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Planning Statement

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

On behalf of
UK & European Property Developments Ltd

22/05/19
Job Ref: 3049

Table of Contents

- 1.0 Introduction
- 2.0 Site Context
- 3.0 Proposed Development
- 4.0 Planning History
- 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 This application is a revised submission following the refusal by the London Borough of Richmond upon Thames (LBUrT) of an earlier scheme for the introduction of 3 mews dwellings on the site on 14 September 2017 (17/2759/FUL), and the subsequent appeal dismissal on 8 November 2018 (APP/L5810/W/18/3196558).
- 1.3 The preceding appeal proposal was dismissed solely on the basis of the effect that the works would have on the living conditions of neighbouring properties, with all other planning considerations deemed acceptable.
- 1.4 In response to the Inspector's considerations, the scheme design has been substantially amended to reduce the overall quantum of development, enabling an increased, and policy compliant separation distance to be achieved with neighbouring properties.
- 1.5 The revised proposal also facilitates the retention of tree specimens adjacent to the neighbouring boundary, further safeguarding residential amenity.
- 1.6 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. | Affordable Housing Commuted Sum Pro-Forma | Metropolis Planning and Design |
| 10. | 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, 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. The application site sits outside these designations.
- 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.

3.0 Proposed Development

- 3.1 This revised application seeks planning permission for the demolition of the existing garages and the redevelopment of the site with the erection of 2 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 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, updated Design and Access Statement, together with the accompanying documentation submitted in support of the application.

4.0 Planning History

Previous Application

- 4.1 Following extensive pre-application dialogue with the Local Planning Authority, the original application proposal for the redevelopment of the site was submitted to LBRuT on 19th June 2017.
- 4.2 Planning application reference 17/2759/FUL sought permission for:-

“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 works.”

- 4.3 The application was refused planning permission on the 14th September 2017, following a delegated determination.
- 4.4 The associated reasons for refusal relating to amenity, the adjacent MOL and Parkland, parking pressure, and affordable housing contribution, were assessed as part of the appeal considerations and addressed as part of this revised submission.

Appeal Decision

- 4.5 As noted above, the subsequent planning appeal determination was made in November 2018 (L/5810/W/18/3196558), a copy of which is contained within Appendix 1.
- 4.6 Overall, the Inspector found that the previous 3 unit proposal was entirely acceptable with regard to effect upon the character and appearance of the area, trees, biodiversity and ecology, highway safety and the scheme would contribute toward housing provision, including affordable housing, in the area.
- 4.7 However, the Inspector found that these considerations were not sufficient to outweigh the effect the works would have on the living conditions of occupiers of neighbouring properties.

4.8 The outstanding amenity considerations highlighted by the Inspector have been comprehensively addressed by the revised proposal as detailed elsewhere within this statement.

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) (2019);
- The London Plan – (2016);
- Local Plan – (2018); and
- Adopted Supplementary Planning Documents

6.0 Planning Considerations

Residential Amenity

6.1 Following the Inspector's determination, the primary consideration in the assessment of the revised proposals is the effect of the scheme on the living conditions of the adjacent residential properties at 16 – 20 Campbell Close.

Enhanced Separation Distance

6.2 In consideration of the appeal scheme, the Inspector found that the previous development resulted in the side wall of the dwellings being located close to the boundary with 19-20 Campbell Close.

6.3 The Inspector noted the height of the wall in proximity to the rear gardens and windows of these houses meant that they and, to a lesser extent, the remainder of the terrace, would have their outlook effected.

6.4 In response to the Inspector's concerns, the Applicant has amended the design of the scheme to remove one of the proposed dwellings adjacent to the boundary with Campbell Close, resulting in a reduction to the overall number of units (from 3 dwellings to 2).

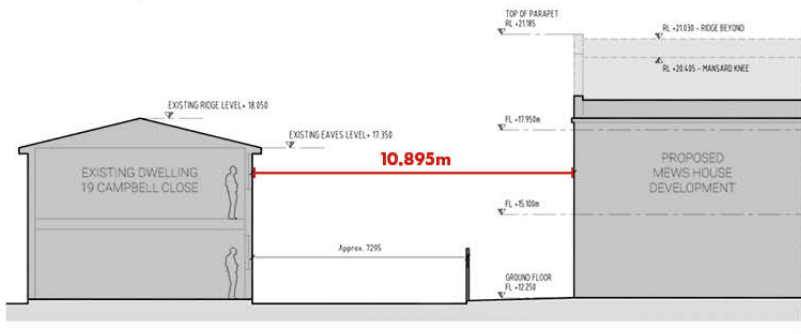
6.5 By reducing the quantum of development, the Applicant has been able to achieve an enhanced separation distance can be achieved between the flank wall of the development and the boundary with Campbell Close.

