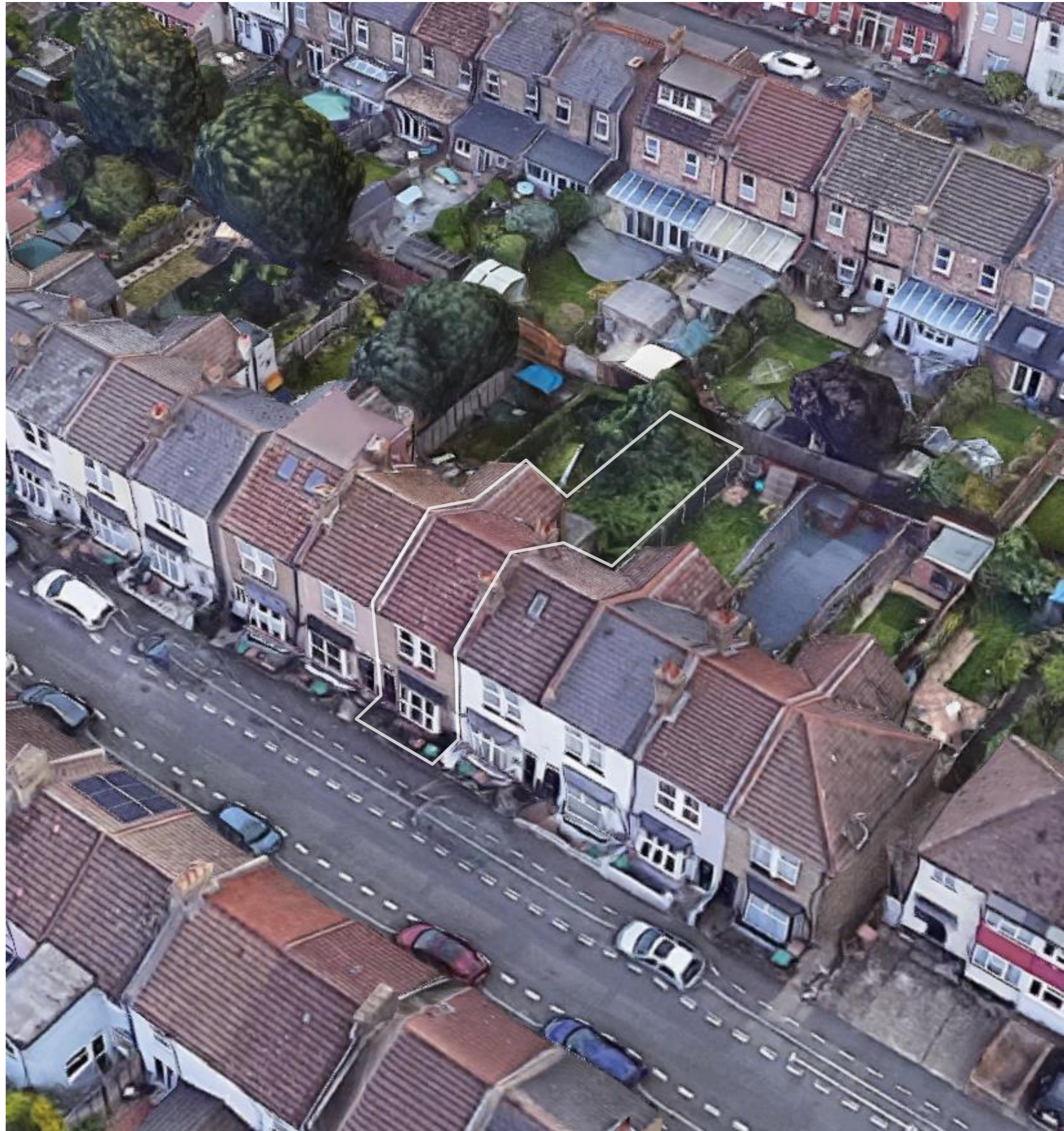


PLANNING STATEMENT

53 Beulah Road, Sutton, Surrey SM1 2QG, UK

March 2024



A. INTRODUCTION

- A.1 This Planning Statement has been prepared for a planning application to the London Borough of Sutton for the proposed development at 53 Beulah Road, Sutton SM1 2QG.
- A.2 The property is currently a two-storey, two-bedroom mid-terraced dwelling with a double-storey outrigger. A single-storey rear extension to the outrigger that is roughly 1.5m in depth has been previously built and has been in place for quite a long time now.
- A.3 A conversion of the loft space involving a dormer extension at the rear and rooflights to the front roofslope was recently granted planning permission for this property (ref: DM2023/01833).
- A.4 A recent planning application for erection of a single-storey rear extension and alteration to a ground floor flank/rear fenestration was refused planning permission (ref: DM2024/0032) due to the proposed development's uncharacteristic form of development contrary to the character of the dwelling and surrounding area; and due to a material loss of outlook and undue sense of enclosure for its neighbour, 55 Beulah Road.
- A.5 This Householder Application aims to address the previous reasons for refusal and now proposes a single-storey rear extension that allows for a larger kitchen and dining area with sufficient outlook and access to daylight and sunlight. This would also allow for an additional Study Room, and a more accessible bathroom for the property. At the same time, it would not create an uncharacteristically disjointed extension and would not result to a material loss of outlook and undue sense of enclosure to 55 Beulah Road.
- A.6 The following description of this planning application is:
- Erection of a single-storey rear extension**
- A.7 The overall objective of the development proposal is to improve the standard of accommodation to the future occupiers of 53 Beulah Road - without causing undue harm to the established local character of the residential community along Beulah Road, and to the amenities of the neighbouring properties.
