

Design and Access Statement

190 London Road, Twickenham, TW1 1EX
On behalf of
John & Natalie Yianni
July 2024

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1.0 Introduction

- 1.1 This statement has been prepared on behalf of John & Natalie Yianni and relates to a proposed extension at 190 London Road, Twickenham, TW1 1EX.
- 1.2 The statement provides details of the existing site and features of note as well as the planning history relevant to the site and the surrounding area. It goes on to describe the proposed development. An assessment of the scheme is included.
- 1.3 The Statement will demonstrate that:
 - The proposals are in accordance with the Richmond Local Plan
 - There will be no harm to neighbouring amenity

2.0 The Site and Surrounding Area

- 2.1 Arundel Terrace comprises predominately residential properties. Adjacent to the Site lies 42 – 44 Arundel Terrace which is currently used as offices and workshops.

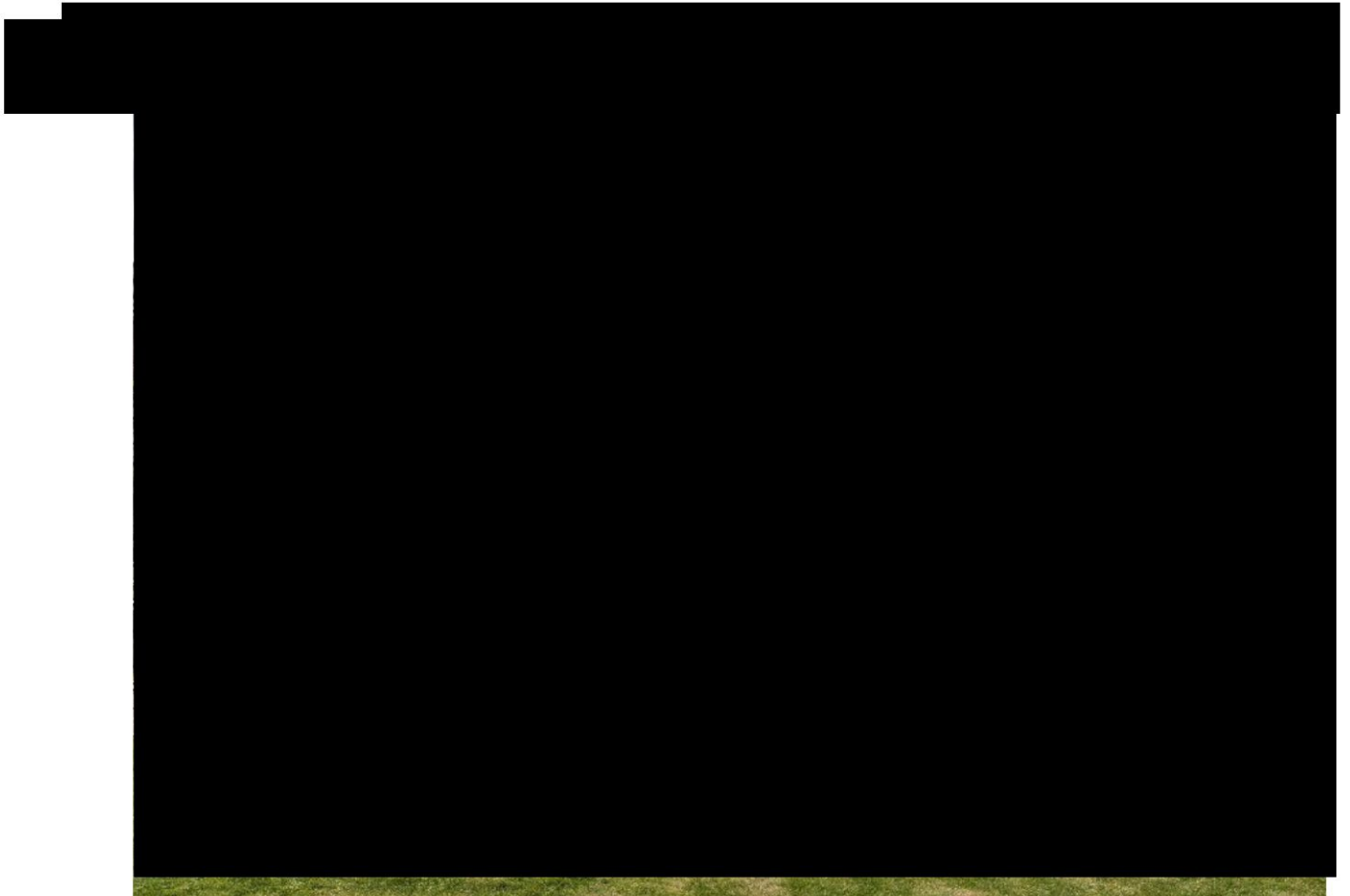


Figure 1: View of rear of 190 London Road



Figure 2: Google Earth Image of the Site and Surrounding Area

3.0 Planning History

- 3.1 Planning permission was granted in May 2008 for:
- 3.2 "Demolition of existing single storey rear extension and garage to rear garden, erection of single storey side and rear extension" (08/0075/HOT).

