

Planning Consultant

London Borough of Sutton  
Sutton Central Library  
St. Nicholas Way  
Sutton  
SM1 1EA

**31<sup>st</sup> January 2024**

Dear Sir/Madam,

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**Evidence to Verify Application for Certificate of Lawful Development at Fairways, Cuddington Way  
Cheam SM2 7JA**

The proposal is for construction of two storey rear extension to an existing detached dwelling.

Class A Development

The enlargement, improvement or other alteration of a dwellinghouse.

Rear Extension

1. The maximum eaves and ridge height of the extension are not higher than the existing house.
2. The extension does not extend more than three metres beyond the rear wall of the original house.
3. The extension is 7m away from the rear boundary.
4. The roof pitch of the extension matches to that of the existing house.
5. New rooflights to the rear elevation are not protruding more than 150mm beyond the plane of the slope.
6. Materials of the exterior work to match existing.
7. Materials of windows to match existing.

Yours sincerely

Kevin Clarke  
**Director**  
**Architect (RIBA & ARB)**