Sub Area ‘I – Ewell Road’ which has a ‘mixed character, with a variety of residential architectural styles...’
 - As started in the SPD14 ‘...new development should *reflect* the existing local palette of materials. Contemporary materials may be introduced, even in historic environments, where these offer an elegant contrast to the more ‘solid’ appearance of traditional materials...’
 - As the reflective one-way mirrored frontage was not acceptable, more traditional materials are being proposed.

Exhibit 17: Whilst rare, the Applicant has reclaimed Swallow tiles in storage, should this material be deemed acceptable.



Exhibit 18: Design inspiration has also come from the below previous project by the Applicant, whereby Before & After photo's show how quality materials, such as Swallow tiles and a pitched roof can transform a project.



The boundary details:

Within the Consultee comments for the refused DM2023-01181, a comment was raised as to how the divide could appear between the proposed dwelling and existing cottage.

Exhibit 19: Shows the existing boundary wall of no:8 Wildes Cottages whereby the brick wall curved shaped is proposed to match, including matching the walkway width between the cottage and its boundary wall and the front door

- It would create the symmetry between no:1 and no:8 Wildes Cottages, which has been raised a number of times by the Planning Officer as being of significant importance.



Exhibit 20: Below shows how a boundary defining paving design, at the end of a brick wall divider (as above) can clearly split a driveway. – This new build residential project was recently finished in the Borough of Kingston.



Exhibit 21: a photo to indicate the proposed boundary divide between 1 Wildes Cottages and the proposed. (in red)

In the background, the 3 end flats of Timber Court, plus their shared corridor visible in the gap proposed for this dwelling. (in blue)



In response to concern of overdevelopment and proximity to the neighbouring concrete wall, this Application wishes to highlight that planning was Granted for the residential Timber Court development to be built tight to the boundary wall of Wells Court/ Old Dairy Farm that this proposal shares with it; **Exhibit's 24, 25 & 26.**

- Therefore, setting the precedence of acceptability to build tight to the boundary, as this Application shares the same concrete wall of Wells Court. – Please refer to the supporting Exhibits below.

Exhibit 22: Behind Wildes Cottages (in red), one can see the proximity of the old Travis Perkins warehouse to its boundary wall that is Wells Court. (in yellow).



DM2023/01181 (Refused) is relevant to this Application.

Exhibit 23 : The new build development of Timber Court completed in 2022, (directly behind Wildes Cottages) shows the proximity of the new flats to the neighbouring shared concrete wall of Wells Court (**in yellow**)



Exhibit 24: photo of the exterior boundary wall of Timber Court (directly behind Wildes Cottages) showing again the proximity of the new flats to the neighbouring shared concrete wall. (**In yellow**)



DM2023/01181 (Refused) is relevant to this Application.

Exhibit 25: Showing the concrete neighbouring wall that this proposed dwelling could assist in blocking, and the completed Timber Court, just behind.



Exhibit 26: Site photo and proposed Block Plan of the new 3-bed detached dwelling approved at 2 Tilehurst Road, SM3 8PB.

Planning ref: DM2022/00766 - Appeal Ref: APP/P5870/W/22/3303782

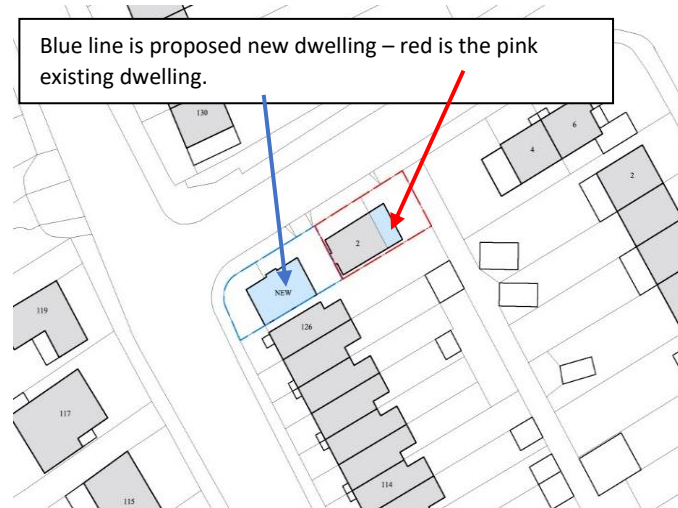
- Planning was granted on 27th February 2023 for:
 - ‘Demolition of garage and sheds. Erection of an detached two storey dwelling.’

