

LBS Pre-Application Report



Application No: PRE2023/00185
Report Date: 24th January 2024

To: Maria Golasowska

Applicant: Mr Sunil Mudaliar

246 Watson Heights
Chelmsford
CM1 1AP

178 Ridge Road
Sutton
SM3 9LZ

Dear Maria Golasowska

Thank you for submitting your pre-application to the London Borough of Sutton validated on 21st December 2023. This letter provides the Councils formal response to your proposal following the meeting held on .

Address: 178 Ridge Road Sutton SM3 9LZ

Ward: Stonecot

Proposal: Erection of a part one, part two storey rear extension, a single storey front and side extension, alternations to side and rear fenestrations and removal of chimney stacks.

Case Officer: John Grierson

Relevant Site History

Planning Application Reference: DM2023/00695--- Address: 178 Ridge Road
Sutton
SM3 9LZ

--- Proposal: Erection of a single storey front and side extension with steps leading up to the front entrance door, demolition of a single storey rear extension and removal of a flank chimney breast and stack.--- Status: REF--- Decision: REF--- Date Decision Issued: 01-AUG-23---

Planning Application Reference: DM2023/00932--- Address: 178 Ridge Road
Sutton
SM3 9LZ

--- Proposal: Prior Approval for a single storey rear extension projecting from the rear of the original house by 4m.--- Status: ARPR--- Decision: ARPR--- Date Decision Issued: 18-JUL-23---

Planning Application Reference: DM2023/00690--- Address: 178 Ridge Road
Sutton
SM3 9LZ

--- Proposal: Conversion of loft space involving alterations to existing roofline, hip to

gable with a dormer extension at rear, a window to flank roofslope and rooflights to front roofslope.--- Status: GTD--- Decision: GTD--- Date Decision Issued: 22-JUN-23---

Planning Application Reference: DM2023/00689--- Address: 178 Ridge Road
Sutton
SM3 9LZ

--- Proposal: Prior Approval for a single storey rear extension projecting from the rear of the original house by 4m.--- Status: ARPR--- Decision: ARPR--- Date Decision Issued: 06-JUN-23---

Site Specific Designations

Smoke Control Orders	Smoke Control Zone
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MATERIAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise. The development plan for the London Borough of Sutton comprises the following documents:

- The London Plan 2021
- The Sutton Local Plan 2018

Also a material consideration in determining planning applications are:

- National Planning Policy Framework 2021 (NPPF)
- National Planning Practice Guidance (NPPG)
- Adopted London Borough of Sutton Supplementary Planning Documents
- Human Rights Act 1998
- Equality Act 2010

Principle

Design & Townscape

o In accordance with Policy 28 of the Sutton Local Plan 2018, the Council will only grant permission for development providing it is attractive, designed to the highest standard using high quality materials and maintains and enhances local character and the appearance of the surrounding area.

o SPD4 advises that the design of any extension should always be in sympathy with the appearance of the original dwelling. Therefore existing characteristics should be retained and respected.

o An application DM2023/00695 for a front extension was refused on design grounds. However, the proposed front porch presented here would respect the character of the application property and is a characteristic of the street scene, being of similar depth to other porches in the areas of similar dimensions to what could be achieved under permitted development.

o The ground floor side extension would be less than half the width of the application property and would respect the character of the application property.

o Officers would recommend revising the roof design of the ground floor rear extension to have pitched edges to make the overall design of the two storey rear extension appear more in keeping with the application property.

o The first floor rear extension would be 2.8m deep, and would be set back from the neighbouring boundaries so as to appear subordinate to the application property.

o There are no objections to the proposed patio in terms of design.

Impact on Neighbours

o Policy 29 of the Sutton Local Plan 2018 states that the Council will not grant planning permission for development if it adversely affects the amenities of future occupiers or those currently occupying adjoining or nearby properties, or has an unacceptable impact on the residents of the surrounding area.

o Please note that these considerations have been completed without the benefit of neighbour consultation and there could be other issues which are raised by neighbours during the course of a planning application which have not been brought to the attention of Officers at this stage.

o High level side elevation windows should be obscure glazed and non-opening which can be secured by condition. The proposed patio would be recessed into the ground.

o The extension would be set back from the side elevation of number 176, which has an existing single storey rear extension, by 1.2m at ground floor and 2.5m at first floor, and is not considered to lead to an unacceptable impact on the amenity of this property.

o The ground floor of number 180 has a window and double doors which provide light into the properties kitchen and at first floor level, the nearest window is a bathroom which is not a habitable room. The proposed extension is not likely to lead to an unacceptable loss of light to this property. Given the eaves height of 2.9m, and the depth of 4.5m at ground floor, and the 1.5m set back at first floor, the extension would likely be acceptable in terms of its impact on the outlook of this property and would not lead to an undue sense of enclosure.

o It is considered that the proposed development would not result in any adverse harm on the amenities of neighbouring occupiers in terms of increased noise and disturbance or loss of outlook, privacy and light in compliance with Policy 29 of the Sutton Local Plan 2018.

Traffic & Parking

o Parking provision would not be adversely affected by the proposal and the proposal would not cause harm in terms of highway and pedestrian safety.

Other

Trees and Landscaping:

o The proposed development is not likely to have an adverse impact on landscaping or any trees of amenity value on the site.

Fire Safety:

o Policy D12 of the London Plan 2021 requires all development to meet the highest levels of fire safety. As part of any planning application, a Planning Fire Safety Statement must be submitted in accordance with details as required by Part A of Policy D12.

Making an Application

The [Planning Portal](#) explains how to apply for planning permission.

To enable us to consider your proposal, you must submit the correct application form, fee and include the necessary drawings and supporting information as contained within the [LBS Local Validation List](#).

Building Regulations

Please note that you may also require approval under the Building Regulations. If you are in any doubt about this you can get further information via <http://www.sutton.gov.uk/buildingcontrol> or by emailing buildingcontrol@sutton.gov.uk.

Community Infrastructure Levy (CIL)

Please note that new developments often attract a CIL charge, this is usually on extensions over 100sqm in floor area or any development which creates new units but can also fall upon conversions. Further reading can be found here;

Sutton CIL – www.sutton.gov.uk/cil

Mayor CIL - <https://www.gov.uk/guidance/community-infrastructure-levy>

Questions in relation to CIL should be sent to planningobligations@sutton.gov.uk

Conclusion

o Subject to the above advice, Planning Officers would likely not object to the proposal as a planning application.



Sarah Buxton
Area Planning Manager

We provide these views and opinions in good faith and without prejudice to formal consideration of any planning application, which will be subject to formal consultation and ultimately decided by the

Council. We cannot guarantee that any application made would be valid or would be approved. If there is a material change in circumstance or new information comes to light then less weight might be given to this document.

