

metropolis planning and design and green

Planning Statement

**Garages Adjacent to 72-75 Sontan Court
Churchview Road, Twickenham**

On behalf of
UK & European Property Developments Ltd

17/07/17
Job Ref: 3049

Table of Contents

- 1.0 Introduction
- 2.0 Site Context
- 3.0 Proposed Development
- 4.0 Pre-application Consultation
- 5.0 Planning Policy Context
- 6.0 Planning Considerations
- 7.0 Conclusions

1.0 Introduction

- 1.1 This Planning Statement has been prepared by Metropolis Planning and Design, on behalf of UK & European Property Developments Ltd, who own the freehold of the application site.
- 1.2 Planning permission is sought for the demolition of an existing garage block and the erection of a mews development, consisting of 3 x 2 bedroom dwellings, together with associated car parking and landscaping improvements.
- 1.3 The application follows extensive pre-application discussion with the Local Planning Authority, and this statement seeks to demonstrate that the proposed development meets the aims and objectives of the Development Plan.
- 1.4 The following documents are submitted in support of the application and should be read alongside this statement:-

| No. | Title | Author |
|-----|--------------------------------------------------------------------------------|-------------------------------------|
| 1. | Design and Access Statement | Dickson Architects |
| 2. | Transport Statement | THPS |
| 3. | Daylight and Sunlight Assessment | Point 2 Surveyors |
| 4. | Draft Construction Management Plan | Eco Integrated Property Solutions |
| 5. | Aboriginal Implications Assessment, Method Statement, and Tree Protection Plan | ACD Environmental |
| 6. | Phase 1 Habitat Survey & Ecological Appraisal Report | ACD Environmental |
| 7. | Energy Assessment, Sustainable Construction Checklist | Dynamic Energy Assessors |
| 8. | Flood Risk Assessment and Surface Water Drainage Strategy | Ambiental Environmental Assessments |
| 9. | Statement of Community Involvement | Hardhat |
| 10. | Affordable Housing Statement | DS2 |
| 11. | Archaeological Desk Based Assessment | AOC Archaeology Group |

2.0 Site Context

- 2.1 The application site is situated at the northern end of Churchview Road, Twickenham, within the London Borough of Richmond upon Thames.
- 2.2 The site is occupied by an existing row of 10 garage units, at the top of a service road for the adjacent residential block known as Sontan Court.
- 2.3 The area surrounding the garages is predominantly hardstanding, with a level of surface car parking serving the adjacent residential units.
- 2.4 To the north, the site is bound by the River Crane, and the Trafalgar Day Nursery and School to the east. To the west, the site adjoins existing residential development on Campbell Road.
- 2.5 The site does not comprise and is not located within the setting of a statutory or locally Listed Building, nor does the site feature within a designated Conservation Area. The site is within an Archaeological Priority Area.
- 2.6 The adjacent River Crane environment is characterised as being Metropolitan Open Land (MOL), of Nature Conservation Importance, and an Area of Opportunity.
- 2.7 The application site benefits from being in close proximity to public transport with numerous bus facilities featuring on Staines Road, and both Strawberry Hill and Twickenham rail stations are within walking distance.
- 2.8 The site and surrounding context is illustrated within the series of photographs set out within the following pages.

Site and Surrounding Context



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Existing Site Plan

Site and Surrounding Context



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Existing Site Plan

3.0 Proposed Development

- 3.1 The application seeks planning permission for the demolition of the existing garages and the redevelopment of the site with the erection of 3 x 2 bedroom mews dwellings, with associated parking, and hard / soft landscaping works.
- 3.2 The proposed dwellings are three storeys in height, with the second floor accommodation provided within a mansard style roof.
- 3.3 The ground floor of the units provide an integrated parking space with kitchen / dining room, WC/ cloakroom and hall. The proposed living room, family bathroom, and private amenity space terrace are located at first floor level, and two double bedrooms (one with en-suite) at second floor level.
- 3.4 The proposals also involve alterations to the hard landscaping around the existing residential units at Sontan Court to facilitate the provision of car parking spaces, cycle store, and refuse storage areas.
- 3.5 Full details of the proposal are contained within the application drawing material, Design and Access Statement, together with the accompanying documentation submitted in support of the application.