- A.8 This Planning Statement describes the application proposal in more detail, and in the context of relevant policies. It should be read in conjunction with the following documents:
- Location Plan;
 - Existing & Proposed Site Plan;
 - Existing Floor Plans & Elevations;
 - Proposed Floor Plans & Elevations;
 - Design and Access Statement;
 - Fire Statement; and
 - Community Infrastructure Levy (CIL)

B. DEVELOPMENT CONTEXT

Site and Surroundings

- B.1 The application site is situated in the London Borough of Sutton administrative area. The site currently consists of a two-storey, two-bedroom terraced property, is in use as a dwellinghouse, and will be accessed directly from Beulah Road.
- B.2 A single-storey rear extension to the outrigger has been previously built and has been in place for quite a long time now.
- B.3 The area surrounding the site is almost entirely residential consisting of two-storey mid-terraced dwellings with gable roofs, on-street parking, and rear gardens. Such properties feature common architectural articulations with similar materials and color schemes.
- B.4 Some of the dwellings in the area have had single-storey extensions to their rear with much substantial depths. There are even others with recently granted permissions for single-storey rear/side infill extensions occupying the full width of the properties, e.g. 51 Beulah Road & 61 Beulah Road.
- B.5 The site itself is not located within any Conservation Area. However, it is within the Beulah Road / Clarence Road Area of Special Local Character.
- B.6 The property is not a listed building nor is it in close proximity to any.



Figure 2 – Street-level view of 53 Beulah Road (source: Google Street View; captured August 2022; accessed March 2024).

Public Transport Provision and Accessibility

- B.7 The site has good access to public transport, as it is located approximately 6 minutes away from West Sutton Station. The Collingwood Road / Bushey Road bus stop is only a 4-min walk. The site's PTAL (Public Transport Accessibility Level) rating is 4.

