



Appeal Decision

Site visit made on 1 April 2025

by J Heppell BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28 April 2025

Appeal Ref: APP/P5870/W/24/3353135

231 Woodcote Road, Wallington, Sutton CR8 3PB

- 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 M North against the decision of the Council of the London Borough of Sutton.
 - The application Ref is DM2024/00602.
 - The development proposed is the extension and conversion of the existing property to form one 3-bedroom, 4-person dwelling and one 4-bedroom, 7-person dwelling.
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Decision

1. The appeal is allowed and planning permission is granted for the extension and conversion of the existing property to form one 3-bedroom, 4-person dwelling and one 4-bedroom, 7-person dwelling at 231 Woodcote Road, Wallington, Sutton CR8 3PB in accordance with the terms of the application, Ref DM2024/00602, subject to the conditions in the attached schedule.

Preliminary Matters

2. I have abbreviated the appellant's description of development to that which is necessary to describe the development, which is 'the extension and conversion of the existing property to form one 3-bedroom, 4-person dwelling and one 4-bedroom, 7-person dwelling'.

Main Issue

3. The main issue in this appeal is the effect of the proposal on the character and appearance of the host property and the surrounding area.

Reasons

4. The site is located in a residential area characterised by detached and semi-detached houses set back from the road with generous rear gardens. The land opposite is largely undeveloped and within the Green Belt. The host property forms one half of a pair of semi-detached dwellings.
5. Planning permission is extant, but has not been implemented, for a two storey side/rear extension. As there is nothing to prevent the planning permission from being implemented, it therefore constitutes a more than merely theoretical prospect. Given that the extant permission is almost identical in size and general design to the proposal, I accord this fallback position significant weight in the planning balance.

6. The Council argues that the design of the consented extension is not appropriate for a new dwelling, and that it should instead respect the form and character of nearby properties. However, although the proposed dwelling would be subordinate to the host property, it would not be dwarfed by it. Moreover, the character and appearance of the properties along this part of Woodcote Road is sufficiently varied that, although the proposal would create a terrace of three dwellings, an adequate visual gap would be maintained between the proposed dwelling and the adjacent property at no 229 Woodcote Road, such that the proposed dwelling would not appear cramped or out of character.
7. Whilst the resultant pair of plots would be narrower than those of nearby properties, the variety of building styles and boundary treatments in the immediate area is such that the reduced plot width would not be discordant with nearby properties. Furthermore, it is not unusual for the main entrance to a dwelling to be on the side elevation, particularly in the case of linked units. I do not object to the incorporation of the existing flat roofed garage into the proposed dwelling.
8. The frontage of the property is currently hard surfaced and enclosed by a low front boundary wall and, whilst the proposal would require the removal of the front boundary wall, it would offer the opportunity for planting on either side of the proposed boundary between the two plots, with a resultant benefit to the street scene. The relatively long, narrow rear gardens would likewise not detract from the prevailing character of the area
9. The Council contends that Sutton Town Centre and its District Centres are better able to accommodate new housing, and that the need for new housing on the appeal site does not as a result outweigh the harm caused. However, Policy H2 of the London Plan (LP) emphasises that well-designed new homes on small sites below 0.25 hectares in size should be supported, whilst Policy 7 of the Sutton Local Plan 2016-2031 (SLP) offers support for new dwellings provided the density is suited to local character. Given my conclusions regarding the design and density of the scheme, I consider that the proposed development would be appropriate for the appeal site, and the site's PTAL rating of 1b as highlighted by the Council does not alter this conclusion.
10. For these reasons, I conclude that the proposal would not harm the character and appearance of the host property or the surrounding area, and would not therefore conflict with Policies H1, H2 and D3 of the LP or Policies 1, 7 and 28 of the SLP. Together these policies support well designed new development, including new homes on small sites, provided it is of a suitable density and responds to local context.

Conditions

11. The Council has recommended that 14 conditions be imposed in the event that the appeal is allowed. The appellant has not raised objection to the suggested conditions, apart from querying whether a condition is needed to control potential disturbance during construction, given that this matter is covered by separate legislation. I agree with the appellant, and I have therefore not included this condition. In assessing the need for the conditions, I have had regard to the policy requirements contained in the development plan.

12. Standard conditions relating to the three year time limit (No 1) and the list of approved plans (No 2) are required (I have amended the Council's suggested wording of condition 2 to exclude supporting reports).
13. Suitable fire safety measures are required in accordance with the London Plan (No 3).
14. In the interests of highway safety it is necessary to ensure that adequate car parking spaces (No 4) and cycle storage (No 5) are provided.
15. To ensure that the development is sustainable, details of an air source heat pump should be approved (No 6), measures taken to reduce CO2 emissions (No 7), a surface water drainage strategy incorporating SUDS measures implemented (No 8) and a water efficiency calculator submitted (No 9).
16. Refuse collection arrangements should be submitted and approved (No 10) to ensure that they are appropriately designed to local requirements.
17. To ensure that the character and appearance of the area is protected, material samples must be approved (No 11), a landscaping scheme submitted (No 12) and tree protection measures incorporated (No 13).

