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Environment, Housing and Neighbourhoods

15 February 2024

93 Epsom Road, Sutton, SM3 9EY
Full planning application
Extensions to the existing house and the construction of a new house

Dear Mr Palmer

Introduction

We write in connection with a revised planning application at 93 Epsom Road, Sutton (the site) following the refusal of application ref: DM2023/00094 for demolition of the existing dwelling and construction of two replacement dwellings. This submission was deemed unacceptable due to its massing and design, along with its impact on outlook and enclosure. Issues surrounding carbon emissions and water efficiency also led to the refusal of the application.

This current application before you addresses the points raised in the decision notice and officer's report regarding application ref: DM2023/00094 and now seeks to retain the existing dwelling whilst developing a new house on surplus land adjacent.

This planning application is submitted on behalf of Umer Mansoor ("the Applicant") and planning permission is sought for:

Side and rear extensions to the existing house and the construction of a new house with associated parking and landscaping

The applicant is seeking to remodel and extend the existing house and build a new house alongside it to develop a pair of semi-detached dwellings. The new dwelling has been designed to respect the character of the existing street scene and neighbouring properties.

Alongside this Planning Statement, the application is supported by the following:

- Existing and proposed plans, including landscaping plan, by Gouldstone and Co. Architects;
- Design and access statement (DAS) by Gouldstone and Co. Architects;
- Drainage Strategy by Geo Smart;
- Ecological Impact Assessment by Darwin Ecology;
- Biodiversity Net Gain assessment by Darwin Ecology;
- Fire statement by Gouldstone and Co. Architects; and
- Energy statement by The PES.

The site

93 Epsom Road is located on a residential road, on a corner plot with Elm Road West to the north. The site itself is a detached two storey, four bedroom property, that is smaller than the other properties on the road. The site has an existing access to the rear that provides access to the subject property along with the garages and houses that front Epsom Road and Woodstock Avenue.

The property is not listed and is not located in a Conservation Area.

The area surrounding the site is residential and predominantly semi-detached dwellings, of similar style and form. The site is in walking distance of local shops and amenities and has a PTAL rating of 2, indicating a below average level of public transport accessibility. The PTAL rating is a very consistent level 2 in the wider area. Various local bus routes run along Epsom Road to the front of our site with the near station being St Helier, around 15 minutes walk away. The submitted DAS provides further assessment of the site and its context.

Image 1: Existing site



The proposal

As advised, planning permission is sought for:

Side and rear extensions to the existing house and the construction of a new house with associated parking and landscaping

Design Principles: The aim of the proposal is to improve the standard of accommodation of this plot by providing a pair of semi-detached houses that will have a positive impact on the street scene and will not harm the amenities of adjoining residents, whilst providing much needed additional family housing. The proposals will be in-keeping with the adjacent dwellings so as not to affect outlook and enclosure.

Sustainability: The proposed semi-detached houses will have improved energy efficiency compared to the single detached dwelling and all works will be completed in full accordance with relevant Building Regulations.

Accessibility and Transport: Access to the property and transport considerations are the same as existing although dedicate parking will be provided at the rear for both the existing and new dwelling.

Image 2: Existing Ground Floor Plan



Image 3: Proposed Ground Floor Plan



Image 4: Existing street scene



Image 5: Proposed street scene



Relevant Planning History

The application site was subject to a recently refused application as follows:

Planning Application Reference: DM2023/00094

Address: 93 Epsom Road Sutton SM3 9EY

Proposal: Demolition of Existing House and the creation of two semi-detached four bedroom houses with single garages

Status: Refused

Decision: Refused

The reasons for refusal as specified on the decision notice were:

