Planning & Access Statement

For

Additional
Rear Dormer

At

44 Lebanon Park
Twickenham TW1 3DG

Introduction

This application is to allow more space in the study located in the top floor of the building by constructing a rear facing dormer. At present the study is serviced by a roof light and has limited space to serve effectively as a study.

Site and Location

44 Lebanon Park is a dwelling located in the Twickenham Riverside Conservation Area (CA8) and is subject to an Article IV Directive and is a Building of Townscape Merit. The building is a three-storey building with the third storey being located within the roof slopes. There is a side dormer that contains the stair access to the top storey. A rear dormer serves the rear bedroom.

An extract from the conservation area guideline covering Lebanon Park:

"Lebanon Park is a distinctive sub-area of Edwardian housing built in the former garden of Lebanon House which also no longer remains. Its special character is formed by the repetition of ornate features, the use of red brick and well-defined front gardens. The largely unaltered slate roofs form a strong rhythm in the street scene as the road runs downhill towards the river. Mature trees make an important contribution to the greening of the streets and add to the sense of enclosure."

Proposal

It is proposed to make the rear small study space suitable for use as an office, to achieve this it requires more headroom and floor space. It is proposed to increase the floor area of the existing study. To achieve this, it is proposed to construct an additional rear facing dormer window. At present most of the adjacent buildings have two rear facing dormers. There is no continuous pattern to the dormer windows, some of the existing dormers are flat roofed and some are pitched, some properties have dormers that are different in design and materials. It is proposed to duplicate the existing dormer over the existing study area so as to create two dormers that are separated, so as to match the adjacent properties, but they will have a uniform design to enhance the built form which is a recognised character of the street scene. This development does not impact on the main street scene appearance; which is the main special character of the area. The conservation area guidelines that itemise the main problems with development in this area:

"Problems and Pressures
• Development pressure which may harm the balance of the commercial river-based uses and landscape-dominated setting in many parts of the area, and the obstruction or spoiling of views, skylines and landmarks
• Loss of traditional architectural features and materials due to unsympathetic alterations and extensions
• Loss of boundary walls and garden space in residential areas for hard standing, front lightwells and vehicular parking and hard surfacing.
• Use of poor quality products in building works such as UPVC, roofing felt and GRP products;
• Lack of coordination and poor quality of street furniture and pavements
• Domination of traffic and poor pedestrian safety leading to clutter of signage and street furniture
• Loss of original or quality shopfronts and unsympathetic alterations and advertisements such as disproportionate signage, excessive illumination, loss of detailing such as plinths, pilasters etc;

Of the seven issues identified the following can be applied to a rear dormer:

1) *'loss of traditional architectural features and materials due to unsympathetic alterations and extensions'* Our proposal is to the rear of the property and does not impact on the street scene but it could be visible from the open ground behind the property. The ground immediately behind the property is a tennis club, beyond that is a school playing field but this is shielded by mature trees. With this in mind it is proposed to use traditional materials such as lead to clad the dormer and to use lead for the roof finish. The windows will be in timber to match existing.
2) '*Use of poor quality products in building works such as UPVC, roofing felt and GRP products'* Our proposal does not include these materials.

The rear elevations of the adjacent buildings exhibit many types and styles of dormers; indeed No 44 already has two different types of dormers; albeit on different elevations. Following on from a previous unsuccessful application for a single wider dormer, this application proposes to retain the existing dormer design and provide an additional adjacent dormer; this layout follows several other properties in Lebanon Park which have two dormers. These other properties consist of differing designs, a wider dormer is not unusual as can be evidenced with the approved scheme at 23 Lebanon Park and at 13 Lebanon Park. The additional rear dormer will not be directly visible from the street as it will be mainly concealed by the side dormer and therefore does not impact on the Conservation Area. The style of the dormer is of the period as are the materials proposed. There are no dwellings or direct public space behind No 44 and therefore is not seen by the general public.

Planning History

20/3509/HOT – Refused 15-01-2021 – Enlargement of existing rear dormer

20/1963/HOT – Refused 27-10-2020 – Enlargement of existing rear dormer roof extension

19/T0142/TCA - Decided the Council raises no objection 08/04/2019 - T1 - Viburnum - Fell to ground level and grind out stump

18/T0246/TCA - Decided the Council raises no objection 01/05/2018 - T1 - Pleached hornbeam x3 - Prune to shape T2 - Maple - Reduce height to old points, pull in sides

12/3592/HOT - granted permission 07/01/2013 Single storey rear extension and fenestration alterations to flank elevation

12/T0692/TCA - Decided the Council raises no objection 30/11/2012 - T1 - Maple - Crown thin by 30%, crown lift by removing the 2 lower branches & crown reduction by 30

09/T0033/TCA - Granted permission 24/02/2009 - T1 - Sycamore – Fell

93/0496/FUL - Granted permission 26/05/1993 - Roof Extension and Installation of Velux Roof Lights

1.0 Use

1.1 The building is C3 planning class and the proposed room will be used as a study for home working as part of the use of the building.

2.0 Amount

2.1 The proposed development creates an additional 3.75 sq m

3.0 Layout

3.1 The additional dormer provides additional space to create a study used for home working and to increase the size of the small bedroom.

4.0 Scale

4.1 The scale of the development is small

5.0 Landscaping

5.1 N/A

6.0 Appearance

6.1 By using traditional materials such as lead and timber that are used on the existing dormer the appearance will not be detrimental to the rear elevations of the adjoining buildings which consist of several different styles of dormer with differing materials.

7.0 Access

7.1 N/A

8.0 Conclusion

8.1 The rear elevations of this and the adjoining properties consist of varying styles of dormers with no regular pattern with which to follow, see image below:

It is proffered that as the additional dormer is finished in traditional materials it does not impact on the main street scene. The proposal is compatible with the adjacent buildings that already have two rear facing dormer windows which consist of a multitude of differing sizes, shapes and roof treatments where no two properties have the same design and layout. This development is only visible from the rear by users of the tennis club and not the general public, therefore the proposed additional dormer does not impact on the recognised features of the Lebanon Park part of the conservation area that this revised application can be considered acceptable as no demonstrable harm is created and can therefore be considered acceptable for approval.

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