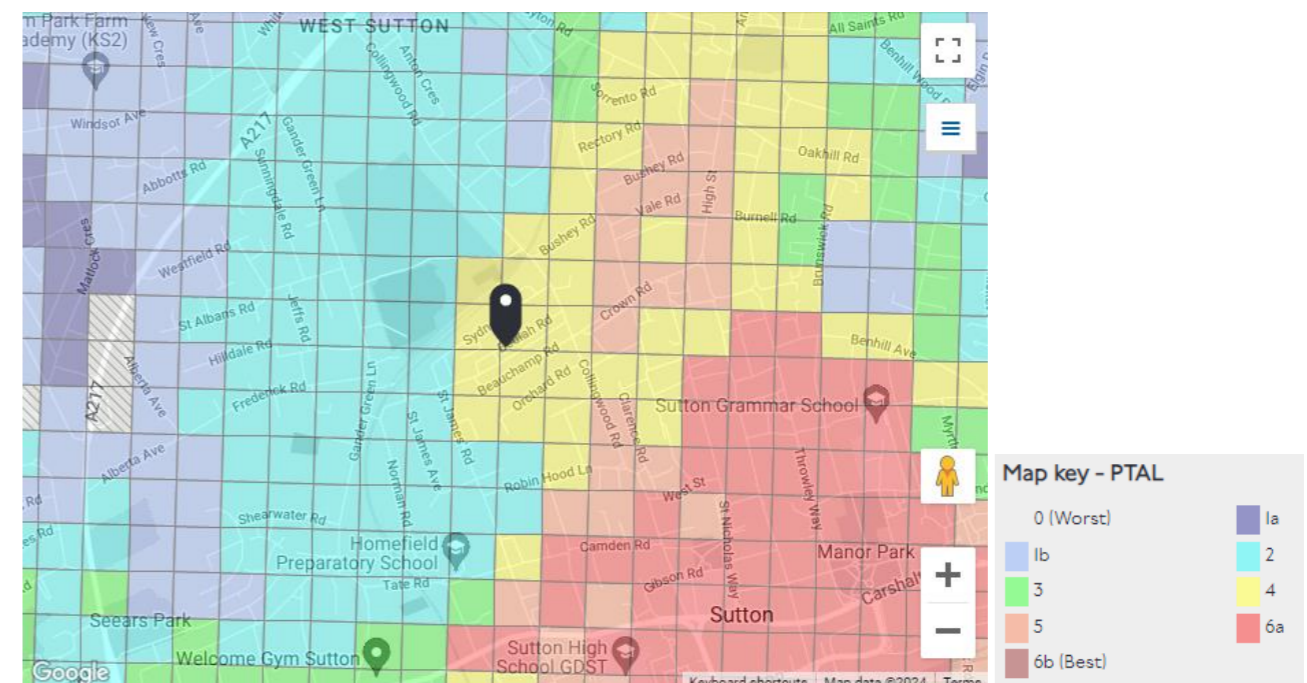


Figure 3 – PTAL Map of site showing a rating of 4 (source: <https://tfl.gov.uk>; accessed March 2024).



Figure 1 – Aerial view of 53 Beulah Road, featuring the multiple single-storey rear extensions in the area (source: Google Maps; accessed March 2024).

Relevant Planning History

B.8 The recent planning decision on the property is set out below:

[DM2024/0032](#) Erection of a single-storey rear extension and alteration to a ground floor flank/rear fenestration

Application Refused – March 2024

This proposed development was refused planning permission due to:

- The proposed development, by reason of its disjointed design, would be an uncharacteristic form of development contrary to the character of the dwelling and surrounding area contrary to Policies 28 and 30 of the Sutton Local Plan 2018.
- The proposed development, by reason of proximity to the boundary, height and depth, would result in a material loss of outlook and create an undue sense of enclosure for 55 Beulah Road contrary to Policy 29 of the Sutton Local Plan 2018.

B.9 Relevant planning applications within the London Borough of Sutton that bear some resemblance to this proposal are set out below:

51 Beulah Road SM1 2QG

[DM2022/00604](#) Erection of a single-storey rear/side infill extension

Application Granted – March 2022

This proposed development was granted planning permission for a single-storey extension that would essentially fill in the gap caused by the existing outrigger. This results to a building bulk that is the full width of the existing building all the way to the rear, despite most of the dwellings in the area, in their original form, would have no full widths to the rear of their dwelling's ground floor.

