



de Courcy
town planning consultants

Planning Statement

Land adjacent to 2 Mount
Ararat Road, Richmond
TW10 6PA

Prepared For
**Richmond Green Developments
Limited**

1002
December 2019

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1 INTRODUCTION

1.1 This Planning Statement is submitted in support of the accompanying full planning application for the erection of a single storey dwelling with basement, associated landscaping and parking on land adjacent to 2 Mount Ararat Road, Richmond. The application is submitted on behalf of the owners of the site, Richmond Green Developments Limited.

1.2 In addition to this statement the following reports are submitted in support of the application:

- Design and Access Statement prepared by Goater Jones
- Housing Standards Statement prepared by Goater Jones
- Affordable Housing Statement prepared by Goater Jones
- Heritage Significance and Impact Assessment by Heritage Information
- Townscape and Visual Impact Assessment by Heritage Information
- Archaeological Desk Based Assessment by CGMS
- Flood Risk Assessment by Base Energy
- Arboricultural Report including Arboricultural Implications, Tree Survey and Tree Protection Plan prepared by GRS
- Construction Method Statement prepared by Richmond Green
- Energy Statement prepared by AED
- Water Sustainability Statement prepared by AED
- Basement Impact Assessment prepared by Knapp Hick and Partners
- Transport Technical Note prepared by Kronen
- Sustainable Construction Checklist prepared by Goater Jones

- 1.3 This planning application is made following the refusal of two earlier planning applications for development on this site. The proposal seeks to address the concerns raised in relation to the latter refusal (LPA ref:19/0721/FUL). The planning history of the site is material to the consideration of this application and is set out in detail in the following section of this Statement.
- 1.4 The accompanying listed building application seeks listed building consent for the partial demolition of a garden wall which runs across the application site to make way for the proposed dwelling, erection of a new garden wall which abuts the existing garden walls and the modification of the garden wall to modify the access. Listed building consent is not required for the proposed dwelling as it would be a freestanding structure.

2 RELEVANT PLANNING HISTORY

2.1 The site has been the subject of two previous residential applications, the first for two semi-detached properties. This application was refused planning permission and listed building consent in 2017. The second was for a single storey dwelling plus basement which was refused planning permission and listed building consent in early 2019. These applications are set out in the table below together with a summary of the reasons for refusal for each application.

Application Reference	Summary Description	Decision and Summary of Reasons for Refusal
17/2783/FUL	Erection of 2 no. 3 storey dwellings semi detached dwellings with widening of existing access	<p>Refused October 2017</p> <p>Reason 1 – Excessive scale, mass and relation to boundaries would result in an incongruous and cramped form of development out of character with its conservation area setting and would irreversibly affect the historic development pattern and harm to the setting of 1 and 2 Spring Terrace, which are listed</p> <p>Reason 2 – Failed to show that the excessive width of the access, parking arrangement and access would not impact on the free flow of traffic and pedestrian safety</p> <p>Reason 3 – In the absence of a binding agreement to secure the removal of access to parking permits it had not been demonstrated that the scheme would give rise to excessive parking demand</p> <p>Reason 4 – In the absence of a binding agreement the development fails to provide a contribution to affordable housing</p>
17/2943/LBC	Erection of 2no. 3 storey dwellings semi-detached dwellings with widening of existing access	<p>Refused October 2017</p> <p>Reason 1 – Excessive scale, mass and relation to boundaries would result in an incongruous and cramped form of development out of character with its conservation area setting and would irreversibly affect the historic development pattern and harm to the setting of 1 and 2 Spring Terrace, which are listed</p>
18/03108/FUL	New vehicular crossover, alterations to front boundary to form new brick wall, vehicular and pedestrian entrance and alteration to rear access. Formation of suspended driveway elevated on screw piles to protect RPA	<p>Approved February 2019</p> <p>Subject to a number of conditions, including condition 5 which prevents the parking area created to be used until the existing vehicular access off Mount Ararat Road to the rear of the site has been closed</p>

