

# **DESIGN STATEMENT**

469 Gander Green Lane, SM3 9RA

## **A. INTRODUCTION**

This Design Statement is supporting part retrospective application for Conversion of existing two storey 3-bedroom house at 469 Gander Green Lane into two self-contained flats and for Retention of rear extension at both 469 and 469a Gander Green Lane extending by 700mm and 900mm, respectively. Reduction of outbuilding and loss of 1 car parking space to rear to accommodate additional amenity space in rear garden providing each residential unit with its own private amenity space. Provision of cycle and bin store in the front garden and provision of 2 parking spaces from an existing drop kerb.

## **B. SITE**

The site is located on western side of Gander Green Lane/Brocks Drive crossroad in Sutton, Surrey. The site is currently occupied by two self-contained 2 storey dwellings with accommodation within the roof. The site contains amenity spaces and car parking spaces at the rear. There is soft landscaping, bin, and cycle storage at the front. The site is set within a residential area. The surrounding area is characterised by its semi-detached properties, with off street parking at the front and soft landscaping at both front and rear of the site. The site is not set within any specific areas.

## **C. RETROSPECTIVE OVERVIEW**

The property was originally a two storey 3-bedroom semi-detached house. The planning history of the site starts with two applications; both for single storey extensions. The first application was granted in 1900 for an erection of a single storey flank extension (ref). Second application was granted in 1995 for an erection of a single storey rear extension (ref).

Next application was submitted in 2008 for a demolition of granny flat and an erection of a 2 storey 3-bedroom end of terrace house with roof accommodation involving dormer extension at rear of proposed house and 'donor' building involving alternations to existing roofline and single storey extension at rear of existing dwelling and retention of two car parking spaces t rear for proposed dwelling with access onto Brocks Drive. This application was granted.

In 2019, another application was submitted for demolition of previously approved annex and erection of attached two storeys dwelling with accommodation within the roof comprising of 2 self-contained dwellings and erection of a single storey rear extension, conversion of loft space with rear dormer extension to existing dwelling an associated amenity space, bin store, cycle store and amenity spaces. This application was granted. In 2022, an application for erection of single storey outbuilding to rear was submitted and granted.

Latest application, submitted in 2023, for retention of outbuilding and alterations to the car parking layout was refused. The reasons for refusal were:

- 1) The proposed off-street parking accessed from Gardner Green Lane are a safety concern given the proximity to the road junction between Gander Green Lane and Brocks Drive.
- 2) Retention of an existing outbuilding and re-configuration of the car parking spaces would result in reduction in private outdoor amenity space together with the loss of refuse store
- 3) The proposed off-street parking provision is more than the maximum parking standard and no secure cycling parking is provided

#### **D. PLANNING POLICY**

Proposal demonstrates a commitment to respect and comply with London Plan and Sutton Plan policies, contributing to sustainable development of an area. The principal considerations in relation to this proposal are use, design quality, layout, traffic and parking, access, sustainability, and other relevant material planning considerations.

#### **E. PROPOSAL**

The proposal is conversion of existing two storey 3-bedroom dwelling into 2 self-contained 1-bedroom flats with accommodation within the roof at 469 Gander Green Lane. Converting the property into two 1-bedroom flats is the way to optimize the area and reduce unutilized spaces. By adapting the property, it will meet the increasing demand for smaller living spaces driven by changing demographics including a rise in single-person households, young professionals, and elderly individuals seeking downsized accommodation. This conversion will meet the demand for more affordable units and contribute to local housing market. Throughout the development of the proposed scheme, the client has prioritized functionality and a commitment to delivering the highest quality. Both flat designs emphasize generous accommodation, creating a modern and open ambiance that aligns with the preferences of the current housing market in London and Sutton borough. This design approach is particularly well-suited to meet the growing demand from young professionals entering the first-time buyer market, reflecting the evolving housing needs in the area.

The proposal also suggests reduction of outbuilding and loss of 1 parking space at the rear to accommodate amenity space for additional flat. This provides each flat with outdoor amenity space of around 20 Sq. m. Private amenity spaces play a crucial role in enhancing the quality of life for residents and contribute positively to their well-being. Additional cycle and bin storage is provided at the front as well as 2 parking spaces from an existing drop kerb.

The proposed flats meet London Plan requirements and nationally described Technical Housing Standards.