The width of this granted application, which covers the whole width of the property, is notably larger than what is currently proposed in this planning application. Notably, a 1.00 m width gap from the rear outrigger to the boundary is proposed to be maintained in this application to not cause undue and harmful impact to the character of the area, and to the amenities of its neighbours.

61 Beulah Road SM1 2QG

[DM2023/01032](#) Erection of a single-storey rear extension, conversion of loft space involving alterations to existing roofline, a dormer extension at rear and rooflights to front slope and removal of chimneys

Application Granted – July 2023

This proposed development was granted planning permission for a single-storey extension that would essentially fill in the gap caused by the existing outrigger. This results to a building bulk that is the full width of the existing building all the way to the rear, despite most of the dwellings in the area, in their original form, would have no full widths to the rear of their dwelling's ground floor.

The width of this granted application, which covers the whole width of the property, is notably larger than what is currently proposed in this planning application. Notably, a 1.00 m width gap from the rear outrigger to the boundary is proposed to be maintained in this application to not cause undue and harmful impact to the character of the area, and to the amenities of its neighbours.

C. PROPOSED DEVELOPMENT

- C.1 This proposal is for the erection of a single-storey rear extension that would be added onto the pre-existing ground floor rear extension to the outrigger.
- C.2 The proposed ground floor rear extension would further add a 1.2 m depth to the rear and would increase the width of the outrigger by an additional 1.1 m.
- C.3 A 1.0 m separation gap between the proposed extension and the property's boundary adjoining its neighbour, 55 Beulah Road, is proposed to be maintained. This is to ensure that the extension to the outrigger to the rear would not create an uncharacteristically disjointed extension, and would not result to a material loss of outlook and undue sense of enclosure to 55 Beulah Road.
- C.4 The proposed ground floor rear extension would have a dual pitch roof that has a materially lower eaves height than that of the existing extension's flat roof height thus increasing light admittance to the garden amenity of 51 Beulah Road.
- C.5 The proposal allows for a larger kitchen and dining area with sufficient outlook and access to daylight and sunlight. This would also allow for an additional Study Room, and a more accessible bathroom for the property. At the same time, sufficient floor-to-ceiling height and introduction of rooflights would ensure acceptable standards of accommodation to the future occupiers of the property.
- C.6 A comprehensive description of the proposal will be set out in the Design and Access Statement that accompanies this planning application.



Figure 4 – Proposed Block Plan of 53 Beulah Road showing the single-storey rear extension.

D. PLANNING POLICY

- D.1 This section provides an analysis of the planning policy context in which the proposed development should be considered in accordance with the relevant planning legislation and national policy guidance.
- D.2 Planning decisions in England and Wales should be taken in accordance with the development plan, unless material considerations indicate otherwise. This statutory requirement is set out in Section 38 (6) of the Planning and Compulsory Purchase Act of 2004.
- D.3 The National Planning Policy Framework (NPPF) is clear in Paragraph 11 that development that accords with an up-to-date Local Plan should be approved without delay.

STATUTORY DEVELOPMENT PLAN

- D.4 The statutory development plan for the London Borough of Sutton consists of planning policies that are considered relevant to the determination of the planning application, namely:

The London Plan 2021

- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D12 Fire safety

Sutton Local Plan & Appendix 2016-2031

- Policy 28 Character and Design
- Policy 29 Protecting Amenity
- Policy 30 Heritage
- Map 8.27 Beulah Road / Clarence Road Area of Special Local Character

Sutton Supplementary Planning Documents (SPD)

- SPD 4 Design of Residential Extensions
- SPD 14 Creating Locally Distinctive Place (Urban Design Guide)

MATERIAL CONSIDERATIONS

- D.5 Whilst not forming part of the statutory development plan, the following documents remain important material considerations for the determination of planning applications in Merton:
- National Planning Policy Framework 2021
 - London Plan Guidance: Housing Design Standards 2023

National Planning Policy Framework 2021

- D.6 On 20th July 2021, the government adopted the National Planning Policy Framework (NPPF), which provides a consolidated framework of planning policy that replaces all former National Planning Policy Framework documents.
- D.7 The NPPF outlines the presumption in favour of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives: an economic objective, a social objective and an environmental objective.