18/3109/LBC	Alteration to front garden boundary conditions to form new brick wall, vehicular and pedestrian entrance. Alteration to rear garden boundary conditions to reduce opening size in existing brick wall	Granted February 2019 subject to conditions
19/0721/FUL	Single storey dwelling with basement and parking	<p>Refused April 2019</p> <p>Reason 1 - In the absence of a binding agreement the development fails to provide a contribution to affordable housing</p> <p>Reason 2 - The proposal would represent an uncharacteristic form of development which would be highly detrimental to the character and appearance of the Conservation Area and nearby listed buildings and would result in serious disruption of the historic plot layout of nearby listed buildings. The proposals would therefore fail to preserve or enhance the character or historic significance of the listed building and surrounding Conservation Area.</p>
19/0722/LBC	Single storey dwelling with basement and parking	<p>Refused April 2019</p> <p>Reason 1 - The proposal would represent an uncharacteristic form of development which would be highly detrimental to the character and appearance of the Conservation Area and nearby listed buildings and would result in serious disruption of the historic plot layout of nearby listed buildings. The proposals would therefore fail to preserve or enhance the character or historic significance of the listed building and surrounding Conservation Area.</p>

2.2 Of the two reasons for refusal given in the 2019 planning refusal (19/0721/FUL), the first reason for refusal can be addressed by the completion of a S106 obligation to secure a commuted payment towards affordable housing provision. The applicant is willing to enter into an agreement to the Council to secure payment.

2.3 It is worth noting that in considering the 2019 application the Council raised no concerns in respect of the following issues:

- Privacy and amenity of adjoining residents
- Quality of the design and appearance of the dwelling itself
- Residential development standards

- Parking and access
- Sustainability
- Trees and ecology
- Drainage/flood risk

- 2.4 With regard to the second reason for refusal relating to 2019 application, the officer report sets out the Council's concerns relating to the impact of development on the setting of the adjacent listed buildings and the Conservation Area.
- 2.5 The report notes the importance of 1 and 2 Spring Terrace to character and appearance of this part of the Matthias Conservation Area, particularly given the prominent corner position of 1 Spring Terrace. The report advises that the rear gardens of these properties form an important visual break both in townscape and the historic development pattern. For this reason, officers concluded that the rear of No.1 would be inappropriate for development other than for ancillary structures which are appropriately subservient.
- 2.6 The officer report argues that the development of the site would establish a damaging precedent resulting in the loss of important visual connections, historic plot size and proportion of house to garden. The report also considers that that the boundary wall and gate screening would not be sufficient to mitigate the impact of the development in the street scene.
- 2.7 For these reasons officers determined that there was an in-principle objection to the splitting of the amenity space to the rear of 1 and 2 Spring Terrace, as this would harm the setting of the listed buildings and the character of the Conservation Area.
- 2.8 The officer report noted that the basement of the scheme would occupy about 72% of the application site, which is significantly greater than the 50% limit set out in policy LP11 of the Local Plan. Furthermore, the report noted that the soil depth over the basement would be 0.8 metres, whilst policy LP11 requires a minimum of 1.2 metres, and expressed concern over the concrete base of the basement terrace. Both of these factors were considered to limit the SUDS and biodiversity benefits compared to the existing garden land.

- 2.9 Officers therefore concluded that that overall, the scheme would cause substantial harm to the significance of the designated assets which is not outweighed by the public benefit of a dwelling on the site.
- 2.10 The planning and listed building consents granted in February 2019 relating to the formation of a new access and parking area to the front of 1 Spring Terrace remain extant. There is a condition on this planning permission which requires the rear vehicular access is closed prior to the parking to the front being brought into use.

3 THE SITE AND PROPOSAL

- 3.1 The site lies to the rear of 1 and 2 Spring Terrace which front onto Paradise Road. These properties are of neo-Georgian design dating from the late 18th century and are Grade II listed. 1 Spring Terrace occupies a corner location at the junction of Paradise Road and Mount Ararat Road. The main portion of the site lies to the rear of 1 Spring Terrace with frontage on to Mount Ararat Road. The site is located on the edge of Richmond town centre, which is within easy walking distance of the site, and within the St Matthias Conservation Area. The site also lies in close proximity to the Sheen Road and Richmond Central Conservation Areas.



Site Location Plan

- 3.2 No.2 Mount Ararat Road is a three-storey semi-detached town house dating from the 19th century constructed in facing brick with rendered front bay and shallow hipped slate roof. This building is locally listed, as are many of the town houses in Mount Ararat Road. The building is characteristic of many of the properties in the road. No.2 has been extended to the side with a recent two-storey extension which abuts the boundary with the application site.