6.6 Previously, the separation distance for the appeal scheme was 10.9 metres from the side wall to the rear wall of Nos. 19-20 Campbell Close.

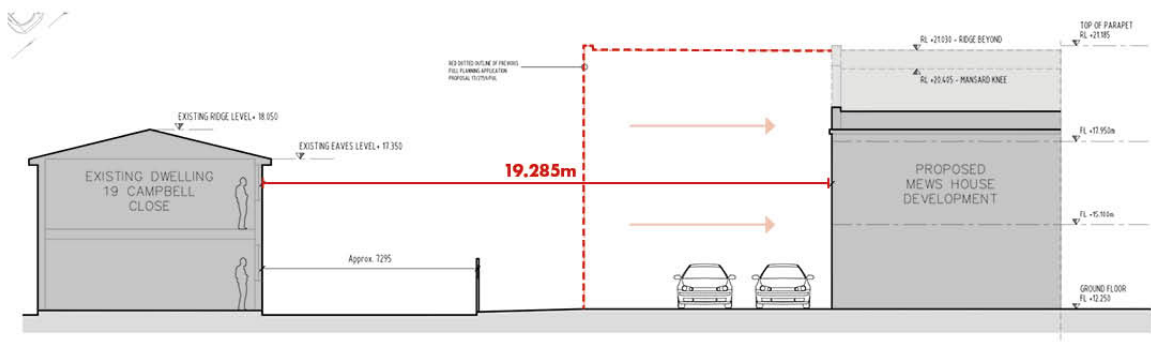
6.7 The distance now associated with the revised proposal is 19.3 metres from the flank wall to the rear wall within Nos. 19-20 Campbell Close. The distance to the boundary is now also 13.5 metres. The building in fact sits further away from the flank of the existing garage block.

6.8 The improved relationship between the buildings is detailed within the accompanying Design and Access Statement. A comparative diagram is also set out below for reference.

Previous Proposal



Current Proposal



6.9 The revised design is therefore now entirely compliant with the requirements of Local Plan Policy LP8 (Amenity and Living Conditions), which specifies within Paragraph 4.8.8 that *‘where principal windows face a wall that contains no windows or those that are occluded (e.g. bathrooms), separation distances can be reduced to **13.5 metres**’* (our emphasis in bold).

6.10 The potential impact of the development on the residential amenity of adjoining occupiers and the future occupiers of the development has also 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.

Retention of Trees on Boundary to Campbell Close

6.11 In assessing the appeal scheme, the Inspector commented that the removal of tree specimens on the boundary to Campbell Close could result in additional overlooking and further harm the outlook of occupiers of these dwellings.

- 6.12 The Inspector acknowledged however that the associated Arboricultural Implications Assessment prepared by the Applicant's advisors, concluded that the tree specimens were of low quality, and that it may be possible to retain or replace them. The Inspector noted however that details of construction of the parking spaces had not been provided at the time.
- 6.13 In response to the Inspector's comments, and in light of resident's previous concerns, the subject tree specimens on this boundary are now being retained as part of the revised application.
- 6.14 As detailed in the accompanying updated Arboricultural Implications Assessment, the Applicant has proposed an approach to the provision of the car parking on the western verge which allows the identified trees to be retained going forward.
- 6.15 The proposed cellular confinement system employs a no-dig tree – root protection system, which offers a stable running surface for the verge area which can carry the loads required for the parking of vehicles and is able to integrate with the wider drainage strategy.
- 6.16 The Arboricultural Assessment provides an indicative technical construction detail for the proposed system, together with a comprehensive methodology for its use.
- 6.17 In light of the above considerations, the revised application proposal would safeguard the living conditions of occupiers of 16-20 Campbell Close, in particular regard to their outlook and privacy, and comprehensively address the Inspector's previous concerns.
- 6.18 As such, the revised proposal accords with Local Plan policies LP 1 and LP 8 ensuring compatibility of development, with the living conditions for occupants of existing, adjoining and neighbouring properties, and ensuring the proposals are not visually intrusive or have an overbearing impact or raise unacceptable overlooking.