- D.8 Where there are no relevant development plan policies or the policies for determining the application are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

E. PLANNING ASSESSMENT

Design Quality and Impact upon the Character and Appearance of the Area

- E.1 The National Planning Policy Framework, and London Plan Policies D3 (Optimising site capacity through the design-led approach), and D4 (Delivering good design) require well-designed proposals which make a positive contribution to the public realm, are of the highest quality materials and design, and which are appropriate in their context. Thus, development proposals must respect the appearance, materials, scale, bulk, proportions, and character of their surroundings.
- E.2 Local Plan Policy 28 (Character and Design) echoes this by stating that planning permission will be granted for new development, including extensions, provided that it is attractive and designed to the highest standard, respects the local context and responds to local character, is of a suitable scale, massing and height, makes a positive contribution to the public realm, and responds to natural features of the site.
- E.3 Sutton's Urban Design Guide 'Creating Locally Distinctive Places' SPD (SPD 14) seeks to ensure that new developments incorporate the basic elements of good urban design and complement good quality elements of the existing urban fabric. As such, new developments are expected to build on local character by preserving the positive characteristics of the specific area, ensuring that the scale of the development is appropriate to the existing context of the area, and by respecting the building lines, heights, and massing of the existing buildings.
- E.4 Additionally, Sutton's Design of Residential Extensions SPD (SPD 4) recommends that single-storey rear extensions for terraced dwellings to be subordinate to the main dwelling through a 2.7 m maximum depth.

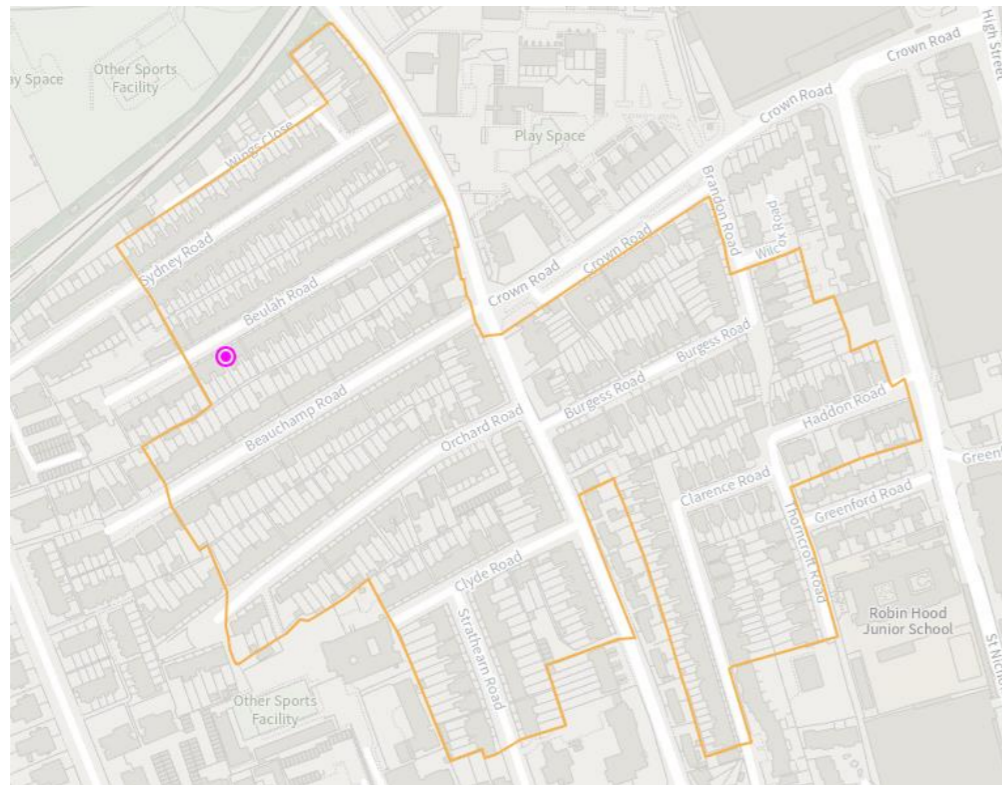


Figure 5 – Beulah Road / Clarence Road Area of Special Local Character; site pinned in purple (source: Sutton Local Plan Policies Map).