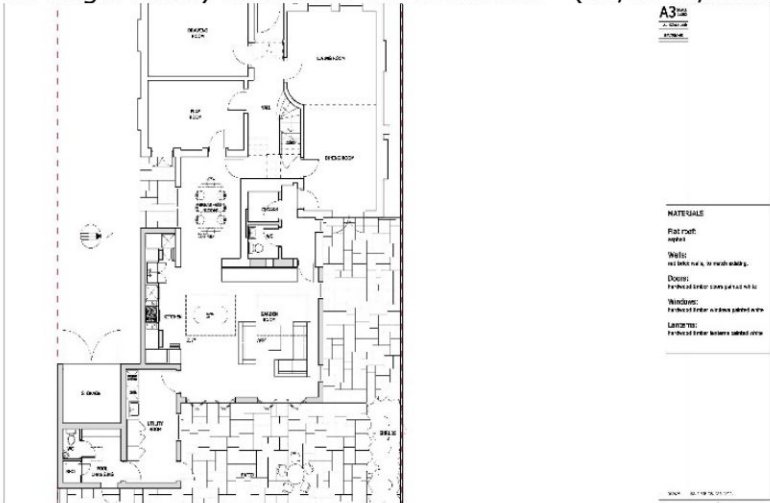


Figure 3: Approved ground floor plan (08/0075/HOT)



Figure 4: Approved rear elevation (08/0075/HOT)

4.0 Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 ('the 2004 Act') requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 National Policy Guidance is produced by Central Government in the form of the National Planning Policy Framework (2023).
- 4.3 At the heart of the NPPF is the presumption in favour of sustainable development (para 11). It identifies development proposals that accord with an up-to-date development plan should be approved without delay.

The Development Plan

- 4.4 The development plan relevant to the proposed development is:
- London Plan (2021)
 - Richmond Local Plan (2018)

The London Plan

- 4.5 The main policies applying to the site are:
- Policy D3 Delivering good design

- Policy D12 Fire safety Policy

The Richmond Local Plan

- 4.6 The Richmond Local Plan was adopted in July 2018. Key policies relevant to the proposals are set out below.
- 4.7 Policy LP1 of the Local Plan seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area.
- 4.8 Policy LP8 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.

Supplementary Planning Documents

House Extension and External Alterations

- 4.9 The House Extension and External Alterations SPD identifies that:
- "New extension should not result in any substantial loss of privacy to adjoining dwellings and gardens to prevent overlooking"*
- 4.10 The SPD, under the heading Sunlight and Daylight states:
- "Residential development should create good living conditions and should not cause any significant loss of daylight or sunlight to habitable rooms or gardens in neighbouring properties. When accessing such, the Council will be guided by the Building Research Establishment (BRE) standards."*
- 4.11 Under Form, Scale and Location, the SPD states:
- "The overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours. They should harmonise with the original appearance, which should be taken as the starting point for any future changes."*

5.0 The Proposed Development

- 5.1 The Proposed Works are the construction of a rear single storey extension.
- 5.2 The 2008 permission included a single storey rear extension. The proposed extension will sit within the L shaped plan of this extension.

6.0 Planning Assessment

- 6.1 The key considerations for assessment with this application are:
- Design and appearance
 - Neighbouring Amenity

Design and Appearance

- 6.2 The Council's House Extensions and External Alterations SPD requires that roof extensions should be in scale with the existing structure and that they should not dominate the original roof.
- 6.3 The application proposal has been designed having had regard to the approved and constructed rear extension at the property. It has evolved to ensure that there is a satisfactory relationship between the existing and proposed extensions and the host property.

Neighbouring Amenity

- 6.4 The proposed dormer will not give any rise to any amenity issues. The windows are all at ground floor level and look into the host property's rear garden.

Flood Risk

- 6.5 The site is located within Flood zone 1. No flood risk assessment is therefore required for this application.

7.0 Conclusions

- 7.1 The Proposed Works have evolved taking into account Development Plan policy. The proposed development therefore meets with the Policy requirements of the Richmond Local Plan.
- 7.2 The proposed development will be of a high quality and will be in keeping with the character of the surrounding area. It will have no adverse impact on residential amenity for neighbouring properties.
- 7.3 It is therefore requested that planning permission be granted for the proposed development at 40 Arundel Terrace.

Chestnut Planning
July 2024