



REPLACEMENT SHED AND ERECTION OF A GARDEN POD

Plannina, Desian and Access Statement

**10 Vineyard Row
Hampton Wick
Kingston upon Thames
London
KT1 4EG**

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Introduction

This Planning, Design and Access Statement has been prepared by NAPC Ltd to support a householder planning application seeking approval for a replacement shed and erection of a garden pod to be used as a home office at *10 Vineyard Row, Hampton Wick, Kingston upon Thames, KT1 4EG*.

A shed and garden pod of this nature would usually fall under the Town and Country Planning (General Permitted Development) (England) Order (GPDO) 2015, Class E, Schedule 2, Part 1. However, as the proposals will be sited to the side of the main dwelling and as the property is within Hampton Wick Conservation Area, planning permission must be sought.

This statement provides an assessment of the application proposals against the relevant planning policy framework. The statement focusses on the provisions of Section 38(6) of the Planning and Compulsory Act 2004 which requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. This requirement is further reiterated in Paragraph 2 of the National Planning Policy Framework (NPPF).

This statement should be read in conjunction with the other supporting documentation submitted as part of this application, which include:

- Site Location Plan
- Site Plan Existing and Proposed
- Proposed Elevations
- Proposed Floor Plan
- Community Infrastructure Levy (CIL) Form 1

In accordance with Paragraph 38 of the National Planning Policy Framework, the applicant would like to work proactively with London Borough of Richmond upon Thames to reach a positive conclusion on the application.

Application Site

Site Description

The application site is located at the southern end of Vineyard Row, in Hampton Wick, within the administrative boundaries of The London Borough of Richmond upon Thames. 10 Vineyard Row comprises an end terrace, two-storey Class C3 dwellinghouse, finished in brickwork, featuring white windows and doors, and a pitched tiled roof. The dwelling benefits from wraparound gardens to the north, east and south.

The application plot is bounded by neighbouring dwellings and gardens to the north, east and south. The curtilage is well defined by domestic fencing and provides effective screening. This ensures that any potential impact to neighbouring amenity and the street scene is negligible.

The surrounding area is predominately residential, and many of the dwellings in this locality feature residential outbuildings in their gardens.

Statutory Designations

According to the adopted Richmond upon Thames Local Plan policy map (2018) (Figure 1), the application site is in Hampton Wick Conservation Area and is not covered by any other specific planning or landscape designations.

Figure 1 – Richmond Local Plan policy map extract (accessed May 2024)



The Environment Agency’s Flood Map for Planning identifies that the application site is located within Flood Zone 1, which is categorised as the lowest probability of flooding from rivers and the sea.

Application Proposal

The application proposal seeks to replace an existing shed as well as erect an incidental garden pod to be used as a home office, within the side garden at 10 Vineyard Row.

The replacement garden shed will measure 1.45m x 2.05m with a maximum height of 2.05m. The garden pod will measure 3m x 3m, with a maximum height of 2.5m.



Shed illustration



3D illustration of garden pod (Source: Custom Garden Rooms)

The garden pod will be single-storey and will comprise of cedar cladding, aluminium anthracite fascia, anthracite grey uPVC sliding doors, and screw pile foundations.

Planning Policy Context

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

The application site is in the administrative boundaries of The London Borough of Richmond Upon Thames, where the main development plan document includes the Richmond upon Thames Local Plan (2018). Material considerations exist in the form of the London Plan (2021), the National Planning Policy Framework (NPPF) (2023), Planning Practice Guidance, Supplementary Planning Documents and Guidance (SPDs/SPGs), and other local and national guidance documents.

The adopted development plan documents and planning policies, and other relevant material considerations, relevant to the determination of the application proposal are listed below.

Richmond Local Plan LP33 (2018)

- Policy LP1 – Local Character and Design Quality
- Policy LP3 – Designated Heritage Assets
- Policy LP8 – Amenity and Living Conditions

The London Plan (2021)

- Policy D4 – Delivering good design
- Policy D5 – Inclusive design
- Policy HC1 – Heritage conservation and growth

SPDs/SPGs

- Design Quality (2006)
- House Extension and External Alterations (2015)
- Residential Development Standards (2010)
- Hampton Wick and Teddington Village Planning Guidance (2017)

NPPF (2023)

- Paragraph 8 – Achieving sustainable development
- Paragraph 11 – Presumption in favour of sustainable development
- Paragraph 38 – Approaching decision making in a positive and creative way
- Paragraph 96 – Achieving healthy, inclusive and safe places and beautiful buildings
- Paragraph 123 – Making effective use of land
- Paragraph 131 – Creating high quality, beautiful and sustainable buildings, and places

Planning Assessment

Principle of Development

The proposed use is for an incidental garden pod to be used as a home office and the replacement shed. The principle of outbuildings in this location is supported by National and Local Planning Policy.