- 3.3 The site is currently used for parking and comprises a level gravelled area and concrete base of the former garage which stood on the site until recently. This area is accessed from Mount Ararat Road with a single width accessway formed within the 2 metre brick wall which runs along the south length of the south-western boundary of the site. The northern boundary of the site currently comprises a 1.8 metre timber fence with gate into the rear garden of 1 Spring Terrace. Shrubs have been planted on both sides of the fence.
- 3.4 The site contains a number of self-seeded trees, which whilst poor in quality, act to soften the appearance of the site and add to the character of the street. The rear portion of the site was formerly part of the rear garden of 2 Spring Terrace and is now in separate ownership and separated from the rear of No.2 by a 3 metre beech hedge. There is a low brick boundary which currently divides the site as it runs along the former boundary between the gardens of 1 and 2 Spring Terrace. This is of predominately modern construction.
- 3.5 The application proposes a detached four-bedroom single storey building with basement (295 sq.m GIA). The proposed dwelling would be sunk into the ground, with its overall height above the existing ground level being about 2 metres (a similar height to the front boundary wall). The dwelling would be constructed in London stock brick to match the existing garden walls, with a green roof.
- 3.6 To the rear of the proposed dwelling would be a sunken courtyard with green walls and steps up to its rear garden. A lightwell would be formed to the front of the proposed dwelling and car parking space provided for one car with space for turning. The access opening into the site through the boundary wall would be widened by about 0.4 metres to improve access. The brickwork to be removed is of modern construction. Good quality timber gates are proposed to the same height as the wall to enclose the site.
- 3.7 A new brick wall 1.8 metres in height, in brick to match the existing walls is proposed to form a new boundary between the rear garden of 1 Spring Terrace and the curtilage of the proposed dwelling.
- 3.1 A landscaping strategy is proposed which would see significant new tree and shrub planting within the curtilage of the proposed dwelling and within the rear garden of 1 Spring Terrace site. The proposed tree planting has been carefully orchestrated to ensure long term

sustainable enhancement to conservation area. This contrasts with the existing low grade self-seeded trees that are anticipated to have a short life span.

4 RELEVANT POLICY CONSIDERATIONS

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan comprises the Richmond Local Plan which was adopted in July 2018.
- 4.2 In considering application 19/0721/FUL, officers were of the view that the proposed dwelling would be compliant with the policies within the Local Plan with the exception of Policies LP1, LP3, LP11, LP16 and LP39 which are referred to in the second reason for refusal.
- 4.3 Policy LP1 of the Local Plan requires that all development is of a high architectural and urban design quality and maintain and enhance the heritage of the borough. To ensure development respects, contributes to and enhances the local environment and character, the policy requires, inter alia, the following:
- compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing
 - appropriate layout, siting and access, including making best use of land, and
 - suitable space between buildings, relationship of heights to widths and relationship to the public realm, heritage assets and natural features
- 4.4 Relating specifically to designated heritage assets, Policy LP3 seeks to ensure that development conserves and, where possible, takes opportunities to make a positive contribution to the historic environment of the borough. The policy seeks to resist development proposals likely to have an adverse effect on the significance, including the setting of heritage assets. In addition, the policy requires that should substantial harm or loss to the significance of the heritage be likely, that this harm is outweighed by substantial public benefits that outweigh that harm or loss.
- 4.5 Policy LP11 relates to subterranean development. The policy requires that a basement occupies no more than 50% of the site area and that a basement below a garden space should have a minimum of 1.2 metres of soil above to allow for landscape planting.

4.6 Lastly, Policy LP39, which relates to infill and backland development, requires that such development reflects the character of the surrounding area. In particular the policy seeks to:

- retain plots of sufficient width for adequate separation between dwellings
- retain similar spacing between new buildings to any established spacing
- retain appropriate garden space for adjacent dwellings
- respect the local context,
- enhance the street frontage (where applicable) taking account of local character
- retain or re-provide features important to character

5 MATERIAL CONSIDERATIONS

- 5.1 In light of the reasons for refusal relating 19/0721/FUL the main issue in this case is the impact of the proposal on the site setting of the adjoining listed buildings and impact on the character and appearance of the Matthias Conservation Area.
- 5.2 This proposal is materially different from the previous scheme proposed under application 19/0721/FUL. The changes made specifically address the second reason for refusal. In addition, this revised application now includes a detailed Heritage Statement and Townscape and Visual Impact Analysis and landscape proposals for both the space around the proposed dwelling and the rear garden of 1 Spring Terrace.