4.0 Pre-application Consultation

4.1 Formal pre-application advice was taken from the London Borough of Richmond upon Thames on two separate occasions prior to the submission of the application:-

- Meeting and discussion in August 2016; and
- Meeting and discussion in January 2017.

4.2 The pre-application advice received from the Council has been fully reviewed by the Applicant team, with the scheme amended accordingly in line with that advice from officers.

4.3 The supporting Design and Access Statement provides a detailed summary of the evolution of the scheme.

4.4 A public exhibition event was also held locally on 28th February and 1st March 2017. A full summary is contained within the Statement of Community Involvement (SCI).

5.0 Planning Policy Context

5.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications should be determined in accordance with the development plan unless other material considerations indicate otherwise.

5.2 The relevant Development Plan for the site is:-

- The National Planning Policy Framework (NPPF);
- The London Plan – Consolidated with alterations since 2011 (March 2016);
- Core Strategy (adopted 2009);
- Development Management Plan (adopted 2011); and
- Adopted Supplementary Planning Documents

5.3 Consideration has also been given to the emerging policies within the Council's updated Local Plan (Publication Local Plan, December 2016) where relevant.

6.0 Planning Considerations

Principle of Development

- 6.1 The NPPF encourages local planning authorities to *'boost significantly the supply of housing'* to *'deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities'*.
- 6.2 Policy 3.3 of the London Plan explains the need for each London Borough to increase their housing stock in order to meet future change in population. It suggests the encouragement of the re-use of brownfield sites, and the intensification of land.
- 6.3 Core Strategy Policy CP14 Housing states that the Council will exceed the minimum strategic dwelling requirement. The policy does not relay the latest London Plan figures which require 315 dwellings per annum between 2015 and 2025 (London Plan 2015, Table 3.1).
- 6.4 It is noted that the character of the surrounding area is predominantly residential, with the immediate streetscene comprising the 3 storey flatted blocks at 1-73 Churchview Road, and the adjoining residential terrace and semi-detached dwellings.
- 6.5 The existing garage spaces are in poor condition, used primarily for storage, and are unlikely to be suitable for the parking of modern vehicles. Furthermore, the loss of the spaces is to be offset through the reconfiguration of the existing on-site parking to provide 12 spaces to the north east of Sontan Court, and the creation of 4 new spaces on the adjacent grass verge.
- 6.6 Notwithstanding the above considerations, Officers noted that the assessment of the proposals must also consider policies DM HO2 and DM HO3, together with emerging Policy LP39.
- 6.7 Policy DM HO2 concerns infill development and requires that all development must reflect the character of the surrounding area and protect the amenity of neighbours,

whilst DM HO3 seeks to protect against inappropriate backland development. These themes are carried forward in emerging Policy LP39.

- 6.8 In the case of the application proposals, and with the relevant criteria taken together, it is considered that the policy requirements are met in full as the scheme retains an adequate and established separation between surrounding dwellings; is subordinate in height to its immediate context; presents a complimentary palette of materials; would not impact on the amenity of neighbouring occupiers; and does not involve the loss of any garden areas or local biodiversity.
- 6.9 These various factors are addressed in detail within the range of supporting documents that accompany the application.
- 6.10 The use of the site for residential accommodation is therefore considered to be in accordance with the relevant Development Plan policy objectives, as confirmed by the pre-application discussions with Officers.

Design and Character

- 6.11 The NPPF attaches great importance to the design of the built environment, stating *'good design is a key aspect of sustainable development...and should contribute positively to making places better for people'*. It stresses the need to plan positively for the achievement of high quality inclusive design for all development, including individual buildings and smaller developments.
- 6.12 London Plan Policy 7.4 explains how developments should relate to the existing site context. New buildings should respect the character and existing urban grain of the area. They should provide a *'human scale'* and go towards enhancing and encouraging positive activity at street level.
- 6.13 Policy CP7 states that *'existing buildings... will be protected from inappropriate development and enhanced sensitively'*. Policy DM DC1 states that new development *'must be of a high architectural and urban design quality based on sustainable design principles. Development must be inclusive, respect local character including the nature of a particular road and connect with and contribute positively to its surroundings based on a thorough understanding of the site and its surroundings'*.

