



Appeal Decision

Site visit made on 18 September 2024 by M Long BA(Hons) MSc MRTPI

Decision by M Russell BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 14 November 2024

Appeal Ref: APP/P5870/D/24/3345535

13 The Drive, Wallington, Sutton SM6 9LY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Harding against the decision of the Council of the London Borough of Sutton.
 - The application Ref is DM2024/00109.
 - The development proposed is two storey and single storey rear extensions.
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Decision

1. The appeal is allowed and planning permission is granted for two storey and single storey rear extensions at 13 The Drive, Wallington, Sutton SM6 9LY in accordance with the terms of the application Ref DM2024/00109, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the approved plans: 1:1250 Site Location Plan, CO/RH/02 Proposed 2 storey & single storey rear extensions, 1:100 Proposed Roof Plan, and the 1:500 Block Plan.
 - 3) The materials to be used in the construction of the external surfaces of the proposed development hereby permitted shall match those used in the external surfaces of the existing dwelling.
 - 4) The flat roof sections of the extensions hereby permitted shall not be used, all or in part, as a terrace or other amenity space. No railings, fences, walls or other means of enclosure shall be erected on the flat roofs.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of The Ridge Area of Special Local Character (ASLC).

Reasons for the Recommendation

4. The site is located within The Ridge ASLC, which is predominantly comprised of large, two-storey detached houses set within generous plots. They typically have large front gardens and there are more often spacious gaps between neighbouring dwellings. The houses have individual designs but generally share traditional design features such as hipped roof forms, hanging tiles, timber detailing, white rendering and bay windows. These features, in addition to the verdant appearance of the area, contribute to the high-quality residential character of The Ridge ASLC.
5. The large, two-storey detached appeal dwelling sits within a generous plot with tall, dense vegetation to its rear and along one of its side boundaries. It also has generous spacing from its neighbours and so, in these respects, the appeal site reflects the character and appearance of The Ridge ASLC. The dwelling has a streamlined appearance characterised by the clean lines of its mainly flat roof, its plain white render finish and minimalist design features which give it an Art-Deco appearance which is somewhat unique in the context of The Drive. Nevertheless, it adds to the architectural interest of the street which together with its comparable scale and plot characteristics ensure that it positively contributes to The Ridge ASLC.
6. The flat roof and clean lines of the extension would reflect the aesthetic of the existing dwelling. Although the depth of the extended appeal dwelling would be greater than neighbouring houses on The Drive, the proposal would not extend beyond the rear elevation of the existing single-storey rear projection. Furthermore, it would sit comfortably within its large plot and maintain the generous spacing from its neighbours which, together with the consistency of the roofline at the first-floor level, would prevent it from appearing as an overly dominant or top-heavy addition. In this context, the proposal would be in keeping with the characteristics of the site and would not detract from the features which contribute to the high-quality residential character of The Ridge ASLC.
7. In addition, there would be limited public views of the proposal and, due to the tall dense vegetation at the rear and one of the side boundaries of the site, some private views would also be obscured. These factors would further ensure that the scheme would not have a dominant presence in the locality.
8. For the reasons described, the proposal would meet the guidance within the London Borough of Sutton's Supplementary Planning Document (SPD) 4: Design of Residential Extensions (2006) which sets out that the design of any extension should always be in sympathy with the appearance of the original dwelling and that existing characteristics should be retained and respected. It would also accord with the Council's SPD 14: Creating Locally Distinctive Places (2008) which sets out that to build on local character, all development should seek to respect the unique characteristics of the site and ensure that its scale is appropriate to the existing context of the area.
9. I therefore conclude that the proposal would have an acceptable effect on the character and appearance of The Ridge ASLC. In that regard, it would comply with the Sutton Local Plan (2018), specifically Policy 28 (Character and Design) which seeks that new development respects the local context and Policy 30 (Heritage) which expects development to conserve those elements which

contribute to the Area of Special Local Character's particular character or appearance.

Conditions

10. In addition to the standard time period for commencement, I recommend a condition to require that the development be carried out in accordance with the approved plans, which is necessary in the interests of certainty. I also recommend that matching external materials are used to ensure that the development positively relates to its host and the wider street scene.
11. As suggested by the Council, I recommend that a condition is attached to prevent the use of the flat roof sections of the proposed development as a terrace or other amenity space in the interests of protecting the privacy of neighbouring properties.
12. The Council have suggested a condition to restrict the provision of windows in the side elevations of the proposed development at the first and second floor levels. However, given that the proposal would need to be completed in accordance with the approved drawings, the installation of windows to these side elevations at a later date would be subject to the provisions within the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) in terms of obscure glazing and opening restrictions. Therefore, in this instance, a condition would not be necessary to protect the amenities of neighbouring properties.

Conclusion and Recommendation

13. The proposed development would accord with the development plan. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be allowed.

M Long

APPEAL PLANNING OFFICER

Inspector's Decision

14. I have considered all the submitted evidence and my representative's report and on that basis the appeal is allowed.

M Russell

INSPECTOR