## F. TRAFFIC AND PARKING

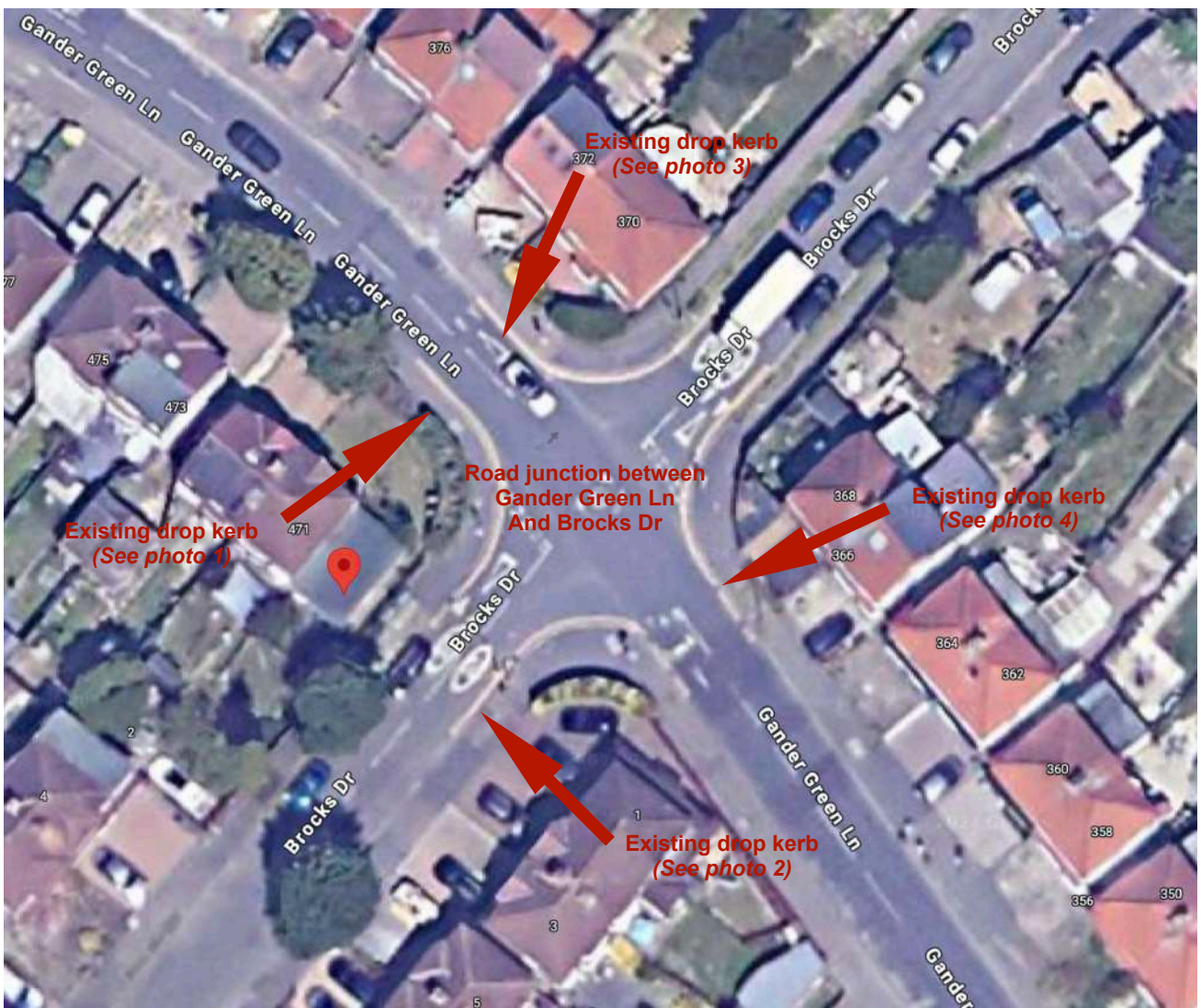
Policy requirements for parking provision for both sites is 2 parking spaces per each property. The decision to remove 1 car parking space from the rear, allows for larger outdoor amenity spaces. Additional 2 parking spaces will be added in the front garden that was previously underused. Although the parking spaces at the front of development will be in close proximity to roundabout, they do not present a safety concern as it is a low-speed zone. They are proposed to utilise existing kerb. Other properties that are located on road junction between Gander Green Lane and Brocks Drive all have parking at the front (see images below for reference).



1 Brocks Drive, Parking at the front of the property accessed from kerb in close proximity to road junction between Brocks Drive and Gander Green Lane



368 Gander Green Lane, Parking at the front of the property accessed from kerb in close proximity to road junction between Brocks Drive and Gander Green Lane.



Top view of road junction between Gander Green Lane and Brocks Drive



Photo 1: Existing drop kerb at 469 Gander Green Ln



Photo 2: Existing drop kerb at 1 Brocks Dr



Photo 3: Existing drop kerb at 370 Gander Green Ln



Photo 4: Existing drop kerb at 368 Gander Green Ln

## **G. SUMMARY**

The proposed conversion of the existing two storey 3-bedroom house at 469 Gander Green Lane into two self-contained flats aligns perfectly with the changing demographics and housing needs in Sutton. The adaptation to smaller living spaces caters to the rising demand for affordable units and meets the preferences of the current housing market.

The strategic reduction of an outbuilding demonstrates a commitment to create larger private amenity spaces which will directly enhance the quality of life for residents.

The proposal ensures strict compliance with planning policies from London and Sutton Plan, as well as Technical Housing standards. By adapting these policies, proposal contributes to the existing urban fabric and exhibits responsible land use.

Overall, this project aligns with the neighbourhood's changing dynamics, promotes community wellbeing, and respects the established character and planning policies, making it a fitting addition to local context.