- E.5 Map 8.27 of the Local Plan Appendix shows that the site is within the Beulah Road / Clarence Road Area of Special Local Character (ASLC), which means Local Policy 30 (Heritage) is a material planning consideration. Such Policy states that that the Council will conserve and enhance the borough's historic environment, and new development should integrate into the existing built form and seek to better reveal the asset's significance.
- E.6 A previous application (ref: DM2024/00032) proposed a single-storey rear extension extending 2.7 m from the original outrigger and 1.2 m from the existing extension. It measured the full width of the property but does not adjoin the stepped rear elevation. The lack of the connection to the stepped rear elevation created an internal courtyard/light well and appeared to be disjointed and was uncharacteristic for the surrounding area. This was cited as one of the reasons for a refused planning permission.
- E.7 This application intends to address that reason for refusal through an amendment to the single-storey rear extension that would not appear disjointed and uncharacteristic for the surrounding area.

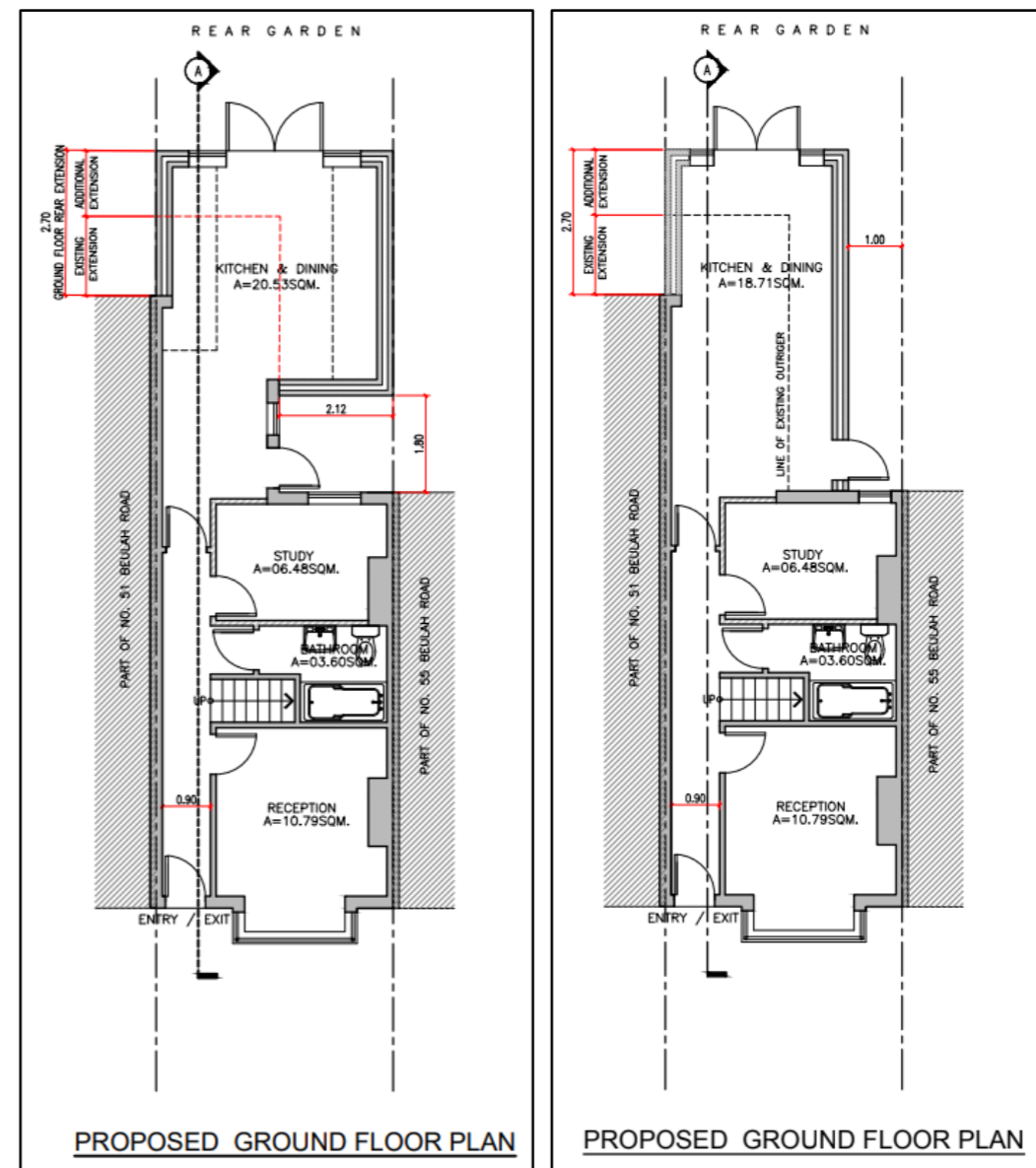


Figure 6 – Proposed single-storey rear extension at 53 Beulah Road with refused planning permission (ref: DM2024/00032), left; and Proposed single-storey rear extension at the same property in this application, right.

- E.8 Since the depth of the proposed extension was not cited as a reason for refusal then, this proposal still maintains the 1.1 m additional depth of extension resulting to a 2.7 m total depth from the original outrigger. This is also in keeping with the 2.7 m maximum limit stated in Sutton's Design of Residential Extensions SPD.
- E.9 It should be noted that recently 51 Beulah Road (ref: DM2022/00604) and 61 Beulah Road (ref: DM2023/01032) were both granted permissions for a single-storey rear/infill extension that took up the whole width of the property. The proposed width of the extension was not seen as uncharacteristic for the surrounding area.