This plot, also in Cheam, SM3 has been granted Approval at Appeal for a 3 bed detached dwelling, and attention by the Applicant has been taken to note, acknowledge & incorporate the Inspector’s comments when making this Application.

2 Tilehurst Road, Cheam, SM3 8PB



Blue line is proposed new dwelling – red is the pink existing dwelling.



DM2023/01181 (Refused) is relevant to this Application.

In line with Guideline G1 Development of the Cheam Village Conservation Area

- This dwelling is of height, scale and design that is in character with that of its surroundings - with the reasons statement throughout this document.
- This design conserves and enhances the elements which contribute to the strengths of the Cheam Conservation Character Appraisal & Management Plan.
- It highlights and protects the symmetry of Wildes Cottages, (historical buildings of merit, but NOT listed) by overriding the side extension approved - DM 2022/00704
- This design is also proposing to use appropriate architectural detailing and materials that are characteristic of Cheam's sub area 'I' Cheam Conservation Character Appraisal & Management Plan.
- This design also incorporates triangular, steep sided frontages, roof ridges which are all prominent in the local area of Cheam Village.
- It would significantly reduce the visual impact that the overpowering roofline that Timber Court now has on the cottages.
- Would not be an overdevelopment of the site as:
 - This proposal sits in an Urban Setting and is an Small infill site.
 - The plots of 1 Wildes Cottages and the proposed dwelling would be split and as stated above, the plots of land are still both larger than the other plots within the row of Wildes Cottages.
 - Building to the boundary line of Wells Court falls in line with the Approved Timber Court development.
- In line with Policy 30 'Heritage' '*...The council will expect that new development integrates into the historic environment and will look for opportunities from new development affecting heritage assets and their settings to enhance or better reveal their significance...*'
- This proposal would make a positive contribution to the street scene:
 - it would replace an environmentally hazardous asbestos garage,
 - hide a concrete wall of the neighbouring property to the left,
 - not take away from the historical value of the local buildings,
 - block the dominance of Timber Court to improve the streetscene of Ewell Road,
 - provide an in-demand 3-bed dwelling on this infill, brownfield piece of land in this popular London Village location.

This proposal would not:

- Be excessive in scale and massing; but would be in keeping in height and mass of neighbouring plots.
 - The steep roof ridges throughout other new & existing dwellings should be noted & highlighted when considering this proposal.
- Affect the symmetry or street scene of Wildes Cottages as it is set back further than No:1.
 - It is also set back **further** than the Approved side extension, which this application would supersede.

Access

In response to the Consultee comment for the refused application DM2023/01181, this proposal wishes to highlight the **Approved Path Analysis of DM 2022/00704**, which has been included with this Application.

Discussions were held between the Council's Highways Engineer and TFL in 2022 regarding the driveway and position of any future building that was to be on the plot when the garage is demolished.

The outcome was that Sutton Council's Highway Engineers would accept 4.8m clearance from the pavement for a parked car in the space that is proposed to be the driveway for the new dwelling:

- Received 1st Dec 2022 from the Planning Officer '*...Whilst they (TfL) make recommendations on further set in than 5 metres, having discussed this with the Council's highways engineer we consider the development to be acceptable as it would otherwise comply with Sutton's standards (as TfL does not have their own specific standard)...*

Note:

1. This proposed detached dwelling is set back further than the previously Approved 2022 side extension allowing for even more driveway space than the required 4.8m.
2. No: 1 Wildes Cottages had for many years, only the ability to drive into the driveway and then reverse out onto Ewell Road, which has been deemed acceptable in conjunction with its drop kerb.
3. The low fronted walls (currently a privet hedge & a picket fence) offer adequate visibility splays for pedestrians and particularly child safety when entering / exiting either parking spaces currently available.

And whilst this design adheres to the above spatial requirements; **the Council's User Hierarchy (as started in SPD14) mentioned that private vehicles are at the bottom of the hierarchy.**

- Therefore, and in relation to the proposal:
 - '*...Buildings for the future encourage the key principles of sustainable development..... and reducing the need to travel by car (car sharing / public transport)....*'
 - Both of which are being encouraged by the Council through their User Hierarchy (based on the national & local sustainability agenda), with private vehicles being at the bottom of the list.