1. The proposed development, by reasons of its massing and design would appear as an incompatible and incongruous addition to the wider surrounding street scene. As such, the proposal would fail to respect the context of the housing in this area and would have a significant harmful effect on the appearance of the surrounding area and the streetscene contrary to the principles of the National Planning Policy Framework, policies D3 and D4 of the London Plan, policies 1 and 28 of the Sutton Local Plan and SPD 14 Creating Locally Distinctive Places.
2. Without evidence to the contrary, the application has failed to demonstrate that the proposal will provide a satisfactory reduction in carbon emissions and water efficiency measures. As such, the application would be contrary to Policies SI 2 and 5 of the London Plan 2021 and Policies 31 and 33 of the Sutton Local Plan 2018.
3. The proposed development, by reason of the height, depth and proximity of the proposed dwelling to the shared boundary with 95 Epsom Road would result in a detrimental impact on the outlook to the detriment of the neighbouring occupiers and create a sense of enclosure. The proposal is therefore contrary to Policy 29 of the Sutton Local Plan 2018.
4. The proposal would fail to provide an acceptable level of private external amenity space for future occupiers of House 2 contrary to policy D6 of the London Plan 2021 and Policy 9 of the Sutton Local Plan 2018.

Extracts from the previously refused plans are shown below.

Image 6: Refused plans – street scene from Epsom Road



Relevant Planning Policy

In preparing this application regard has been had to national, regional, and local planning policy. The relevant policy considerations are set out below.

National Planning Policy Framework 2023 (NPPF)

The latest version of the NPPF was published in 2023 and establishes high-level national policies to guide the preparation of Development Plans and the determination of planning applications.

The National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) requires the Council to make the most efficient use of land by maximising the re-use of previously developed land and the conversion of existing buildings and states that housing applications should be considered in the context of the presumption in favour of sustainable development.

London Borough of Sutton Local Plan 2018

The principal policies of the Local Plan relevant to this application are:-

- 1 Sustainable Growth
- 7 Housing Density
- 9 Housing Sizes and Standards
- 13 Housing and Garden Land
- 28 Character and Design
- 29 Protecting Amenity
- 31 Carbon and Energy
- 32 Flood Risk and Sustainable Drainage
- 33 Climate Change Adaptation
- 34 Environmental Protection
- 36 Transport Impact
- 37 Parking

Planning Considerations

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. Accordingly, the primary planning matters to consider in respect of the proposal having regard to the previous refusal are:

- Massing and design of the new dwellings
 - Impact on the amenities of neighbouring residents, including outlook and enclosure
 - Carbon emissions and water efficiency.
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In any event, the full range of planning considerations have been considered, which are as follows:

- Principle of Development
- Design Quality
- Impact on Neighbours
- Layout and Accessibility
- Trees landscaping and Biodiversity
- Highways and Parking
- Sustainability

Principle of Development

The proposals for the semi-detached houses align with the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) which both require development to make the most efficient use of land by maximising the re-use of previously developed land and the conversion of existing buildings. The policies state applications for housing should be considered in the context of the presumption in favour of sustainable development.

Policy

London Plan policy GG2 states that we should enable the development of brownfield land, particularly in Opportunity Areas, and sites within and on the edge of town centres and the importance of utilising small sites.

London Plan policy GG4 sets out the need to increase the housing supply.

Policy 1 of the Sutton Local Plan 2018 states that the council will take a positive approach to proposals that reflect the presumption in favour of sustainable development.

Policy 7 of the Sutton Local Plan 2018 states the council will permit new dwellings providing that developments maintain and seek to enhance the quality of the borough's environment, respecting local character and reinforcing local distinctiveness.

Assessment

The land use of the site would remain as residential and therefore the principle of the proposed development is acceptable.

The benefit of the creation of one new dwelling, utilising the existing house and extending it, as well as building a new house, designed as a pair of semi-detached dwellings, ensures the sustainable use of an existing developed site, provision of housing to meet the ongoing housing need within the Borough, and aligns with the presumption in favour of sustainable development.

Design Quality

Policy

Policy 28 of the Sutton Local Plan 2018, states that the council will only grant permission for development providing it maintains and enhances local character and the appearance of the surrounding area.

