

# Augment Architecture

## PLANNING, DESIGN & ACCESS STATEMENT

Address: 175 Benhill Road, Sutton, SM1 3SB

Our ref: 165

Dear Sir or Madam,

The following statement has been prepared on behalf of the Freeholder of the property.

### Site & Description

175 Benhill Road is an inter-war, semi-detached bungalow situated on a residential street that has a variety of properties, typically semi-detached and terraced, two-storey houses of a similar age. Many of which have been greatly modified or extended in recent years.

The applicant building adjoins a mirroring property at no.177 Benhill Road. The two properties are L-shaped in plan such that they form a u-shape as a pair, with their entrance porches within the recessed, central area of the U.

There is a gentle incline across the site from front to rear with a high point at the rear of the site.

There is a generous front garden area with a paved drive with space for two vehicles and an area of planted shrubs and an access pathway leading to the front entrance porch. There is a low, brick boundary wall to the front of the site and the drive is open to the front and to the neighbouring property at no.173.

The neighbouring property at no.173 is a two-storey, semi-detached house and is set away from the flank wall of no.175 by over 2.1m.

The rear garden is relatively generous and is finished with a paved area across the rear of the house and an outbuilding at the far end, with an area of lawn in between.

The applicant building is comprised of an original bungalow which is L-shaped in plan with a primary mass under a hipped roof and a projecting front mass with bay window. The building has been extended to the side with the addition of a single garage with a small mono-pitch roof at the front and flat roof over the rest of the garage and a kitchen behind it that infills the rest of the tapering side area and has a flat roof also.

The garage is too narrow for modern, family vehicles and is in use as a storeroom.

The applicant site is not listed and is not within a Conservation Area.

## Layout / Existing Building

The property is currently used as a single-family dwelling.

The house is accessed via a front entrance within an enclosed porch. The porch leads through an entrance door into the central hallway. The hallway leads to a primary bedroom within the front, projecting mass. This bedroom has a curved bay window contained under projecting eaves. The hall also leads to a smaller, second bedroom with a window facing onto the enclosed porch and so is compromised in its provision of light and fresh air.

There is a family bathroom behind the primary bedroom in the centre of the plan and is without a window and is also lacking light and fresh air.

The hall leads into the kitchen which is arranged between the original kitchen area in the centre of the plan – currently used as a dining area – and a long, tapering side addition with cabinetry along one wall. The kitchen has access to the rear onto the garden and into the garage toward the front via a step down.

The living room is at the rear of the plan and leads onto the garden via a single door.

The roof is hipped and there is a chimney on the party wall with the adjoining bungalow, but it has partially been removed on the applicant side of the boundary in the past. The main roof is finished in orange/red clay tiles. The garage and kitchen extension have a bituminous felt, flat roof.

The external windows and doors are all UPVC.

## Previous Refusal

Permission was recently refused (DM2023/01857) for the provision of a single storey side and rear, “wrap-around” extension that would project 4m into the rear garden; and for the conversion of the loft space via a hip-to-gable, including extending the roof form over the side extension, up to the boundary with no.173.

The reasons for refusal were given as follows:

1. The proposed rear extension and roof extension, by reason of its design, massing, height and depth, would appear as an overly dominant and incongruous form, which would fail to appear suitably subordinate to the application property, causing unacceptable harm to its character, and the character of the adjoining semi-detached pair, contrary to Policy 28 of the Sutton Local Plan 2018 and the guidance in the Design of Residential Extensions SPD.
2. Without evidence to the contrary, the proposed rear extension and rear dormer extension, by reason of its depth, height and design, would have an unacceptably harmful impact on neighbour amenity in terms of loss outlook and creating an undue sense of enclosure to number 173 Benhill Road, and is therefore contrary to Policy 29 of the Sutton Local Plan 2018.

## Proposals

We have taken on board the comments within the refusal document, noted above, by reducing the proposed massing and depth of both the rear, single storey extension and the roof addition and dormer. Rather than projecting 4m deep at the rear, and being full width, the rear extension is now proposed to be 3m deep and only across the original portion of the house. Thus, the proposals no longer dominate the rear of the property, and they appear more subordinate to the original building. The sense of enclosure and loss of amenity is greatly reduced to no.173 Benhill Road.

The roof form is also proposed to be altered via a hip-to-gable extension but now only over the original portion of the bungalow, thus the sense of enclosure and of overlooking is lessened with regards to 173 Benhill Road. The roof proposals are also more subordinate and not overly domineering to the original building. From the front elevation, the original form of the building is more easily understood, and the sense of massing reduced. The dormer too is consequentially much smaller.