- E.10 This application only proposes a 1.1m additional width to the ground floor rear outrigger. It will not take up the full width of the property and would maintain the stepped rear elevation of the property, so as to preserve the character of outriggers to the rear of the terraced dwellings of Beulah Road. Furthermore, a 1.0 m separation gap between the proposed extension and the property's curtilage adjoining its neighbour, 55 Beulah, is being proposed for the same reasons.
- E.11 The refused planning permission for this property (ref: DM2024/00032) cites the proposed single-storey rear extension not adjoining the stepped rear elevation of the property and resulting to an internal courtyard/light well as the cause of the reason for refusal. This application would not propose any internal courtyard/light well to the rear. Furthermore, this application would maintain the stepped rear elevation of the property.
- E.12 It is worth reiterating that this application maintained the elements of the previous application that were not seen to have poor design quality and were not seen to have a harmful impact to the character and appearance of the area. This application only amended that application to avoid the internal courtyard/lightwell and to maintain the stepped rear elevation that seen as an important feature of the character and appearance of the area.
- E.13 Therefore, this application should be in compliance with policies on design quality and impact upon character and appearance of the area, particularly Local Plan Policies 28 and 30.

Impact upon Neighbours

- E.14 Local Plan Policy 29 (Protecting Amenity) states that the Council will grant planning permission for development unless it adversely affects the amenities of future occupiers or those currently adjoining or nearby properties, or has an unacceptable impact on the residents of the surrounding area. As such, in assessing the impact of a proposed development, the Council will take into consideration a loss of privacy, a loss of sunlight or daylight, an increase in noise and disturbance, and a loss of outlook.

Increased noise and disturbance

- E.15 This proposal is still only for a residential extension, similar to the previous planning application. As such, it should still be deemed to not result in a material increase in noise and disturbance to the detriment of neighbouring occupiers. This proposal is therefore still in compliance to Local Plan Policy 29, in terms of increased noise and disturbance.