Assessment

The proposed pair of dwellings would respect local character and the surrounding area and reinforce local distinctiveness. The front elevation of the property in terms of design style and frontage aligns with the neighbouring property on Elm Road West.

The overall footprint has increased to accommodate the additional dwelling but the front elevation will not sit forward of the established building line and therefore ensures the building does not appear overly intrusive on the street scene.

The roofscape would also align with neighbouring properties in terms of design style and would be in keeping with the surrounding development and Epsom Road street scene. The proposed fenestration would also be in unison with the surrounding development.

The scale and massing of the pair of semi-detached dwellings will be in keeping with the overall vernacular, character and appearance of the surrounding area. It is considered that the proposal is a high quality of design as per Policy 28 of the Sutton Local Plan. Further assessment on this matter is set out within the submitted DAS.

The previously refused elevation is shown above. The scheme proposed paired dwellings but in a different form and massing from the wider streetscene. The roof form did not match any of the wider context and the bays to the front again were not in keeping with the surrounding area.

The revised front elevation that retains and repeats the front elevation of the existing house, therefore is totally in keeping with the wider surrounding street scene and would also therefore respect the context of housing in the area, sitting seamlessly in the street scene.

Image 7: Street scene comparison



The proposed development, its massing and design, (see drawings included in this suite of planning information) is a positive addition to the wider surrounding street scene, would respect the context of the housing in this area and would have a positive effect on the appearance of the surrounding area, in line with principles of the National Planning Policy Framework, policy D3 and D4 of the London Plan, policies 1 and 28 of the Sutton Local Plan.

Impact on Neighbours

Policy

Policy 29 of the Sutton Local Plan 2018, states that the council will not grant planning permission for any development that adversely affects the privacy, outlook or daylight and sunlight of adjoining occupiers, or would unacceptably impact on the surrounding area.

Assessment

95 Epsom Road is the main property that could be affected by the proposals. No. 95 is southwest of the application site and is a semi-detached two storey dwelling. The property benefits from a single storey side and part rear extension.

The proposed semi-detached dwellings would be set away from the shared boundary, allowing an acceptable separation between dwellings.

The depth and rearward projection of the proposals has been taken into account (as shown on the enclosed plans) and does not result in an unreasonable visual impact, does not create a sense of enclosure, and does not impact on the daylight of the occupants of 95 Epsom Road.

It is therefore considered that the proposal does not result in an adverse impact on the amenities enjoyed by the occupants of the neighbouring properties and complies with the aims set out in Policy 29 of the Sutton Local Plan.

Layout and Accessibility

Policy

London Plan Policy D6 sets out minimum required space standards.

Policy 9 of the Sutton Local Plan 2018, states that the council will not grant planning permission for new residential development, including conversions, which fails to meet the internal space standards set out in the London Plan. The council's Urban Design Guide SPD has minimum standards of amenity space which extends to 70sqm for three- bedroom units.

Assessment

The plans submitted with this application show that the minimum required floor area will be met and exceeded. The bedrooms meet required floor areas and the rooms receive good levels of daylight, sunlight and outlook.

The private amenity space for each house is appropriate for the houses extending to 97 sqm and 125 sqm, therefore both exceeding the SPD requirement. This assists in overcoming reason for refusal 4 on the previous application.

Trees, Landscaping and Biodiversity

Policy

Policy 28 of the Sutton Local Plan 2018 states that new developments will be expected to respect and retain existing landforms and natural features of application sites, including trees of amenity value, hedges and other landscape features, and make suitable provision for high quality additional landscaping.

Assessment

There are no Tree Preservation Orders (TPOs) on the site and no detailed landscape proposals exist as the applicant expects this to be conditioned as part of the planning approval.

There are no trees on the site, although there are two trees outside the boundary of the site. The trees are a mature street tree north of the site (within Elm Road West) and a Crab Apple Tree (close to the rear of the site), which contribute to the appearance of the surrounding area, and therefore the applicant is happy for a condition to be applied, to ensure that these two trees are protected and retained.

