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Our Ref: 1200

Dear Planning Dept,

48 BERWYN ROAD, LONDON TW10 5BS

PORTAL REF: PP-12233873

We are pleased to advise that we have today submitted a householder planning application for proposed side and rear extensions, at no. 48 Berwyn Road, London TW10 5BS.

Below we set out the **Design, Access, and Planning Statement**.

The Site

The Site comprises a residence arranged over two floors; however, it currently lies in a poor state of repair and requires refurbishment throughout.

The existing accommodation comprises reception hall, dining room, two reception rooms, kitchen, breakfast/family room, study, and W.C. together with three bedrooms, study/bedroom four, family bathroom and a shower room at first floor.

To the rear is a larger than average secluded garden of approximately 30m in length widening out to 17m width to the rear. The property also benefits from a front landscaped garden providing off-street parking.

The Surrounding Area

Berwyn Road is situated on the park side of the Sheen/Richmond border, approximately half a mile from the East Sheen town centre. Berwyn Road is characterised by predominately detached, two-storey family-sized homes of a similar design and character to the application site. Properties benefit from good sized rear gardens, and front landscaped gardens affording off-street parking.

Planning History

The Site

The application site has been subject to historic applications in the late 1980s, which are listed below. The applications that have been granted and implemented relate to the two-storey rear extension of the property. More recently, the site has also been subject to further applications for extensions to the rear and side at first and second floors. We provide a summary below.

87/0546

Extension of living space at ground floor level and additional bathroom at first floor level.
Granted Permission 28/07/1987

87/1433

Erection of part single and part 2 storey extension.
Granted Permission 14/09/1987

22/3592/HOT

Replacement single storey rear extension
Granted Permission 30/01/2023

22/3676/HOT

Proposed first floor side and rear extension
Refused permission 03/02/2023
[This application is now the subject of a live planning appeal (ref: 3316750)]

23/0414/HOT

Proposed first floor side and rear extension
Refused permission 20/03/2023
[This application is subject of a planning appeal]

23/0416/HOT

Proposed first floor side and rear extension
Refused permission 20/03/2023
[This application is subject of a planning appeal]

23/0922/HOT

Proposed first floor side and rear extension
Refused permission 24/05/2023
[This application is subject of a planning appeal]

23/0925/HOT

Proposed first floor side and rear extension
Refused permission 24/05/2023
[This application is subject of a planning appeal]

The most recent proposals were refused for just one reason, namely the combined depth, height, siting, and design of the side and rear extension, which officers considered to be visually intrusive, dominant, and unsympathetic to the host property and the visual amenity of the conservation area.

The officer delegated reports for those previous applications acknowledged that *'there may be some scope for a modest upward extension of the existing garage, however the proposed extension which also includes a two-storey rear extension which is wider than the original house is excessive in size, bulk and form'*.

The applicants have sought to address the above concerns under this revised application.

The Surrounding Area

Within the immediate surrounding area, there are several relatively recent permissions for development that is similar to that sought at no.48. Most properties within Berwyn Road have undergone significant extensions, including first floor side and rear extensions. We provide a summary of the pertinent examples below:

32 Berwyn Road (16/4808/HOT)

Single and two storey rear extensions, ground and first floor side extension and rear dormer roof extension

34 Berwyn Road (03/3368/HOT)

First Floor Extension Over Garage. Roof Extension and Conversion to Form Two Bedrooms with Dormers. Single Storey Rear Extension and Conservatory. Demolition Of Existing Study.

36 Berwyn Road (09/2323/HOT)

Modifications to existing single storey rear extension including alterations to the fenestration, a new lantern style rooflight and an increase in height; erection of a single storey rear extension also including a lantern style rooflight.

37 Berwyn Road (14/4844/HOT)

Single storey rear extension to replace existing extension. New hipped roof over existing side extension, a rear pitched roof dormer and roof lights to front and side. Conversion of garage to habitable space. Replacement of windows with double-glazed timber windows

41 Berwyn Road (21/1162/HOT)

Part two storey part single storey rear extension with raised patio to rear. Raising height of two storey rear bay comprising roof extension. Rooflights on front and side roof slopes. Replacement roof tiles. Alterations to fenestration on side elevation.

42 Berwyn Road (22/0116/HOT)

Single storey rear extension and conversion of garage into a habitable space / bike store.

44 Berwyn Road (01/2048)

Proposed Ground and First Floor Rear and Side Extension, Roof Extension with Dormers. Enlargement of Garage.

Of further relevance, to the immediate north of the application site, at Land Rear Of 569 Upper Richmond Road, permission was granted on appeal for Demolition of existing garages and erection of a new single storey house. (Appeal Allowed on 28/06/2011) Ref: 09/2357/FUL. This infill dwelling shares a boundary with the application site; however, it is noted that this modern infill dwelling comprises just a single storey of accommodation and does not feature and fenestration of form which would be visible from the application site.