Loss of light

- E.16 This proposal is still sited northeast of the rear elevation of 55 Beulah Road and would still not breach an angle of 45 degrees drawn on elevation to the midpoint of the bi-folds serving the non-habitable rooms of the approved and completed extension at 55 Beulah Road. As such, it should still be deemed to indicate a low risk of material loss of light to its neighbours. This proposal is therefore still in compliance to Local Plan Policy 29, in terms of loss of light.

Loss of privacy

- E.17 This proposal would actually reduce the window to the flank elevation. Such window would still face an existing rear garden and would actually have limited view of the neighbour's amenity due to the built ground floor rear/side infill extension of 55 Beulah Road. This proposal is actually an improvement from the previous application in terms of window size and, as such, should still be deemed to have limited, if have not reduced, impact on privacy to 55 Beulah Road. This proposal is therefore still in compliance to Local Plan Policy 29, in terms of loss of privacy.

Loss of outlook

- E.18 This proposal would not introduce an extension whose depth and height would unduly impact on the outlook and sense of enclosure to 55 Beulah Road. The proposed extension would not take up the full width of the property, and would not adjoin the boundary shared with 55 Beulah Road. In fact, a 1.0 m separation gap would be introduced to prevent any unduly and harmful impact to 55 Beulah Road. This proposal has now addressed the cited reason for refusal in the previous planning application (ref: DM2024/00032). This proposal is therefore now in compliance to Local Plan Policy 29, in terms of loss of outlook.

Fire Safety

- E.19 London Policy D12 (Fire Safety) requires all development proposals to achieve the highest standards of fire safety.
- E.20 Fire safety has been accounted for this proposed development. A separate Fire Statement accompanies this application, where complete details on fire safety measures are included.

F. CONCLUSION

- F.1 Planning permission is sought for the erection of a single-storey rear extension at 53 Beulah Road. This proposal addresses the cited reasons for refusal in a previous planning application for a single-storey rear extension that was refused planning permission (ref: DM2024/00032).
- F.2 In terms of design quality, this application has maintained the proposed 1.2 m depth of extension resulting to a total 2.7 m depth from the original outrigger. It was not cited as a reason for refusal then.
- F.3 Also in terms of design quality, this application has now removed the internal courtyard/light well at the rear. It has now reduced the width of the extension to not take up the full width of the property, and introduced a 1.0 m separation gap between the proposed extension and the boundary adjoining 55 Beulah Road. This is to maintain the appearance of the outrigger to the rear and the property's stepped rear elevation. The proposed extension will now not have a disjointed appearance, and would be characteristic and would not detract from the appearance of the surrounding area. This is how the first reason for refusal has been addressed, and how the proposed development is now compliant with Local Plan Policies 28 (Character and Design) and Local Plan Policy 30 (Heritage) to hopefully warrant a granted planning permission.
- F.4 In terms of impact upon neighbours, this application has maintained elements of the previous application that was deemed to be acceptable and/or not have a harmful impact to its neighbours - in terms of increased noise and disturbance, loss of light, and loss of privacy.
- F.5 Also in terms of impact upon neighbours, particularly with respect to loss of outlook, this application has now introduced a 1.0 m separation gap between the proposed extension and the boundary adjoining 55 Beulah Road. This results to an extension whose depth and height would now not have an undue impact on the outlook and sense of enclosure to 55 Beulah Road. This is how the second reason for refusal has been addressed, and how the proposed development is now compliant with Local Plan Policy 29 (Protecting Amenity) to hopefully warrant a granted planning permission.
- F.6 Fire safety has been accounted for this proposed development. A separate Fire Statement accompanies this application, where complete details on fire safety measures are included.
- F.7 The proposed development is considered to be wholly in accordance with statutory development plans and other material considerations.
- F.8 The Council is respectfully requested, in accordance with the NPPF, to approve this proposal.