



DESIGN AND ACCESS STATEMENT

SITE

21 Holmesdale Road Teddington

TW11 9LJ

PROPOSAL

Construction of garden room

05/04/2024



- **Background**

- .1. On 26 July 2023, planning application (23/1347/HOT) was refused planning permission for the following reason.

'The proposed development, by reason of its siting close to the common boundary to the neighbouring dwellings to the north and its excessive ridge height, together with its overall scale, bulk and massing, would result in an unacceptable sense of overbearing to the private amenity spaces of nearby neighbouring properties, particularly number 24 Munster Road. Further to this, given its size and proposed facilities, and by means of independent access, the outbuilding could be inhabited independently to the host dwelling, it is considered to amount to an intensification of use and therefore erode the amenity of the surrounding neighbours. The proposal is, therefore, contrary to policy LP8 of the Council's Adopted Local Plan (July 2018) and the Council's SPD on House Extensions and External Alterations (2015).'

- .2. During the summer of 2023 the rear part of the garden was cleared of its old dilapidated brick, breeze block and cast concrete shed (7.70m x 3.50m = 27.68m²), which was being used as family yoga studio and for storage, aluminium greenhouse (2.00m x 2.50m = 5.00m²) and concrete foundations and hard standings; thus creating a cleared site of 7.70m x 6.4m = 49.28m²). The back



breeze block wall of this shed was over 3.0m tall. It formed the rear boundary of the site and the boundary with 22 and 24 Munster Road. This boundary walls have been replaced with a wooden and concrete post fence 2.0m high. A pumped foul water drainage sump has been installed (but not yet commissioned) connected to the main house's sewer, along with water, internet and electrical connections spurred from the main house.

- .3. Following the receipt of pre application advice (23/P0235/PREAPP), which in summary noted :

In the Relevant Planning History section "..... . Further to this, given its size and proposed facilities, and by means of independent access, the outbuilding could be inhabited independently to the host dwelling, it is considered to amount to an intensification of use and therefore erode the amenity of the surrounding neighbours." It is proposed that only family members will be allowed to cross the garden for access and to use the garden room.

"It is unlikely that objection would be raised to moving the structure and increasing distance from the rear boundary." It is proposed to move the garden room away to 2.5m from the rear boundary.

"That the ridge height was excessive at 3.9m ..." It is proposed to reduce the ridge height to 3.0m.

"... combined with the overall scale and bulk would result in an unacceptable sense of overbearing" It is to reduce the garden room to 18.69m² (from 24.5m² in our rejected application) so now covering only 38% of the cleared site.



.4. *“... the overall scale is still considered large for a garden room and a more modest resale development is encouraged.”* It is proposed to reduce the dimensions of the Garden Room to 3.25m x 5.75m (from 6.50m x 4.85m).

“No objection is raised to the new Greenhouse component providing the height is reduced ...” It is proposed to detach the greenhouse from the Garden Room and reduce its ridge height to 2.5m.

“The applicant is reminded of previous concerns regarding the use of the outbuilding ...” S Statement On Use is included below, which confirms that the Garden Room will NOT be used as a dwelling and only a family yoga studio, relaxation space, music room and possibly as a home office.

.5. A revised proposal following this advice and our proposals has been submitted, which will hopefully meet the Council’s requirements.

- **Assessment of the proposal**

.1. In terms of overshadowing, the site for the new garden room has been cleared of its old brick, breeze block and cast concrete shed (7.90m x 3.50m = 27.68m²), and greenhouse.

.2. It previously had a back boundary wall of just over 3m high. These boundary walls have now been replaced with a wooden and concrete post fence 2.0m high, the same height as neighbouring fences at 19 and 23 Holmesdale Road.). As a result, the direct overshadowing on the boundary has been reduced by 1.0m in height.



- .3. To further address the previous concern, the garden room has been moved further from the back boundary fence, leaving a clear distance of 2.5m. This space (7.70m x 2.50m) will be used for garden beds, growing fruit and vegetables and will be the site of a smaller greenhouse, with a ridge height of 2.5m.

Flood Risk Assessment

- .4. Based upon the Environment Agency Flood Risk Maps, the site is within Flood Zone 1, thus has a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea.
- .5. Richmond's Flood Risk Assessment checklist has been completed and attached.
- .6. An encircling land drain will be added around the garden room to take any rainwater below ground where it can percolate quickly through the sandy soil.

Fire Safety Assessment

- .7. The garden room will not be used as a bedroom and due to its small size, will not represent a significant fire risk.

Statement on Use and Access

- .8. 30.59 m² of new back garden land will be created by the clearing of the old, dilapidated brick breeze block and cast concrete shed which was used as a family yoga studio and store and the building of the proposed light, airy and warm garden room.



- .9. This new back garden land, which has been cleared of 48 tonne of concrete slabs and foundations, will be set out to fruit , vegetables and flowers increasing the productivity, biodiversity and wildlife habitats in the house's large back garden.
- .10. The removal of the old shed , with its 3m high back wall and its replacement with a 2m wooden and concrete post fence and smaller and lower garden room positioned 2.5m back from the boundary with 22 and 24 Munster road will reduce to a minimum the overbearing, overall scale, bulk, and massing.
- .11. The wood clad garden room with its EPDM double sloping (at 20 degrees) roof and 3m ridge height will be in keeping with the other sheds and garden rooms in nearby gardens.
- .12. The garden room's windows will be set below the fence line to protect the privacy, amenity and living conditions of the neighbours.
- .13. The homeowner confirms that the Garden Room will NOT be used as a dwelling and only as a family yoga studio, relaxation space, music room and possibly as a home office which can be used in comfort year-round. Only family members will be allowed to cross the garden for access and to use the garden room.
If further guarantee of future use or access is required, a signed and notarised letter from the homeowner can be provided to the Planning Officer promising the garden room's use and access. For the longer term its use and access will be guarded by a codicil in the home owners will requiring a covenant to be included in any bill of sale of the property.



Trees in 24 Munster Road's garden and Foundations

.14. A Tree Survey has been prepared by Crown Tree Consultants and is submitted as a separate document. Its key findings are:

- *The proposal seeks to retain all of the vegetation surveyed.*
- *No pruning works are required to enable the proposal.*
- *Foundations are proposed within the Root Protection Area of several trees. However, the small extent of RPA affected coupled with the sympathetic foundation design shall ensure no detrimental impact on trees.*
- *No new hard surfacing is proposed in Root Protection Areas.*
- *No new underground services are proposed within Root Protection Areas*
- *No changes to existing ground levels are proposed.*
- *Adequate space has been allowed between the proposal and all trees such that no future pressure to overlyprune or remove trees shall occur as a consequence of the outbuilding.*
- *So long as suitable protection measures are implemented during demolition and construction stages, there are no arboricultural reasons why the proposal should not proceed.*

Foul water drainage, Site Services and TV aerials

1.1. To further ensure that the garden room cannot become an independent dwelling the following measures have been put in place :

- All black and grey water will be collected in a pumped sump adjacent to the garden room which will discharge into the sewer at the rear of the house.
- The water will be supplied from a spur in the cellar from the mains metered supply of the house.
- The electricity will be supplied from a spur on the house's fuse box.



- Internet connection will be provided as a connection to the house's hub.

1.2. There is no intention to fit solar panels or TV aerials or discs.

2. Conclusions

2.1. It is believed that the proposal is now in accordance with Policy LP8 and LP39 of the Council's Adopted Local Plan (July 2018) and the Council's SPD on House Extensions and External Alterations (2015).

2.2. The Council is therefore respectfully requested to approve the application.