

PLANNING STATEMENT

PROPOSED ROOF EXTENSION

**FAIRLAWN, ORMOND AVENUE,
RICHMOND TW10 6TN**

September 2021

Our Ref: RP107

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QUALITY MANAGEMENT

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1 INTRODUCTION

1.1 Background

1.1.1 Richmond Planning Consultancy have been instructed by our client, Peter Wood.

1.1.2 This Planning Statement forms part of a wider submission base and should be read in conjunction with the submitted drawings and Heritage Statement.

2 APPLICATION SITE

2.1 Site Context

- 2.1.1 The site is located on Ormond Avenue, a pedestrian path leading north off Ormond Road in Richmond. It is accessed to the rear from Wakefield Road. It is occupied by a two-storey 19th Century property on a large plot, with a detached coachhouse style garage.
- 2.1.2 The site is next to Richmond town centre and is easily accessible by public transport (train, underground and overground lines, and buses). It has public open space (Richmond Green) within 200m. It is not within any flood risk area. The surrounding use is residential.
- 2.1.3 The site is in Richmond Hill Conservation Area. The building is not nationally listed but has a local listing as a Richmond 'Building of Townscape Merit' (reference 82/01836/BTM).



Figure 1 – Location Plan

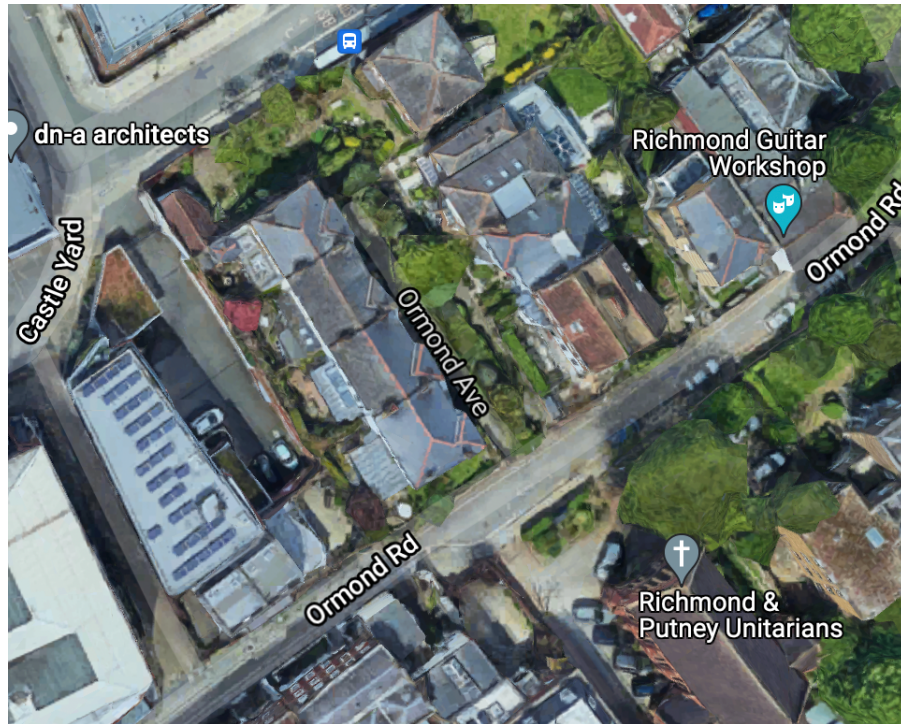


Figure 2 – Aerial view (from Google Maps)

2.2. Planning history

2.2.1 Planning permission was refused in August 2021 (21/2061/HOT) for:

Single storey rear extension, replacement windows, replacement roof with front, rear and side dormers and rooflights.