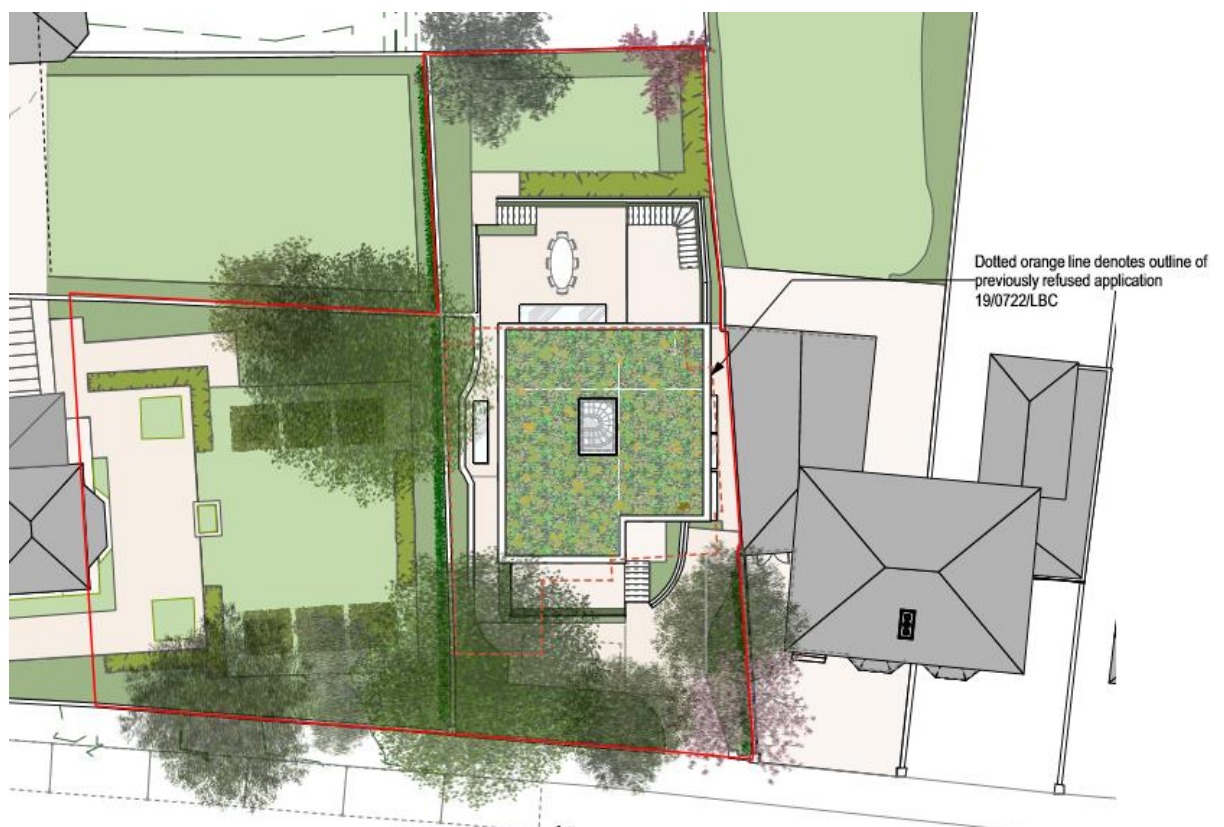


Figure.1 - Proposed dwelling with outline of previously refused scheme outlined in orange

- 5.3 The revised scheme takes development further from the listed wall fronting on Mount Ararat Road by reducing the overall depth of the building, with the front elevation pushed further from the site frontage (see Figure 1).

5.4 The proposed dwelling has been significantly reduced in height and width compared to the scheme refused under application 19/0721/FUL. The overall height of the dwelling has been reduced by about 1.2 metres and width reduced by about 2.5 metres (see figure 2).