Conclusion

18. For the above reasons, the proposal accords with the development plan, when read as a whole. Material considerations do not indicate that a decision should be taken other than in accordance with the development plan. I therefore conclude that the appeal should be allowed.

J Heppell

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The approved development shall be carried out in accordance with the following drawings:
240402 1995-102-P01
240402 1995-103-P01
240402 1995-104-P01
240402 1995-105-P01
240402 1995-106-P01
240402 1995-107-P01
240402 1995-201-P01
240402 1995-202-P01
240402 1995-203-P01
240402 1995-204-P01
240402 1995-205-P01
240402 1995-206-P01
240402 1995-207-P01
240402 1995-208-P01
240402 1995-210-P02
240402 1995-211-P02
240402 1995-212-P02
240402 1995-213-P02
- 3) The development hereby approved must be carried out in accordance with the provisions of the approved RA 1995 Fire Safety Statement.
- 4) The development shall not be occupied until car parking space has been laid out within the site in accordance with the approved plan 240402 1995-210-P02. The parking area shall be used and permanently retained exclusively for its designated purpose.
- 5) Prior to the commencement of the development (excluding demolition works), full details of the secure cycle storage facilities shall be submitted to, and approved in writing by, the Local Planning Authority, which shall show their positioning within the site, the size and materials of the enclosure and the means of access. The approved details shall be implemented on site prior to the first occupation of the development hereby approved and thereafter permanently retained in accordance with the approved details.
- 6) Prior to the commencement of development, details of the proposed air source heat pump (ASHP) unit must be submitted to the Local Planning Authority and approved in writing, including:
 - (i) the sizing, positioning and orientation of the proposed ASHP unit;
 - (ii) product specifications and an estimate of the heating and/or cooling energy the ASHP would provide to the development and the electricity required for this purpose;
 - (iii) the expected heat source temperature and the heat distribution system temperature; and
 - (iv) if necessary, revised calculations demonstrating the CO2 savings expected to be achieved.

- 7) The development hereby approved shall be constructed in accordance with the approved Energy Statement Version 1 (Ref: 19399) prepared by Energy Performance & Sustainability Group Ltd and dated 22 March 2024, together with the approved details of the air source heat pump (ASHP) unit. Prior to first occupation, 'as-built' Standard Assessment Procedure (SAP) outputs must be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has achieved the targeted reduction in CO2 emissions. All of the approved measures must thereafter be retained for as long as the development is in existence.
- 8) The development hereby approved shall be constructed in accordance with the approved Surface Water Drainage Strategy prepared by Godsell Arnold Partnership Ltd Revision 1 (Ref: 214150) and dated March 2024. Prior to first occupation of the development, written confirmation that the approved SuDS measures have been implemented as part of the development as built must be submitted to the Local Planning Authority and approved in writing. All of the approved measures must thereafter be retained for as long as the development is in existence.
- 9) Prior to first occupation of the dwelling, a completed Water Efficiency Calculator for New Dwellings must be submitted to the Local Planning Authority and approved in writing to show that internal potable water consumption will be limited to no more than 110 litres per person per day (l/p/d) based on the Government's national calculation method for the purposes of Part G of the Building Regulations.
- 10) Prior to occupation of the development hereby approved, full details of the refuse and recycling area shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to occupation of the development and retained thereafter.
- 11) Prior to the commencement of development (excluding demolition) the type and treatment of the materials, including samples, to be used on the exterior of the buildings shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the construction of the development hereby approved, completed prior to its occupation/use and retained thereafter.
- 12) Prior to the occupation of the development, full details of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscaping and tree planting shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards (in particular, BS 3882: Specifications for Topsoil, Recommendations (2015) and BS 8545: Trees from Nursery to Independence in the Landscape, Recommendations (2014) or other recognised codes of good practice). The works shall be carried out prior to the occupation of any part or relevant phase of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that (within a period of five years after planting) are removed, die, or (in the opinion of the Local Planning Authority) are damaged or defective shall be replaced as soon as is reasonably practicable with others of a similar size/species/number as originally approved, unless the Local Planning Authority gives its consent to any variation.

- 13) All trees on and adjacent to the site shown to be retained shall be protected in accordance with the arboricultural information submitted with the application (Arboricultural Method Statement and Tree Protection Plan) and follow recommendations in British Standard BS 5837: Trees in Relation to Design, Demolition and Construction - Recommendations (2012). There will be no materials stored within the Construction Exclusion Zone (CEZ), and the Tree Protection Fencing (TPF) and other measures shall only be removed on completion of development. On completion of development, the applicant (their heirs or successors in title) shall submit photographic evidence of compliance with BS5837:2012.

End of schedule