2.2.2 The reason for refusal was as follows:

The proposed roof alterations, by reason of their siting, design, bulk and massing, would result in an unsympathetic and over-dominant form of development that would adversely impact on the significance and character of the host building of townscape merit and harm the visual amenity of the locality and thus fail to preserve or enhance the significance, character and appearance of the Conservation Area. The proposal fails to comply with, in particular, the NPPF and policy LP1, LP3 and LP4 of the Local Plan and the Supplementary Planning Documents on 'Buildings of Townscape Merit' and the Richmond Hill Conservation Area Statement and Study and the NPPF.

2.2.3 The Council were happy with the proposed rear extension, so a separate application for this was subsequently submitted and is under consideration (21/2852/HOT).

3 PROPOSAL

3.1 Proposal

3.2.1 The officer's report on the refused application stated that:

Roof Alterations

The proposal also seeks permission to replace the existing roof, increasing the degree of pitch and creating a crown roof element. Whilst it is acknowledged that the ridge would not be increased, the impact of the change of pitch and the introduction of the crown roof element would add a considerable amount of bulk and mass, which would destroy the form of the original roof.

The proposals also seek to add three dormers to the front, rear and northern side roofslopes. They would comprise an arched design, formed in copper.

The Heritage Officer has been consulted on the application and outlines an objection to the proposals at roof level. Whilst there are no objections to the conversion of the roof in principle, the proposals will result in significant change to the appearance and character of the building, completely altering the roof form. The SPD states that roof extensions should be set down from the ridge. The dormers would sit just below the apex of the roof, serving to increase its dominance within the roof form.

It is also considered that the arched design of the dormers would be an incongruous addition, which fails to relate to the architectural design of the property, to the detriment of the historic character of the BTM and the Conservation Area. Furthermore, the introduction of a dormer on the front roofslope is not supported in principle. The siting of the dormer would increase the prominence of the additions and would appear out of character within the locality.

3.2.2 The redesigned proposal addresses these comments by proposing only two dormers – at the rear and side. The dormers will be set down from the ridge and will have a traditional square design, matching the windows on the floors below.

3.2.3 The bulk and mass of the roof now proposed is considerably less than that in the refused application.



Figure 3 – Front elevation, refused and proposed



Figure 4 – Rear elevation, refused and proposed

3.2.4

The dormers will be lead clad. The pitch of the roof is proposed to be 37 degrees, to match nearby that of the roof at Vigo House. Conservation style dark grey skylights are proposed on the front elevation.

4 NATIONAL PLANNING POLICY FRAMEWORK

- 4.1.1 The National Planning Policy Framework (the Framework) was revised in July 2021.
- 4.1.2 Paragraph 11 of the Framework confirms the presumption in favour of sustainable development. It states:
- For decision-taking this means:***
c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 4.1.3 The Framework requires LPAs to approach decision taking in a positive way to foster the delivery of sustainable development, looking for solutions rather than problems and seeking to approve applications for sustainable development where possible (paragraph 38/47).
- 4.1.4 Paragraph 124 states that planning policies and decisions should support development that makes efficient use of land.
- 4.1.5 Paragraph 130 states that planning decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;***
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 4.1.6 The Framework identifies three overarching objectives at paragraph 8:
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;***
b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that

reflect current and future needs and support communities' health, social and cultural well-being; and
c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.1.7 This application should be assessed against all of the above when being considered for determination.

4.1.8 With regard to designated heritage assets, paragraph 201 of the Framework states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

4.1.9 Paragraph 202 states that:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

4.1.10 With regard to non-designated heritage assets, paragraph 203 state that:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

5 DEVELOPMENT PLAN

5.1 Richmond Local Plan (2018)

5.3.1 Policy LP 1 Local Character and Design Quality states that the Council will require all development to be of high architectural and urban design quality and sets out criteria against which proposals will be assessed, including the following:

- 1. 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;**
- 2. sustainable design and construction, including adaptability, subject to aesthetic considerations;**
- 3. layout, siting and access, including making best use of land;**
- 4. space between buildings, relationship of heights to widths and relationship to the public realm, heritage assets and natural features**

5.3.2 Policy LP 2 Building Heights states that the Council will require new buildings, including extensions and redevelopment of existing buildings, to respect and strengthen the setting of the borough's valued townscapes and landscapes, through appropriate building heights. It states that proposals must respect the local context through appropriate scale, height, mass, urban pattern, development grain, materials, streetscape, roofscape and wider townscape and landscape.