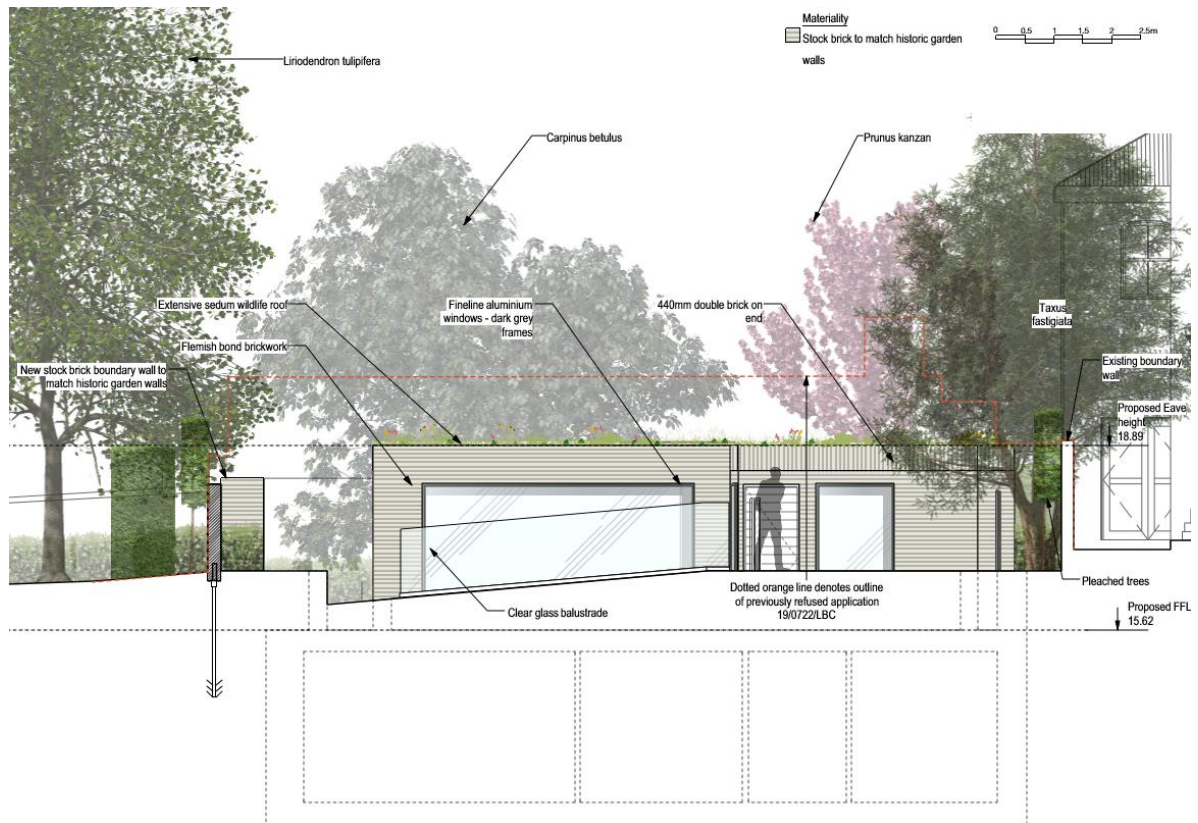


Figure.2 – Proposed dwelling with outline of refused dwelling outlined in orange

5.5 Reducing the height of the dwelling means that the dwelling would be about the same height as the front boundary wall so it would not be seen from the street (see Figure 3 below). The reduction in height, width and depth of the dwelling significantly reduces the impact of the dwelling on the outlook from the rear of 1 Spring Terrace and its garden.

5.6 These changes allow further space between the side elevation of the proposed dwelling and its boundary with 1 Spring Terrace to introduce a comprehensive landscaping scheme along the boundary of the garden of 1 Spring Terrace and to the front of the proposed dwelling. This, together with the proposed landscaping to be introduced in the garden of 1 Spring Terrace would ensure a suitably verdant boundary between the two properties.

