



Appeal Decision

Site visit made on 1 February 2022

by Lynne Evans BA MA MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 17th February 2022

Appeal Ref: APP/5870/D/21/3282876 20 The Downsway, Sutton SM2 5RN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs Navinder Bhogal against the decision of the Council of the London Borough of Sutton.
 - The application Ref: DM2021/00809 dated 20 April 2021, was refused by notice dated 24 June 2021.
 - The development proposed is one storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for one storey rear extension at 20 The Downsway, Sutton SM2 5RN in accordance with the terms of the application, Ref DM2021/00809 dated 20 April 2021, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 2088 PA 01 0001 Rev 01; 2088 PA 01 0002 Rev 01; 2088 PA 01 0003 Rev 01; 2088 PA 01 0004 Rev 01; 2088 PA 01 0005 Rev 01; 2088 PA 01 0010 Rev 02; 2088 PA 01 0011 Rev 02; 2088 PA 01 0012 Rev 03 and 2088 PA 01 1000 Rev 02.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall accord with the materials shown on Plans PA 01 0010 Rev 02; 2088 PA 01 0011 Rev 02 and 2088 PA 01 0012 Rev 03.

Main Issue

2. The main issue in this appeal is the effect of the proposal on the character and appearance of the existing property and on the local area, within an Area of Special Local Character.

Reasons

3. The appeal property is a previously extended, detached, residential property fronting the southern side of The Downsway, with a side return along The Causeway. The pattern of development is of generous sized houses of individual design set on good sized plots and set back from the road frontage,

providing a spacious and verdant character and appearance to the local area. The appeal site is also within the Sutton Farm Estate Area of Special Local Character (ASLC). The spacious siting of the individual detached houses together with well planted gardens and street trees all contribute to the attractive character and appearance of the ASLC.

4. The proposal would replace an existing glazed conservatory with a wider and deeper single storey rear extension, of modern design with contrasting materials to the existing brick built property.
5. Both the design and materials would be contemporary in form. However, the guidance in the Council's SPD4 Design of Residential Extensions indicates in a number of places, including at paragraphs 3.11 and A.1.3, that good contemporary designs are supported, and that there may be instances where contemporary designs will be supported in Areas of Special Local Character, subject to not detracting from or harming the special character and appearance of such buildings and areas (Para 4.7).
6. Although larger than the existing conservatory I consider that the proposed single storey extension would still be seen as subordinate in terms of its dimensions, scale and massing in relation to the existing property. It would be set well within the overall width of the extended property. There is an irregular rear building line and the proposed extension would not project significantly further beyond the rear building line of the extension on the eastern side of the property. The property benefits from a generous plot and a large rear garden area would remain.
7. Although contemporary in design and with modern materials, given its subservient and single storey form, the proposed design and materials would not detract from the character or appearance of the existing building. It would in my view provide a visually interesting contrast to the solid brick form of the existing building.
8. It would be sited at the rear and would not be visible from the front of the property, although limited views would be available of the upper parts of the extension from a small section of The Causeway. The views would be limited because of the existing boundary fence and planting. I consider that the views that would be gained would add visual interest to the street scene and would not detract from the existing character and appearance. Although it would extend the palette of materials found in the local area, given these limited views, it would not detract from the predominant range of materials found within the ASLC.
9. The Council has referred in its Officer's Report to the Sutton Farm Estate Character Appraisal, but I have not been provided with a copy of this document and have not been informed of its status. However, and as set out above, the small scale of the extension in relation to the existing house together with the limited views from The Causeway would not in my view materially detract from the character and appearance of the ASLC.
10. The proposal also includes for a raised rear patio with steps leading down to the rear garden. The arrangement of a rear garden is largely a personal matter, but I am satisfied that this proposal would have no material impact on the character and appearance of the property or local area. The Council also raised no issue in this respect.

11. I therefore conclude that the proposed extension would not detract from but would respect the character and appearance of the existing property as well as the local area and ASLC. There would be no conflict with Policies 28 and 30 of the Sutton Local Plan 2018, and SPD4 Design of Residential Extensions, as well as the National Planning Policy Framework and in particular Section 12, all of which seek for a high quality design which respects the local context.

Conditions and Conclusion

12. The Council has proposed a number of conditions in the event of planning permission being granted. A condition should be imposed to list the approved plans for the avoidance of doubt and in the interests of proper planning.
13. The materials should be as specified on the plans to accord with the terms of the application and in order to respect the character and appearance of the existing house and local area.
14. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

L J Evans

INSPECTOR