- 6.14 The design of the proposed scheme has been the subject of development through the pre-application process. The scheme has been reduced in height and mass since the original design concept in line with officer's recommendations and the external appearance has been revised in response to design consultation.
- 6.15 The evolution of the design is also detailed in the Design and Access Statement which supports the application, and which demonstrates that the proposal would satisfactorily relate with the adjoining properties and would enhance the character and appearance of the surrounding area.
- 6.16 The potential impact of the development on the residential amenity of adjoining occupiers and the future occupiers of the development has been assessed in terms of daylight/sunlight. There will be no adverse impact on adjoining occupiers and the future occupiers will enjoy a good level of light into their units.
- 6.17 As such, the proposed development is considered to be acceptable, and is in accordance with the provisions of the NPPF, the London Plan, and the requirements of DH HO2, DH HMO3, LP39, DM DC 1, and LP 1.

Quality of Accommodation

- 6.18 Policy 3.5 of the London Plan outlines the design requirements put upon all new houses in London, outlining that they must be attractive and spacious, "*generally conforming with*" minimum space standards.
- 6.19 The development provides 3 x 2 bedroom dwellings, with each unit in full compliance with the GIA space standards outlined in the London Plan.
- 6.20 The proposals provide a satisfactory layout, with adequate storage, and internal amenity for future residents as detailed in the accompanying Design and Access Statement and application drawings.
- 6.21 Policy DM HO4 states that developments that fail to provide adequate external private and / or communal amenity space to meet the needs of future residents will be resisted. Further, new amenity space should be, usable, functional, safe,

accessible and of a sufficient size and design to meet the requirements of all residents.

- 6.22 With regard to external amenity space the Council's Residential Development Standards SPD requires a minimum of 5 sqm of private outdoor space for 1-2 person dwellings. Private amenity space is provided in the form of a recessed terrace at first floor level, as an extension of the living room, providing 7.5 sqm of outdoor amenity space.
- 6.23 The ground floor provides a decked terrace area for each dwelling, as part of a shared landscape concept is to be implemented for the wider site to the rear. Residents have access to a communal garden.
- 6.24 The proposed development would therefore provide a satisfactory standard of accommodation for future occupiers of the dwellings, and would accord with Policies DM HO4, LP35, and the Residential Development Standards SPD.

Residential Amenity

- 6.25 Policy DM DC5 states in considering proposals for development, the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance.
- 6.26 The Council will seek to ensure that the design and layout of developments enables sufficient sunlight and daylight to penetrate into and between buildings, and that adjoining land or properties are protected from overshadowing.
- 6.27 Careful consideration has been taken to ensure that the application proposals will not give rise to any loss of amenity for surrounding residential properties.
- 6.28 As noted in the above sections, the application is supported by a comprehensive Daylight and Sunlight Assessment as prepared by Point 2 Surveyors. The assessment concludes that the proposals are in full accordance with the requirements of the relevant BRE criteria and that occupants would not notice a change in their existing levels of daylight.

- 6.29 There is no visual intrusion / overlooking between the neighbouring properties and the proposed mews dwellings, as there are no directly facing windows or balconies.
- 6.30 As detailed within the accompanying Design and Access Statement, the proposed development reads as a two-storey element with a mansard roof that has been setback on the elevation, and which has been sited on the footprint of the existing garages so as to reduce the visual prominence and maintain visual amenity. Furthermore, the outlook is to be improved with the introduction of the communal landscape courtyard and planting.
- 6.31 The proposed development would therefore safeguard residential amenity of neighbouring occupiers, and would accord with Policies DM DC5, DM HO3, and LP8.