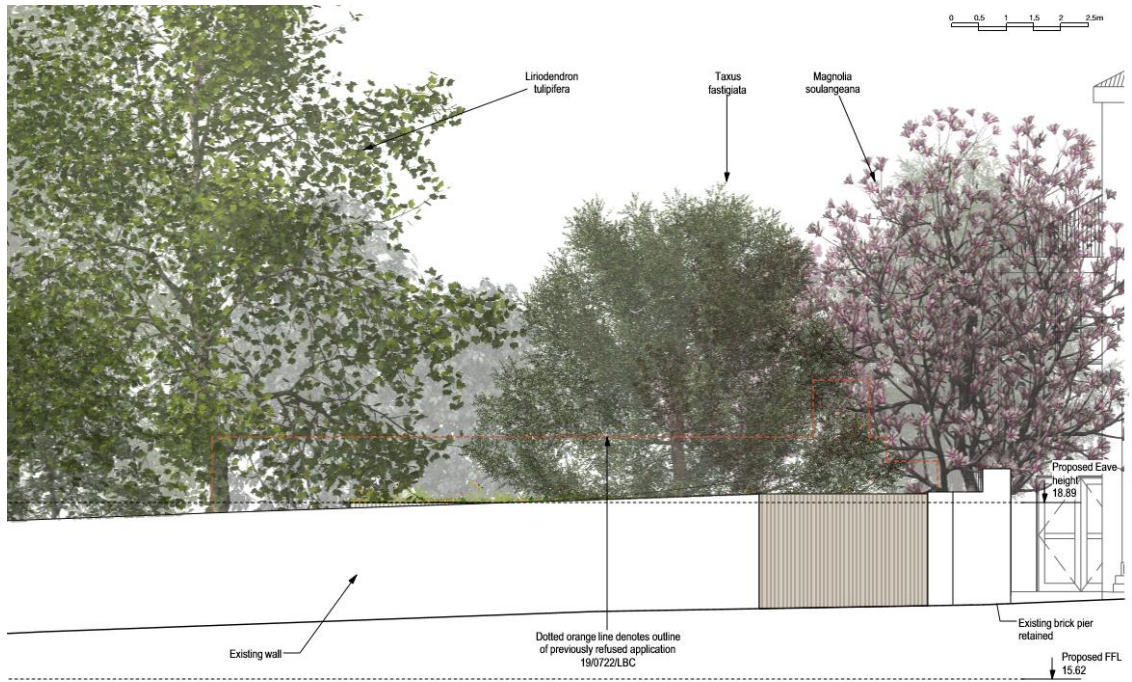


Figure.3 – View of proposed scheme from the Mount Ararat Road with refused scheme outlined in orange



Figure.4 – Proposed landscape structure

- 5.7 The Townscape and Visual Impact Assessment (TVIA) considers the impact of the proposed development on the St Mattias Conservation Areas, the adjoining Sheen Road and Central Richmond Conservation Areas and the setting of the adjoining listed buildings. The Assessment considers the proposed tree and shrub planting is well planned and would contribute the character and appearance of both the Mattias and Sheen Road Conservation Areas and contribute positively to the townscape and surrounding heritage assets.
- 5.8 The TVIA considers that the proposed dwelling would successfully integrate within the locality, being virtually imperceptible from the public realm, with a negligible impact on the setting of 1 Spring Terrace and other heritage assets.
- 5.9 Overall, the TVIA concludes that the proposed scheme is a well-considered response to the local context which would enhance the townscape and appreciation of the heritage significance of the adjoining heritage assets.
- 5.10 The Heritage Significance and Impact Assessment (HSIA) considers the impact of the proposed scheme on the significance of the 1-3 Spring Terrace (Grade II listed) and the Mattias, Sheen Road and Central Richmond Conservation Areas and advises that the impact would be minimal and neutral to positive.
- 5.11 Furthermore, the HSIA considers that any perceived detrimental impact would be outweighed by the positive benefits of the proposed tree planting within the site, which would provide a tangible public benefit.
- 5.12 The HSIA concludes that the proposals would cause no harm to the heritage significance and setting of the adjoining listed buildings, nor the character and appearance of the three conservation areas. Again, any perceived detrimental impacts would be counterbalanced by the proposed planting which would enhance the setting of the heritage assets in the vicinity.
- 5.13 In view of the findings within the TVIA and HSIA, it is considered that the scheme would comply with requirements of policy LP1 of the local plan, as the scheme would contribute to and enhance local character. The scheme would conserve and contribute to the historic environment of the borough and therefore policy LP3 would be satisfied.
- 5.14 In terms of compliance with policy LP11 of the local plan, the proposed basement would have a floor area of 196 sq.m, whilst the plot for the dwelling has an area of 474 sq.m. The

basement would therefore occupy less than half of the site area and would therefore satisfy policy LP11 in this regard. The basement would be 1.2 metres below ground level, in compliance with policy LP11.

- 5.15 With regard to the compliance with policy LP39, the scheme would provide an appropriate level of amenity space for the proposed dwelling, which would be comparable in size to adjoining gardens and would provide for adequate spacing between properties. The proposed landscaping of the site would enhance the street frontage and the proposed tree and other planting would enhance the contribution of the site to the character of the locality. The revised scheme would therefore comply with the requirements of policy LP39.

6 CONCLUSIONS

- 6.1 The proposed scheme is materially different from that refused under application 19/0721/FUL and the changes to the scheme now address the concerns expressed by the Council in respect of the former scheme.

- 6.2 It is considered that the scheme responds positively to, and is in compliance with, the policies set out in the development plan. As such it is considered that the balance now lies in favour of the scheme.