The Proposals

The proposed development comprises the erection of a single storey rear extension and a first-floor side extension over the existing garage. The proposed extension is formed with a pitched roof over, to match the style of the existing host property, and neighbouring examples.

Fundamentally, at first floor, the proposals are significantly reduced in size and scale when compared to previous applications. The proposals comprise a distinct side extension which does not project beyond the existing principal rear building line of the host dwelling. The overall depth of the property is reduced through removal of existing rear extension.

The resulting general form, scale and proportions are consistent with the host as existing, and the immediate neighbouring context.

At ground floor, it is proposed to extend into the rear garden. The size of the ground floor extension is identical to that already approved under permission 22/3592/HOT.

The proposed extensions provide an improved and modernised internal layout.

The proposed elevations are formed of brick and render, forming a continuation of the extant dwelling character. Fenestration is sought to largely match the existing windows at the host.

No changes are proposed to the front garden where existing landscaping and off-street parking will continue to serve the residence. The rear garden is also maintained with its verdant and mainly soft landscaped character.

Planning Policy

The Site falls within the Royal Borough of Richmond upon Thames.

The relevant planning framework comprises the following;

- National Planning Policy Framework (NPPF, 2021)
- London Plan (2021)
- Richmond Local Plan (2018)
- House Extensions and External Alterations SPD
- East Sheen Village Planning Guidance SPD

According to the Council's Local Plan Proposals Map, the Site is subject to the following designations;

- Sheen Common Drive Conservation Area (The property is not designated as a Building of Townscape Merit (BTM).
- Article 4 direction restricting basement development
- Critical Drainage Area

Planning Assessment

Design

The application Site comprises a two-storey detached property, located at the very northern end of Berwyn Road, near the junction with Upper Richmond Road West. The site falls within the Sheen Common Drive Conservation Area. The property is not designated as a Building of Townscape Merit (BTM)

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

The NPPF states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. 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.

Policy LP 1 'Local Character and Design Quality' states the Council will require all development to be of high architectural and urban design quality. The high-quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise.

Development must respect, contribute to, and enhance the local environment and character.

The Councils SPD relating to House Extensions and External Alterations encourages the retention of the original form of the host property and any alterations should enhance the quality of the building. Extensions should not dominate the existing house.

The building has been extended with an integrated two storey rear extension added in the 1980s. This is proposed to be removed.

A ground floor rear extension has been granted under permission 22/3592/HOT. This consent has not yet been implemented but is a material consideration. The approved ground floor extension is reflected in the proposals for which permission is now sought.

At first floor, it is proposed erect and extension over the existing garage. The extension is proposed to be finished in brick and render, with pitched roof, and fenestration in keeping with the character of the host.

The pitched roofed nature of the extension would not appear visually intrusive, would be consistent with the character and appearance of the host, whilst the stepped nature of the roof form would ensure that the additions reads as a subservient element to the principal and original dwelling. The brick and rendered elevations are consistent with the host and of the wider immediate area. The elevations sit beneath the established eaves line, thereby respecting the host dwelling and further reducing the perceived massing when compared to the previous proposals.

The extension would appear subservient and proportionate to the original building, in scale with the host dwelling and immediate context. The extension will not extend the frontage width by more than 50% and would not have an impact on the character or appearance of the

conservation area nor the existing dwelling and is therefore in line with LP1 and LP3 of the Local Plan and the SPD on 'House Extensions and External Alterations'.

Conservation

The Site falls within the Sheen Common Drive Conservation Area (69). The conservation area statement acknowledges that the design of the houses along Berwyn Road have some merit, but more importantly the palette of materials used is equally restrained and uniform. These include red plain roof tiles, red / brown bricks, pebbledash, render, tile hanging, casement windows and half-timbered first floors. There are few instances of unsightly roof extensions, poorly designed side extensions or unsympathetic replacement windows.

The conservation statement is clear that its objective is to protect and enhance the streetscape and the setting the public see, whilst retaining landscaping and a sense of space. Only by investing wholly in a house does the façade, front garden and street setting get improved. It is noted too that the variety of the properties in the neighbourhood is considerable. However, in general the houses are substantial, with crown roofs, deep with substantial accommodation on ground, and upper floors.

The proposed development does not create any pressures nor problems but it does offer opportunity for enhancement- investment in the house is welcomed and is what has created an area of well-kept housing, front and rear, the design style is in keeping and has the same palette of materials that is throughout the area and the development will naturally lead to investment of the front garden.

The proposed side extension is comparable to numerous examples locally, and the rear extension site only to the rear of the property at first floor and respects the building line of the local group of properties which it neighbours.