Note:

Wildes Cottages and the Plot are less than 5 minutes flat walk to Cheam train station, minutes from shops, services, schools & nurseries and on a Bus route;

- Therefore, access to necessary amenities of Cheam Village and wider peripheral towns are all accessible via public transport or by foot.
 - The Applicant also acknowledges the London Plan of 2021, which states:
 - Chapter 1 - p.1.0.2 '*...Every decision to make a new development car-free helps Londoners to depend less on cars and to live healthier lives...*'

AND

- Chapter 1 - p.1.2.5 – '*...New and enhanced transport links will play an important role in allowing this to happen, unlocking homes and jobs growth in new areas **and ensuring that new developments are not planned around car use...***'

Therefore, past comments in relation to potentially reducing car parking in this Urban Setting shouldn't be a material consideration for refusal.

- In line with comments raised in the refused DM2023/01181, and as per the London Plan minimum standards, cycle parking for 2 bikes is now specified within the amenity spaces for both properties.

Impact on neighbours

As part of any planning application, it is important to ensure proposals would not have an adverse impact on neighbouring amenity with regards to light, outlook or privacy.

The proposed dwelling has been specifically designed to avoid any potential harm to neighbouring residents.

As was mentioned in the LBS Pre-App report for the granted DM2022/00704, and in line with Policy 29 of the Sutton Local Plan 2018:

- The flats at Timber Court, (behind the plot at 1 Wildes Cottage), do not have habitable rooms to the rear, (overlooking 1 Wildes Cottage) so a development on the Plot at 1 Wildes Cottages would not impact the occupants of those dwellings.
- Building a detached house on this plot, does not affect anyone's right to light / privacy or loss of amenity to any adjoining property.
 - Other than two small, frosted bathroom windows, on the west elevation, there are no windows that overlook into any Wildes Cottages gardens.
 - In line with the advocated approach of Residential Extensions (2006) Paragraph 3.3.3:
 - *'... An "intelligent" internal plan arrangement can place those rooms which need no natural light, or where windows can be obscurely glazed (to) face the neighbours...'* - This proposal adheres to this.
- The proposed dwelling's roof height maintains the existing roof ridge height of the surrounding dwellings wither side, and it is therefore considered that the new roof will not impact upon levels of daylight of neighbouring properties.

Exhibit 27 – Proposed street scene



Conclusion part 1

The five reasons for the refusal of DM2023/01181 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 above
- 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 above

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 above.

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 above.
- 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 above.

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 above.

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 District 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 above.

DM2023/01181 (Refused) is relevant to this Application.

- 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.

Conclusion part 2

- Within the Sutton Local Plan – **P.28.6 Lessons Learned**, it states:
 - **Looking back over a century since the borough began to see intensive development, a number of lessons can be learned:**
 - **...Development should respect local character and its surroundings,**
 - **Development should be appropriate for the townscape,**
 - **A development without detail is not ‘clean’, it is plain...**
 - All the above have been considered within the design of this Application.
- This Application seeks to not only address the concerns from Consultee’s and the Planning Officer in the **withdrawn DM2022/00704 and the refused DM2023/01181**, but also:
 - Ensures the heritage asset that is the row of Wildes Cottages (1-8) is protected from over-development, and would not lose its symmetry or character, as this detached dwelling would supersede the approved side extension.
 - It proposes to use traditional materials, providing design details found throughout Cheam Village.
 - It follows architectural designs found throughout Cheam Village, rather than ‘Identikit’ styles.
 - It follows the boundary lines & proximity to neighbouring properties already approved in recent developments (Timber Court).
 - Meets the market housing need for 3-beds.
- The impact of the proposal is minimal / none, and it does not affect any neighbours, nor does not affect anyone’s right to light / privacy or loss of amenity to any adjoining property.
- In accordance with SPD14, the existing asbestos garage offers no character to the street scene, whereas this proposal would create a new dwelling in a traditional design.
- In accordance with SPD14, this proposed development falls in line as it respects existing building lines, heights, scale, boundary treatment, massing, geology, hydrogeology and archaeology.
- The principle to replace the asbestos garage with a habitable dwelling was Approved in December 2022 - DM 2022/00704
- This proposal is considered to be compliant with national, regional and local planning policies as mentioned above.
- This is an Urban Setting infill piece of land, already a brownfield site, that already has approval to be re-developed.



END