The application is accompanied by a landscaping plan and BNG matrix which demonstrates 0.0665 units net gain for habitat in biodiversity therefore complying with Sutton's Policy 26

Highways and Parking

Policy

Policies 35 and 36 of the Sutton Local Plan 2018, state that development proposals will be required to make appropriate provisions for sustainable transport modes and will be assessed for their impact on the existing and proposed transport infrastructure and services, and the local environment.

Policy 37 of the Sutton Local Plan 2018 requires development proposals to provide the appropriate amount of car parking and secure cycle storage in accordance with the council's restraint-based maximum car and cycle parking standards and to ensure the safe and efficient operation of the transport network.

Assessment

The proposal site is situated within PTAL level 2 an area of poor transport accessibility. There are two off-street parking spaces proposed, one for each dwelling. In this regard, parking provision would meet the required standards and as such there is no impact on parking or highways safety.

Sustainability

Policy

London Plan Policy SI 2, states that development proposals will be required to make the fullest contribution to the mitigation of, and adaptation to, climate change and to minimising carbon dioxide emissions according to the following hierarchy: (1) Be lean (2) Be clean; and (3) Be green.

Policies 31, 32 and 33 of the Sutton Local Plan 2018 seek to promote the highest standards of sustainable design and construction within the Borough.

Assessment

The sustainable drainage assessment (SuDS strategy) submitted with this suite of planning application documentation meets the requirements of Local Plan Policy 32.

An Energy Strategy along with water efficiency calculations have been submitted with the planning pack for the attention of the Local Planning Authority.

The Energy Strategy states that the development aims to achieve an overall improvement (BER/TER) in regulated emissions of at least 65% over the Part L 2021 standard, through the adoption of high standards of insulation, heat pump driven heating and hot water systems and roof mounted PV array

The project is to incorporate wastewater heat recovery systems to further reduce energy loads for the generation of hot water.

The results of the passive design measures for the new development, with the energy efficiency measures, results in the reduction in CO2 emissions expected to be in excess of 10%.

The Energy strategy states that water use ensures that internal wholesome water use will be limited to 110litres/person/day in line with Sutton's Local Plan Policy 33.

The project would be compliant with Local Plan Policies 31 and 32 relating to energy efficiency and climate change adaptation ensuring reason 2 on the previous refusal has been overcome.

Summary and Conclusions

The application proposes the extension of the existing house and development of a new house to create a pair of fit for purpose semi-detached dwellings.

The proposals fully comply with LBS policies and aim to optimise the site potential, with a pair of semi-detached houses within a residential area, that on balance, ties in with the NPPF, London Plan and Local Plan policies on the importance of maximising density on previously developed land.

The proposals would be of sympathetic subordinate scale and design and would not impact outlook and enclosure, or daylight and sunlight.

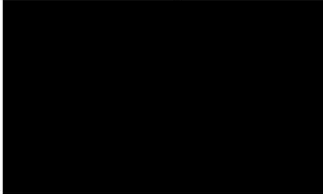
The proposals would provide a good standard of living for the occupiers and would not have a detrimental impact on neighbouring residential amenity.

The proposals are in line with policy and guidance in all respects and provide a sympathetic new addition to the street scene, in order to provide for the needs of modern lifestyles and living space.

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- This planning application represents an opportunity to make the best use of the plot and enhance living conditions by providing a pair of semi-detached dwellings with a sympathetic design to neighbouring properties.
 - The use of a functional and robust, yet simple design, enables the proposal to not compete with the existing properties on the street.
 - The energy and water efficiency have been clearly set out in accompanying technical documentation and comply with all relevant guidelines for the development.

The previous reasons for refusal have been overcome and there is policy presumption in favour of the grant of planning permission and there are no material considerations that outweigh this presumption.

Yours sincerely



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