The dormer at the rear has been set back from the eaves by 200mm.

The monopitch roof form of the rear extension reads as a more sympathetic roof form and has reduced the height of the eaves at the rear to 2.73m from ground level, less than the previous height of 3m. This, in addition to the 1m reduction in depth, reduces the sense of enclosure to no.177. The monopitch roof form also intersects with the rear facing façade of dormer addition, reducing the sense of its height and massing on the rear elevation.

The overall effect is of a much reduced and more sympathetic scheme.

The house is proposed to be accessed via the existing porch and entrance door which will lead into an entrance hallway. This will lead via a new set of stairs to the attic conversion which will house one bedroom, a shower room, and some storage space within the eaves.

The hallway leads into the 3 bedrooms arranged at the front of the property, including the new bedroom 3 rebuilt on the footprint of the existing garage and with an oriel window on the front, contained under the existing the projecting eaves.

A new utility room is located in the middle of the floor plan, behind the stair, and a family bathroom is located within the new side extension and benefits from a flat/minimal-fall rooflight on the rebuilt flat roof over the side extension.

The ceiling will be lowered throughout the existing living room which will now be used as a dining area and as part of the adjoining living area and kitchen. A flat/minimal-fall rooflight is located over the kitchen which is largely arranged within the rebuilt side extension. A new kitchen window will be installed on the rear façade in place of the existing kitchen window and door.

The 3m deep rear extension with monopitch roof will have several Velux-type rooflights installed to provide natural light deep into the floor plan and a new side facing window will be installed facing onto the area of garden between the extension and the boundary with no.173. Bifold doors will be installed to provide access onto the garden.

The main roof will be converted from a hip to a gable to provide additional useful volume. The roof ridge will not increase in height. The rear dormer as it intersects with the rear extension form in elevation will be finished in painted render to match the rest of the house. The dormer flat roof is to be finished in EPDM/single-ply membrane or similar. The roof materials will match existing in so far as possible, with roof slates from the existing roof retained and reused principally on the front roof slope to present a uniform appearance to the street.

A new window with frosted/obscured glazing is proposed on the new side facing gable wall of the roof addition.

All proposed windows are to be UPVC.

### **Scale**

At ground floor level, the footprint of the building will increase only to the rear with the addition of the 3m rear extension. The street facing façade will be reconfigured with the garage pulled back and an oriel window installed to allow the principal feature of the bay to be dominant.

At first floor and set back from the front façade, the main roof will be extended by a modest extent via the hip-to-gable extension over the original portion of the house. The roof ridge will not be increased in height.

The rear extension will add 14sqm to the property. The attic conversion will add 19sqm to the property and the removal of the porch takes away 2.5sqm. The net total increase is therefore 30.5sqm.

At the rear, the eaves will be no higher than 2.73m from external ground level.

The main roof will be extended over the side extension and will not increase in overall height.

The new doors and windows are modest in scale and suitable in proportion.

### **Right to Light / Amenity**

The proposals do not inflict any harm upon any existing Rights to Light enjoyed by the neighbouring properties.

The proposed development does not harm the amenity of neighbours.

### **Parking**

There are two off-street parking spaces for this property.

The existing garage is not in use as a parking space as it is too narrow. Thus, its conversion into habitable accommodation will not result in any loss. Two off street parking spaces will be retained and is sufficient for this property.

## Access

Access is unaffected. There will be no change.

## Conclusion

We have taken on board and responded fully to the comments raised in the recent refusal, our proposals are now much more subordinate in nature to the original house and do not inflict any unreasonable harm upon the amenity of neighbours.

This existing property is in a poor state of repair and in need of modernisation. The crude garage addition creates an unattractive street façade that the proposals aim to rectify. The provision of bedrooms is extremely poor with only one good quality bedroom, the other bedroom lacking light and air. The bathroom too is lacking light and air, and the kitchen is awkward in shape and not suitable for modern, family living.

The borough needs quality, family accommodation and the proposals seek to create an excellent 4-bedroom house via only modest and conventional alterations and extensions. The rear extension is within the normal limits of Permitted Development and the roof addition does not present any overly awkward or additional bulk to the street and does not harm the amenity of its neighbours.

The plot is large, with good sized front and rear gardens and sufficient off-street parking to warrant its conversion from an unsuitable 2-bedroom house to a quality, 4-bedroom family home.