A garden pod and shed of this nature would usually fall under the Town and Country Planning (General Permitted Development) (England) Order (GPDO) 2015, Class E, Schedule 2, Part 1. However, as the proposals will be sited to the side of the main dwelling and as the property is within Hampton Wick Conservation Area, planning permission must be sought.

The main considerations in this application are the design and impact on heritage assets, as well as any impacts on the neighbouring amenity. The remaining section of this statement will assess the application proposal in relation to the more site-specific issues.

Design and Impact on Heritage Assets

Policy LP1 of the Richmond upon Thames Local Plan LP33 (2018) and Policies D4 and D5 of the London Plan (2021) seek to secure high quality design through development that enhances the high quality and architectural and urban design quality which contributes to the character and heritage of the area. The House Extensions and External Alterations SPD (2015) state that the overall shape, size and position of side and rear extensions should not dominate the existing house or being made to appear as an obvious addition.

The Hampton Wick Conservation Area is located within the historic core of Hampton Wick and is defined by the River Thames to the east and Bushy Park to the south and west and Teddington to the north. The Conservation Area was first designated in 1969 and extended in 2014. There are 4 main character areas: the village core, riverside, Bushy Park edge and Seymour Road, Glamorgan Road and Lower Teddington Road.

Vineyard Row comprises a post war development in a cul-de-sac situated between Park Road to the south and Vicarage Road to the north. Vineyard Row is a more modern development in the area, characterised with terraces of dwellings of two or three stories, all benefiting from private gardens. 10 Vineyard Row occupies an end terrace dwelling with wrap-around gardens. To the east of the site is a private access track which provide access to the dwellings along Park Road. The dwellings along Park Road have large outbuildings to the rear and several houses in the locality have outbuildings situated within their residential curtilages (see plan below).

The site is well screened from surrounding development. Views from the south are blocked by outbuilding development to the rear of Park Road. The eastern boundary abuts residential development, which is located approx. 25m to the east and the northern boundary abuts a residential garden. The site is bound be a close board fence.

The garden pod will measure 3m x 3m, with a maximum height of 2.5m. The size has been considered to reflect the relationship of a traditional residential outbuilding; the single storey design will provide a clear subordinate appearance to the application property, and surrounding properties, in terms of its mass and scale. Furthermore, the proposals will leave sufficient amenity areas to undeveloped.



Google earth extract with outbuildings in the locality highlighted in blue.

The replacement shed and addition of a garden outbuilding to be used as an office would not be visible from any public vantage points or the street scene and will not impact on the surrounding land uses or wider Conservation Area. The proposed development respects the local context and character. The proposed garden pod is of a high-quality design and the siting and design of the garden pod ensures it will assimilate into the garden context whilst remaining subservient to the main dwelling, compliant with Policy LP1 of the Richmond upon Thames Local Plan LP33 (2018) and Policies D4 and D5 of the London Plan (2021), as well as the guidance set out in The House Extensions and External Alterations SPD (2015).

Amenity

Local Plan Policy LP8 sets out that all development will be required to protect the amenity and living conditions of neighbouring occupiers. Due to the design of the build and use of the building, the addition of a garden room in this location will not impact on the surrounding amenity of neighbours, or other land uses.

Conclusion

This Planning, Design and Access Statement has been prepared by NAPC Ltd to support a householder planning application seeking the replacement of a shed and the erection of a garden pod to the side elevation of *10 Vineyard Row, Hampton Wick, Kingston upon Thames, KT1 4EG*.

The statement focusses on the provisions of Section 38(6) of the Planning and Compulsory Act 2004 which requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. This requirement is further reiterated in Paragraph 2 of the National Planning Policy Framework.

This statement has demonstrated the application proposal complies with both national and local planning policies in terms of amenity, design, visual impact, and access.

In conclusion, based on the evidence provided, and the justification set out in this supporting statement, and having regard to the other supporting documentation, it is respectfully requested that the application is approved without delay.