



**PLANNING STATEMENT for
A HOUSEHOLDER PLANNING APPLICATION at**

**21 RAVENSBOURNE ROAD
TWICKENHAM
TW1 2DG**

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Report Prepared by	iPlans
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1. Introduction

1.1 iPlans has been instructed by Hong Liu to submit a householder planning application for a two-storey front extension

1.2 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

2.1 The site at 21 Ravensbourne Road, Twickenham, TW1 2DG accommodates a detached property.

2.2 The photographs below show the front and rear elevations of the dwellinghouse.



2.3 The property façade is rendered with a small section of brick and tile hanging to the front elevation. The fenestrations are uPVC.

2.4 Planning history for this property includes the following applications:

- 2.4.1 15/T0579/TCA – tree work
- 2.4.2 23/1764/PS192 – a single storey rear extension and a loft conversion to include hip-to-half-hip gable roof extensions, dormer and window – refused
- 2.4.3 23/1765/HOT – erection of an outbuilding located in the rear garden of dwellinghouse – approved
- 2.4.4 24/0492/PS192 – half to half hip gable roof extensions, rear dormer and window - refused
- 2.4.5 24/0532/HOT – single storey rear extension - approved
- 2.4.6 24/1153/PS192 – roof extension to both side and rear elevations - approved

3. The Proposal

3.1 This householder planning application is for a two-storey front extension.

3.2 The proposed front extension at ground level will measure 1000mm deep and 1960mm wide. The first floor will measure 1955mm deep and 1960mm wide. It will have a hipped roof. On the ground floor there will be a door and window to the front elevation and on the first floor there will be a window.

3.3 The proposed drawings include the recently approved applications (24/0532/HOT and 24/1153/PS192) as the work has not begun.

3.4 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Vehicles and construction activity can be accommodated down Ravensbourne Road without affecting the traffic flow.

3.5 Waste from the site will be removed by skips with the appropriate street licences.

3.6 Hours of operation will be in accordance with the good contractors scheme.

4. Relevant Planning Policy

4.1 The Local Plan and Supplementary Planning Document have been consulted as part of this planning application.

4.2 Policy LP1 of the Local Plan states that the council will require all development to be of high architectural and urban design quality.

4.3 Policy LP2 of the Local Plan states that the council will require new buildings, including extensions to respect and strengthen the setting of the borough's values townscapes and landscapes through appropriate building heights.

4.4 Policy LP8 of the Local Plan states that all developments will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. The council will ensure that the design and layout of buildings enables good standards of daylight and sunlight to be achieved in new development and in existing properties affected by new development. They will also ensure that proposals are not visually obtrusive or have an overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure. There should be no harm to the reasonable enjoyment of the use of buildings, gardens and other spaces.

4.5 The Supplementary Planning Document relating to extensions, states that where an extension creates an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms will not be permitted. New extensions should not result in any substantial loss of privacy to adjoining dwellings and gardens to prevent overlooking. Extensions should pass the BRE assessment which includes the 25-degree and 45-degree tests.

5. Conclusion

- 5.1 This householder planning application is for a two-storey front extension.
- 5.2 The proposed drawings include the recently approved applications (24/0532/HOT and 24/1153/PS192) as the work has not begun.
- 5.3 The proposed two storey front extension will not appear overbearing or dominant in the street scene and will appear subordinate to the main dwelling. It will be stepped back from the front building line and the ridge height will be stepped significantly down from the main ridge.
- 5.4 The roof volume of the two-storey extension (1.49m³) along with the roof volume of the approved roof extension in application 24/1153/PS192 (48.43m³) will be under the 50m³ volume limit for a detached property.
- 5.5 Materials used will match existing materials.
- 5.6 I therefore would hope you consider this application for approval.