Highways and Transportation

- 6.32 This planning application is supported by a comprehensive Transport Statement as prepared by TPHS, in order to assess the full range of transport and highways issues raised by the proposed development.
- 6.33 With regard to public transport accessibility, it is noted that the site is well served by regular bus services running via stops along Staines Road to the south of the site, with buses to and from Twickenham town centre. There are also additional services running along Hampton Road.
- 6.34 The range of local bus services provides connectivity also with key centres such as Hounslow, Kingston and Richmond as well as further employment areas such as Hammersmith and Heathrow Airport.
- 6.35 These access opportunities are in addition to a range of cycle and walking routes and supporting infrastructure available in the area.
- 6.36 Each of the three new-build units would be supported by a dedicated car parking space to address the vehicular parking requirements specifically of the residential new-build scheme.

- 6.37 Access to the parking would be taken from the southern façade of the new build block, which would front onto the hardstanding currently in place between the end block of Sontan Court and the existing block of garages, which also provides vehicular access to the area to the rear of Sontan Court.
- 6.38 To address the vehicular parking requirements specifically of those which may be displaced from the existing garages to be demolished there would be minor amendments to the existing arrangements to the rear of Sontan Court and modifications to the existing verge opposite the ground floor garage units under Sontan Court.
- 6.39 The number of on-site parking spaces which would be brought forward to the rear would be twelve, whilst the number of spaces which would be brought forward through use of the verge area would be four.
- 6.40 Each of the proposed residential units would be supported by a separate storage unit adjacent to the rear parking area to accommodate two cycles, whilst in terms of the collection of general waste and recyclables, a communal enclosure would be provided adjacent to the proposed verge parking opposite the end block of Sontan Court.
- 6.41 An assessment of the residential tripmaking characteristics of the proposed scheme has identified that on a mode-by-mode basis there would not be any material impact upon any of the travel networks.
- 6.42 Therefore, against this background, the Transport Statement concludes that there are no highways and transport reasons to refuse the proposal for the redevelopment of the land at Churchview Road to provide a scheme bringing forward three two-bed residential townhouse units.

Sustainability

- 6.43 In accordance with Policy CP1, the application is supported by a Sustainability Construction Checklist which confirms that the scheme would strive to achieve the highest standards in energy efficient sustainable development and would make a significant contribution towards the Borough's stock of sustainable developments.

- 6.44 Policy CP2 states that the Council will require all new development to achieve a reduction in carbon dioxide emission of 20% from on-site renewable energy generation. This is further supported by Policy DM SD2 which states that development of 1 dwelling unit or more will be required to reduce their total carbon dioxide emissions.
- 6.45 Smaller residential schemes, such as the application proposals, must achieve a 35% reduction in CO2 emissions (regulated) against a Building Regulations Part L (2013) baseline. The emphasis of these policies are echoed in emerging Policies LP20 and LP22.
- 6.46 The application is supported by an Energy Assessment as prepared by Dynamic Energy Assessors. The assessment concludes that after the reduction in energy required for this development by increasing thermal efficiency of the building's fabric, solar technologies are best-suited for the proposed development. Solar panels alone could achieve the required 35% reduction in CO2 emissions required by policy.

Flood Risk

- 6.47 A detailed Flood Risk Assessment and Surface Water Drainage Strategy has been prepared by Ambiental Technical Solutions Ltd.
- 6.48 The purpose of this assessment is to demonstrate that the development proposal can be satisfactorily accommodated without worsening flood risk for the area and without placing the development itself at risk of flooding, as per National guidance provided within the National Planning Policy Framework (NPPF).
- 6.49 The development site is mostly located within Flood Zone 1 as defined by the EA online Flood Map for Planning. A small part of the site is located within Flood Zone 2 and Flood Zone 3. The extents of the proposed building location are within Flood Zone 1. As such the proposed development is deemed appropriate for this level of flood risk with regard to the requirements for the Sequential Test.
- 6.50 The assessment demonstrates that development proposals can be accommodated without increasing flood risk within the locality in accordance with objectives set by Central Government and the EA.

6.51 The strategy for drainage of this site is to infiltrate the small area of the proposed 4 car park spaces through a permeable pavement and to discharge to the sewer network utilising a geocellular tank with managed offsite flows as necessary. Storage requirements are to be managed and accommodated through the proposed SuDS measures.

Trees and Ecology

6.52 Policy CP4 states that the '*Borough's biodiversity...will be safeguarded and enhanced. Biodiversity enhancements will be encouraged particularly in areas of deficiency...in areas of new development and along wildlife corridors and green chains such as the River Thames and River Crane corridors*'.

