

**STATEMENT IN SUPPORT OF APPLICATION TO VARY  
PLANNING CONDITION U60397 OF PLANNING  
PERMISSION 13/0682/FUL**

**Demolition of existing dwelling and outbuildings and  
construction of a detached house and 2 pairs of semi-detached  
properties.**

**77-79 ORMOND AVENUE, HAMPTON TW12 2RT**



**Prepared by Antler Homes Southern 25.09.2013**

## INTRODUCTION

Antler Homes are in the process of purchasing 77-79 Ormond Avenue, Hampton, TW12 2RT.

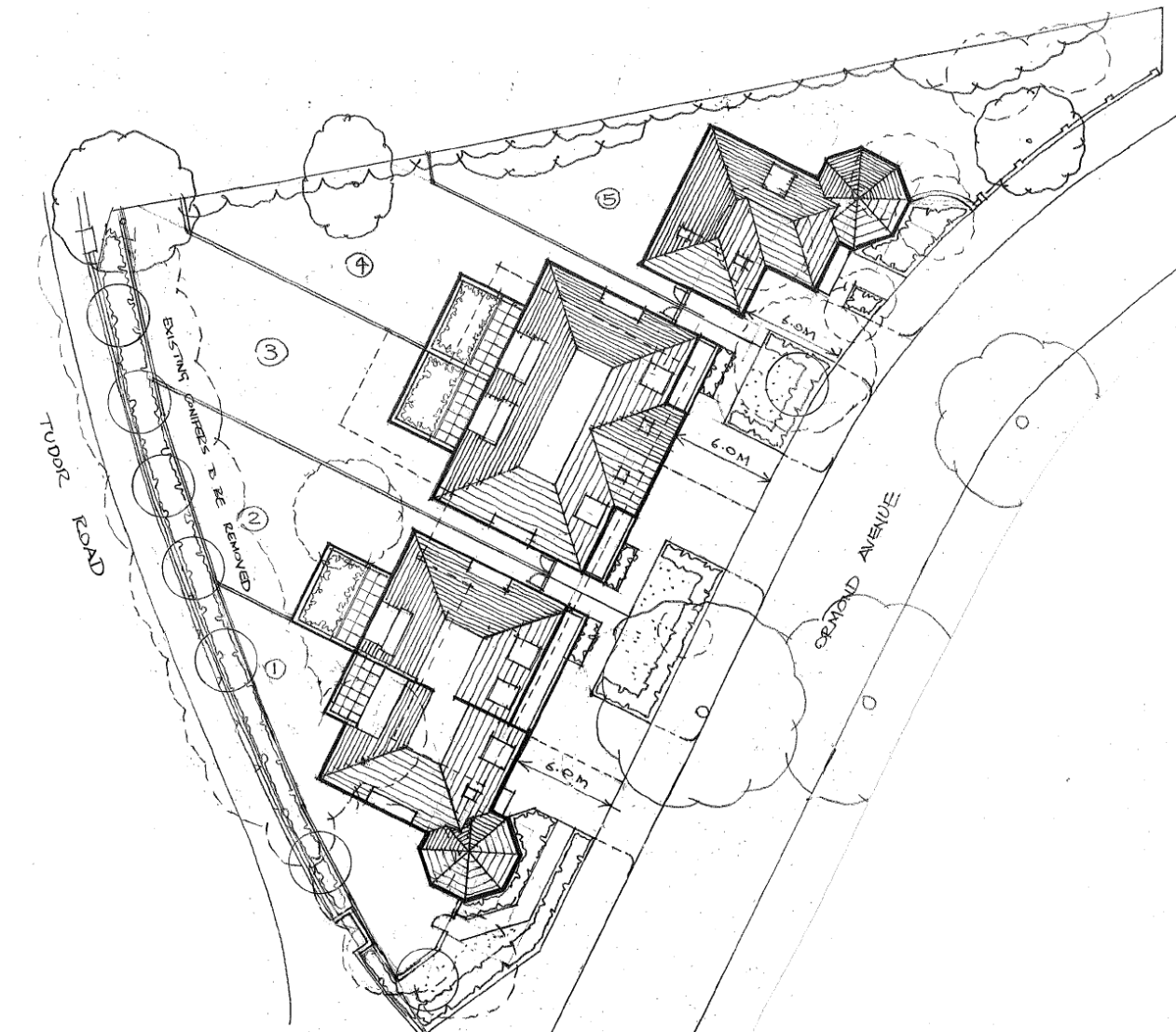
Planning permission was granted on 22.07.2013 under permission I3/0682/FUL to demolish the existing dwelling and outbuildings and erect 5 dwellings in the form of a detached house and 2 pairs of semi-detached properties.

Antler Homes seeks to make improvements to the design and external appearance of the consented proposals to increase the saleability of the dwellings by meeting current market requirements and to improve the appearance so as to be more in keeping with existing housing in the locality.

We aim to achieve this through an application for a Section 73 amendment to vary the planning condition U60397 relating to the Decision Drawings.



## PROPOSALS



### Site Plan

The proposal is to carry out amendments which are relatively minor in comparison to the consented scheme but which would exceed the remit of a non-material amendment.

It is intended that all other supporting documentation submitted with the original application will remain relevant to the scheme with the exception of the approved Decision Drawings.

The external footprints of the dwellings have been closely adhered to and the maximum ridge heights of the consented scheme have not been exceeded.



### Plots 1&2 Front Elevation

The eaves levels have been raised to provide improved proportions to the elevations which are more in keeping with existing dwellings along Ormond Avenue. Without this increase the required internal storey heights could not be achieved. This has also enabled an increase in height of the sash windows which again improve the proportions in line with more traditional dwellings in the area.

The roof pitches (excluding the turrets) have been increased to 45 degrees to reflect traditional proportions and to maintain the second floor areas previously approved. To avoid exceeding the maximum approved ridge heights it has been necessary to introduce an element of flat roof area which will not detract from the overall design.



Within the currently approved footprints, we intend to re-plan the internal layouts to reflect current market requirements. It has also been necessary to carry out amendments internally to meet the requirements for Life Time Homes compliant cloakrooms.

The dwellings have been designed to achieve compliance with Life Time Homes requirements and the requirements and the London Borough of Richmond Council's design standards.

### **LIST OF DRAWINGS INCLUDED WITH APPLICATION**

57513/PLI/01 Location Plan	57513/PLI/07 Plots 3&4 Floor Plans
57513/PLI/02 Site Plan	57513/PLI/08 Plots 3&4 Elevations
57513/PLI/03 Plot 1 Floor Plans	57513/PLI/09 Plots 3&4 Elevations
57513/PLI/04 Plot 2 Floor Plans	57513/PLI/10 Plot 5 Floor Plans
57513/PLI/05 Plots 1&2 Elevations	57513/PLI/11 Plot 5 Elevations
57513/PLI/06 Plots 1&2 Elevations	57513/PLI/12 Street Scene

### **CONCLUSION**

The application is to carry out design improvements to the consented scheme which affect only the internal layouts and the external appearance.

The design respects both the consented footprints of the dwellings and the maximum ridge heights currently approved.

The proportions of the elevations are improved to be more in keeping with traditional dwellings in the locality and the detailed fenestration treatments are enhanced.

The proposals meet the design standards of the London Borough of Richmond Council and meet Life Time Homes requirements.

In all other aspects the proposals are as currently consented under planning permission 13/0682/FUL.