At the rear, the proposals remove later additions which are considered to be of generally poor quality. The ground floor will be extended in line with the earlier consent 22/3592/HOT, which officers have already deemed to be acceptable.

In summary, the extensions would cause less than substantial harm (at the lowest scale) to the conservation area, and in our view would introduce appropriately proportioned extensions to the side and rear of the building, making a positive contribution to the site and setting. The proposals will ensure that the dwelling receives the investment required to bring it back into meaningful residential use.

The proposals would accord with the House Extensions and External Alterations SPD as the extension will be subordinate and not over-dominate the original house.

The harm to the conservation area would be limited, the proposals will result in the current outdated property being fully refurbished and deliver its optimum viable use, whilst providing an exemplary family sized home. Having regard to the proposals and the benefits, the application should be recommended for approval on the basis that it accords with the statutory duty of the 1990 Act, paras 199, 200 and 202 of the NPPF and local policies LP1 and LP3.

Residential Amenity

Policy requires all development to protect the amenity and living conditions for occupants of new, existing, adjoining, and neighbouring properties. This includes ensuring adequate light is achieved, preserving privacy, and ensuring proposals are not visually intrusive. The Supplementary Planning Document for House Extensions and External Alterations also seeks to protect adjoining properties from visual intrusion, loss of light and privacy.

Having regard to the officer delegated report under the previous applications, officers acknowledged that the property would remain solely in residential use as a result of the proposal. An undue increase in noise or pollution would not occur because of the proposal. This remains the case with the current application.

The officer report further acknowledged that due to the orientation and relationship between neighbouring houses to the north and east of the site and separation distances to these neighbouring habitable rooms, the proposed two storey extension would comply with the BRE light test. There would be no unreasonable loss of light to any of these properties. Regarding visual intrusion, the extension would be set a sufficient distance from these properties to avoid appearing overbearing. The above conclusions would continue to apply to the revised proposals given their reduced scale.

Regarding No.46 Berwyn Road (to the south), the previous officer report acknowledged that no.46 does benefit from a two-storey rear extension sited adjacent to the proposal site and that the proposed extension would not project any further than the rear elevation of the neighbouring two-storey extension. As such, officers confirmed that it will not result in any undue overbearing, loss of light, visual intrusion or create a sense of enclosure to this property. Again, this would only be improved under the current application which proposes less bulk and mass.

The proposed scheme is acceptable in terms of neighbour amenity.

Trees

The Site accommodates trees in the front and rear gardens. The footprint of the extension would modestly increase the proximity to existing trees on Site, however there considered to be no additional impact on trees to warrant concern.

Under the previous application, officers noted that the incorporation of the proposed development and its construction would not materially harm the health of any statutory protected trees. The proposals continue to be acceptable in terms Local Plan objective in this regard. The proposed footprint is consistent with extant permission 22/3592/HOT.

Fire

In accordance with London Plan policy D12, the alterations to existing buildings will be made to comply with the Building Regulations.

In terms of fire tender access to the Site, fire tenders can park within Berwyn Road, immediately outside of the site, to attend the site in the case of a fire.

Regarding safe refuge, occupants of the dwelling can exit the dwelling via the front door and seek refuge on street in Berwyn Road. An alternative would be to exit via the rear of the house

and travel along the side entrance to the Berwyn Road. Should access to Berwyn Road be denied, then refuge could be sought at the rear of the 25m garden.

Under the previous application, the officer report acknowledged that the applicant had addressed fire safety to address policy D12 of the London Plan (2021), as above.

Drainage

Under the previous application, officers acknowledged the Flood Risk Assessment (FRA) provided to comply with the requirements of LP21. It was acknowledged that the floor levels within the proposed development will be set no lower than existing levels and, flood proofing of the proposed development has been incorporated where appropriate. This remains the case with the proposed works sought under this application.

CONCLUSIONS

The revised proposals seek consent for a rear extension which has already been granted under permission 22/3592/HOT, together with a first floor side extension over the existing garage. The proposals also remove poor quality rear extensions. The resulting mass and bulk are appropriate to the host and the wider setting.

The proposed works provide a high-quality addition to the existing building and would provide an exemplar refurbishment, making a positive contribution to the host, the conservation area setting, and the boroughs housing stock.

The design and form of the extension has been considered to balance the need to improve the quality and function of the family home, without overwhelming the host from a design perspective. The extensions have also been designed to ensure that large areas of garden land remain, and that the design avoid amenity impact to neighbours, which is demonstrated herein.

For the reasons set out above, we respectfully ask that planning permission is granted.

Should you have any questions or require any further information, please do not hesitate to contact me.

Yours sincerely,

MANDIP SINGH SAHOTA
PARTNER

NTA PLANNING LLP