6.53 Policy DM OS5 requires all developments to enhance existing and incorporate new biodiversity features and habitats into the design of buildings themselves as well as in appropriate design and landscaping schemes of new developments. This policy thread is reinforced within emerging Policy LP15.

6.54 A Preliminary Ecological Appraisal has been prepared by ACD Environmental Ltd. to accompany this planning application.

6.55 The buildings were assessed as having low to negligible potential for roosting bats and no evidence of roosting bats was found. No further surveys are recommended.

6.56 Precautionary measures have been outlined for the demolition of the garages and clearance of the compost heap for the protection of roosting bats and reptiles.

6.57 Measures to mitigate for impacts have been set out along with recommendations for enhancement of the site's ecological value.

6.58 Implementing the recommendations will ensure that there are no significant impacts upon protected species and that the proposals will be in conformity with relevant legislation and policy.

6.59 The application is also supported by an Arboricultural Impact Assessment and Method Statement.

Archaeology

- 6.60 Policy DM HD4 and emerging Policy LP7 state that *'The Council will seek to protect, enhance and promote its archaeological heritage...It will take the necessary measures required to safeguard the archaeological remains found, and refuse planning permission where proposals would adversely affect archaeological remains or their setting.'*
- 6.61 The application site is situated within a designated Archaeological Priority Area, and this planning submission is therefore supported by an Archaeological Desk Based Assessment as prepared by AOC Archaeology Group.
- 6.62 The assessment demonstrates that archaeological investigations in the vicinity of the proposed development site have produced little evidence of remains from any period, and that there is low potential for discovering archaeological remains.
- 6.63 Impacts on the settings of designated heritage assets, including Listed Buildings within 500 metres of the site, were also considered and it was concluded that there would be no effect.

Construction Impacts

- 6.64 A number of representations received during the pre-application consultation highlighted concern in respect of the impact of the proposed development during any future construction phase.
- 6.65 In support of the application, a draft Construction Management Plan (CMP) has been prepared by Eco Integrated Property Solutions.
- 6.66 The CMP sets out the procedures and measures that are to be put in place to ensure that there is no material impact on adjoining residents during or after the relevant construction works.
- 6.67 The Plan provides details with regards to the management of noise and vibrations, traffic access and egress, pollution control, mitigation, and the suggested good neighbour policy.

Affordable Housing and Community Infrastructure Levy (CIL)

- 6.68 Policy CP15 states that some form of contribution towards affordable housing will be expected on all new housing sites.
- 6.69 Policy DM HO6 states that the Council will seek the maximum reasonable amount of affordable housing when negotiating on private residential schemes.
- 6.70 It is noted that the Council's local evidence of affordable housing need remains substantial and that small sites make a contribution to housing supply and therefore need to contribute to affordable housing provision through the continued implementation of Policy DM HO6 and emerging Policy LP36.
- 6.71 In light of these considerations, the Applicant is willing to enter into a Section 106 Legal Agreement to secure contributions towards the provision of off-site affordable housing in line with the Council's commuted sum pro-forma.
- 6.72 The Council has adopted its CIL Charging Schedule and the provision under this regime will provide for any necessary infrastructure requirements. It is not anticipated that there will be any additional provision needed under the Council's Planning Obligations SPD.

7.0 Conclusions

- 7.1 The application proposals have been the subject of extensive pre-application discussion with the Local Planning Authority.
- 7.2 The design of the mews houses would relate well with the adjoining properties, enhance the character and appearance of the surrounding area, and safeguard residential amenity.
- 7.3 The development accords with policy requirements in respect of car parking provision, but also provides additional parking to accommodate the potential displacement of vehicles from the garages to be demolished. There would also be no impact upon any travel networks.
- 7.4 The building has been designed to achieve a high quality of accommodation and environmental standards, minimising emissions of carbon and pollutants, and enhancing the ecological value and biodiversity of the site.
- 7.5 The application is supported by a number of technical reports that demonstrate the compliance of the scheme with adopted planning policies at local, regional and national level.
- 7.6 We therefore consider that planning permission should be granted.