Design and Character

- 6.19 The design of the scheme has been the subject of development through the original pre-application and previous planning application process.
- 6.20 The previous Inspector found that the proposed building would reflect the scale of surrounding development with mature trees visible over the roof. As a result, it would reflect the character and appearance of the surrounding urban area.
- 6.21 The Inspector also concluded that the proposed dwellings would not materially affect the character and appearance of the adjacent Metropolitan Open Land and public open space.
- 6.22 The Inspector concluded that the proposed dwellings would not harm the character and appearance of the surrounding area, and were in accordance with Policies LP 1, LP 12 and LP 13 of the LP that require development to be of high architectural and urban design quality, including protecting the integrity of green spaces and visual impacts on Metropolitan Open Land.
- 6.23 A similar design approach has been taken with the revised scheme. The evolution of the design is detailed in the Design and Access Statement which supports the application.

Quality of Accommodation

- 6.24 The development provides 2 x 2 bedroom dwellings, with each unit in full compliance with the GIA space standards outlined in the London Plan.
- 6.25 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.
- 6.26 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.

- 6.27 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.
- 6.28 The proposed development would therefore provide a satisfactory standard of accommodation for future occupiers of the dwellings, and would accord with Policy LP35, and the Residential Development Standards SPD.

Highways and Transportation

- 6.29 In consideration of the appeal proposal, the previous Inspector concluded that the level of parking provision would not result in harm to highway safety, and that the proposals would comply with Policy LP 45 that seeks parking that provides for the needs of the development and minimises the impact on operation of the highway network.
- 6.30 This current application is supported by an updated Transport Statement to assess the full range of transport and highways issues raised by the revised development and which demonstrates a similar level of compliance.
- 6.31 As before, the Applicants is agreeable to making provision within a future S106 legal agreement for notification of future occupiers that they would not be eligible for a parking permit should a Controlled Parking Zone (CPZ) be designated in the area in the future.

Sustainability

- 6.32 The application is supported by an updated Energy Assessment and Sustainability Checklist as prepared by Dynamic Energy Assessors.
- 6.33 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

- 6.34 An updated Flood Risk Assessment and Surface Water Drainage Strategy has been prepared in support of the revised application.
- 6.35 The assessment demonstrates that development proposals can once more be accommodated without increasing flood risk within the locality in accordance with objectives set by Central Government and the Environment Agency.
- 6.36 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.

Ecology and Trees

- 6.37 A Preliminary Ecological Appraisal, and Arboricultural Impact Assessment and Method Statement, prepared by ACD Environmental Ltd., support this planning application.
- 6.38 The Inspector's decision concluded that the previous appeal proposal would have a positive effect on trees, ecology and biodiversity in the area. The ecological measures and overall strategy is echoed by the revised proposal.
- 6.39 As such, the revised application accords with Policies LP 1, LP 12, LP 15 and LP 16 of the Local Plan that seek to improve the quality of spaces and the local area, including improvements and enhancement to the green infrastructure network, protecting and enhancing biodiversity as well as protecting trees and other vegetation of landscape significance.

Archaeology

- 6.40 The application site is situated within a designated Archaeological Priority Area, and this planning submission is supported by an Archaeological Desk Based Assessment as prepared by AOC Archaeology Group.

- 6.41 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.
- 6.42 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

- 6.43 An updated draft Construction Management Plan (CMP) has been prepared by Eco Integrated Property Solutions.
- 6.44 The draft CMP sets out the procedures and measures to be put in place to ensure that there is no material impact on adjoining residents during or after the relevant construction works.
- 6.45 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)

- 6.46 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 LP36.
- 6.47 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.
- 6.48 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 Councils Planning Obligations SPD.

7.0 Conclusions

- 7.1 In response to the previous appeal Inspector's findings, the scheme design has been amended to reduce the overall quantum of development, enabling an increased, and policy compliant separation distance to be achieved with neighbouring properties.
- 7.2 The proposal promotes the development of underutilised land and buildings, as encouraged by paragraph 118 of the NPPF, which specifically identifies lock-ups as an example where a site could be used more effectively (criterion d).
- 7.3 The design of the mews houses relates well with the adjoining properties, enhances the character and appearance of the surrounding area, and safeguards residential amenity.
- 7.4 The development accords with policy requirements in respect of car parking provision, with no impact upon any travel networks.
- 7.5 The building achieves a high quality of accommodation and environmental standards, minimising emissions of carbon and pollutants, and enhancing the ecological value and biodiversity of the site.
- 7.6 The revised 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.
- 7.7 We therefore consider that planning permission should be granted.

Appendix 1