5.3.3 Policy LP 3 Designated Heritage Assets states that development proposals likely to adversely affect the significance of heritage assets (including conservation areas) will be assessed against the requirement to seek to avoid harm and the justification for the proposal.

5.3.4 Policy LP 4 Non-Designated Heritage Assets states that the Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit.

5.3.5 Policy LP 5 Views and Vistas states that the Council will protect the quality of the views, vistas, gaps and the skyline, all of which contribute significantly to the character, distinctiveness and quality of the local and wider area.

5.3.6 Policy LP 8 Amenity and Living Conditions requires all development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties.

5.3.7 Policy LP 20 Climate Change Adaption states that new development should minimise the effects of overheating as well as minimise energy consumption. Policy LP 22 Sustainable Design and Construction requires developments to achieve the highest standards of sustainable design and construction to mitigate the likely effects of climate change.

5.3.8 Policy LP 34 New Housing sets a Borough-wide target of 3,150 new homes for the period 2015-2025. Policy LP 35 Housing Mix and Standards states that development should generally provide family sized accommodation.

5.2 Supplementary Planning Documents

5.4.1 The **Housing Alterations and Extensions SPD (2015)** states that roof extensions should be 'in-scale' with the existing structure; raising the ridge of the building is normally unacceptable. It states that roof extensions should not dominate the original roof. Extensions should be sensitive to the original character of the building and use matching or complementary materials. The original roof style should be maintained.

5.4.2 The **Buildings of Townscape Merit SPD (2015)** states at paragraphs 4.1 and 4.2 that:

Many Buildings of Townscape Merit play a crucial role in the character of local areas. The sympathetic maintenance and adaptation of these buildings can preserve and indeed increase the attractiveness of an area.

Indeed the Council will endeavour to protect the character and setting of all Buildings of Townscape Merit through negotiation of a sympathetic scheme, as far as possible treating proposals for works to or close to them as if they were listed buildings.

6 PLANNING ASSESSMENT

6.1 Principle of development

6.1.1 The site comprises an existing house within an urban area. The Framework (at paragraphs 124 and 130) requires development to make efficient use of land; the proposal, which will increase useable living space without increasing the footprint of the building, accords with this.

6.1.2 The site is in a sustainable location; it is accessible by train and bus and is close to Richmond town centre.

6.1.3 The proposal is acceptable in principle.

6.1.4 The Framework state at paragraph 120 that Councils should:

(e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

6.1.5 Although the proposal is for an extension rather than a new home, the above indicate support for upwards extensions, as do the Government's new permitted development rights introduced in 2020.

6.1.6 In this case the development will be consistent with the prevailing height and form of neighbouring properties and the overall streetscene, where several other properties have roof extensions. The dormers now proposed are in a traditional style, in keeping character of the area.

6.2 Design

6.2.1 The proposal has been well designed; the roof extension will be subservient to the existing building and will use matching materials. The proposal responds the previous refusal as follows:

- Only two dormers are now proposed – at the rear and side.
- The dormers will be set down from the ridge.
- The dormers will have a traditional square design, matching the windows on the floors below.

6.2.2 The bulk and mass of the roof now proposed is considerably less than that in the refused application.

6.2.3 The dormers will be lead clad. The pitch of the roof is proposed to be 37 degrees, to match nearby that of the roof at Vigo House. Conservation style dark grey skylights are proposed on the front elevation.

6.2.4 The proposal accords with Local Plan Policies LP 1, LP 2 and LP 5 which require compatibility with local character, appropriate building heights and protection of views and vistas.

