

Planning Support Statement

Site Address: 66 Motspur Park, New Malden, KT3 6PJ

Applicants: Mr & Mrs Hindosh & Gabriel

Description: Discharge of Condition 9 (Cycle Storage) pursuant to planning permission ref. 21/01994/HOU

1. Introduction

This statement is submitted in support of the discharge of Condition 9 attached to planning permission ref. 21/01994/HOU at 66 Motspur Park, New Malden.

Condition 9 of the approved permission requires details of secure cycle parking to be submitted prior to the commencement of development above ground level.

2. Compliance with Condition 9

The submitted drawings indicate the location of secure cycle storage within the front driveway area of the site. The proposal provides space for two bicycles, with provision for secure storage.

The cycle storage is located within the site boundary, is easily accessible, and will be retained for use by the occupants of the dwelling and kept free from obstruction thereafter.

The proposal therefore satisfies the requirements of Condition 9 and accords with the relevant policies of the London Plan (2021) and the Royal Borough of Kingston upon Thames Core Strategy.

3. Implementation of Planning Permission.

The approved scheme (Ref. 21/01994/HOU) represents a substantial redevelopment of the site, effectively amounting to a near-complete replacement of the original dwelling. While limited elements of the original structure were identified for retention on the approved drawings (illustrated in yellow on the second page of this statement), their isolated retention was not practical in the context of delivering a comprehensive development. The approved scheme necessitates robust, regulation-compliant construction capable of supporting new structures, roof and internal floors, while ensuring long-term structural integrity and effective weatherproofing.

Following the grant of planning permission, demolition works were undertaken in accordance with the approved proposal and to address health and safety requirements, in line with the demolition notice issued by the Royal Borough of Kingston upon Thames (Ref. 20/01695/ADDDM).

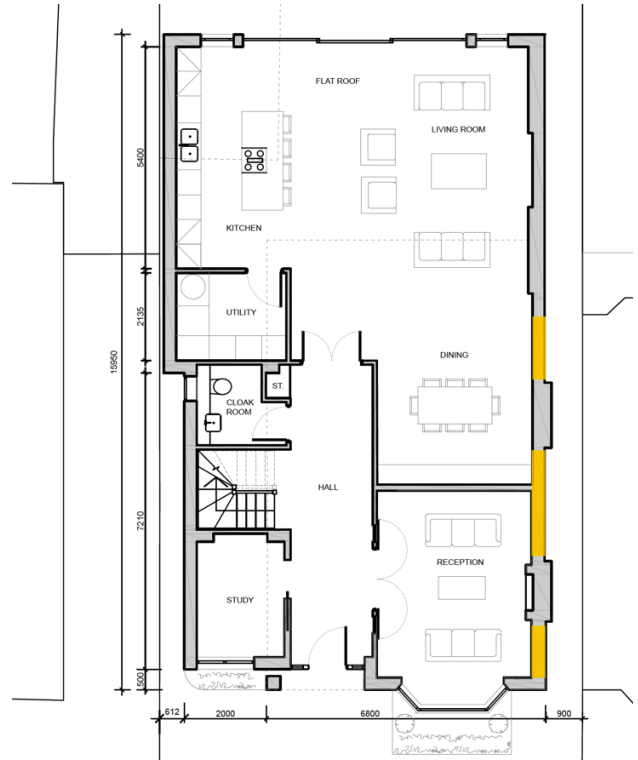
These works constituted a material start on site under Section 56 of the Town and Country Planning Act 1990. The original raft foundations and footings were retained as part of the works, further demonstrating the lawful implementation of the permission and continuity of the existing structure.

On this basis, the planning permission has been lawfully implemented and remains extant.

Kind regards,
Saad Hindosh,

Applicant & UK registered Architect

Ground Floor



First Floor