6.2.5 It also accords with the Housing Alterations and Extensions SPD because it is of an appropriate scale, will not dominate the original roof, will be sensitive to the original character of the building and will use matching materials.

6.3 Neighbouring residential amenity

6.3.1 The proposal will not have any adverse impacts on neighbour amenity; this was acknowledged in both the officer report on the refused application.

6.3.2 The proposal therefore accords with Local Plan Policy LP 8 and paragraph 130 of the Framework.

6.4 Heritage

6.4.1 A Heritage Assessment accompanies the application.

6.4.2 This concludes as follows (paragraphs 4.25-4.27):

The Proposed Development is an intelligent and carefully considered response to the Site, its heritage significance and the significance of its heritage context. The concerns expressed by the Council in respect of the refused scheme ref: 21/2061/HOT have been addressed in full in the detailed design of the roof extension of the current application.

In respect of the design considered in its own right, and the relationship between the Proposed Development, the host building and its heritage context, the proposals are entirely sensitive and appropriate. The Proposed Development is sympathetic to its context and would not represent an over-dominant form of development.

Special attention has been paid to the effect of the Proposed Development on the significance of the Richmond Hill Conservation Area, as well as the setting of the Central Richmond Conservation Area and listed buildings in the surrounding area.

There are no harmful effects to any heritage asset on Site or in the surrounding area, and it therefore accords with the objective set out in sections 16(2) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

6.4.3 The assessment finds that the proposal will cause no harm to the heritage assets.

6.4.4 The proposal therefore accords with the Framework, as well as Local Plan Policies LP 3 and LP 4 and the Buildings of Townscape Merit SPD.

6.5 Planning Balance Summary

6.5.1 The scheme proposed is considered to have significant merit as well as public benefits.

6.5.2 These conclusions are presented in the table below taking into account whether the impact is beneficial or detrimental and assessing the scale of impact:

Table 6.1: Material Considerations Matrix

Consideration	Social	Economic	Environmental
Improved amenity	Major Benefit	Moderate Benefit	
Good design	Major Benefit	Moderate Benefit	Major Benefit
Protection of heritage assets	Major Benefit	Moderate Benefit	Major Benefit
Construction employment	Moderate benefit	Major Benefit	

- 6.5.3 The proposal will make efficient use of land, providing more useable space within the existing footprint.
- 6.5.4 The proposal has been well-designed, to complement the existing buildings in the surrounding area, avoid any adverse impacts on neighbours and to protect the significance of the non-designated heritage asset as well as the conservation area.

7 SUMMARY & CONCLUSIONS

7.1 Summary

7.1.1 The proposal is for a roof extension at Fairlawn, Richmond.

7.1.2 The site is in Richmond Hill Conservation Area. The building is not nationally listed but has a local listing as a Richmond 'Building of Townscape Merit' (reference 82/01836/BTM).

7.1.3 Planning permission was refused in August 2021 (21/2061/HOT) for:

Single storey rear extension, replacement windows, replacement roof with front, rear and side dormers and rooflights.

7.1.4 The application was refused due to the proposed bulk and mass of the proposed roof alterations.

7.1.5 The current proposal (for the roof extension only) responds to the previous refusal as follows:

- Only two dormers are now proposed – at the rear and side.
- The dormers will be set down from the ridge.
- The dormers will have a traditional square design, matching the windows on the floors below.

7.1.6 The bulk and mass of the roof now proposed is considerably less than that in the refused application.

7.1.7 There will be no adverse impacts on neighbour amenity.

7.1.8 The proposal is accompanied by a Heritage Assessment which finds that there will be no adverse impacts on heritage assets.

7.2 Conclusion

7.2.1 The proposal comprises sustainable development and complies with national and local planning policies. The Council are therefore respectfully requested to receive this application positively and to grant planning permission.