

218 Hampton Road, Twickenham TW2 5NJ

# PLANNING STATEMENT

## Proposals:

Installation of skylights at loft level and replacement/widening of first floor doors to roof terrace.  
Replacement of existing first floor door with window.

## Site description

Maisonette, 218, Hampton Road, Twickenham, TW2 5NJ, is a first-floor maisonette flat, located on the Western side of Hampton Road. The site also consists of a ground floor commercial unit but does not form part of this application. The street is characterised by similar mix of mixed use commercial on the ground floor and residential on the above levels.

The site is not located in conservation area nor is it locally listed.

The site is not located in a flood risk zone.

## Planning history

- 16/4147/FUL - Conversion of ground floor A1 (retail) unit into mixed A3 (restaurant)/A5(Take Away) use and installation of extraction flue to rear and replacement door to ground floor rear elevation – REFUSED
- 97/2033 - Use For Retail Tool Hire And Sales Business – GRANTED
- 97/1533 - Demolition Of Existing Rear Workshops - Garage And Store Erection Of Single Storey Rear Extension For Workshop And Storage Use And Detached Store In Rear Yard – GRANTED

## Reason for proposals:

It's the applicant's aspiration to create a home that better suits their growing family needs. The proposals would allow the property to include an additional bedroom on the first floor, 2 bedrooms in the loft a second bathroom and dedicated storage space. The ground floor would allow for a better open plan dynamic which would consist of living, kitchen and dining area with access to the existing rear amenity.

## Character, appearance, neighbouring amenities impact and policy:

In relation to the proposals these have been designed to retain the rhythm and character of the street scene by creating minor changes to the front and rear elevations that are subordinate and in keeping with its host building, whilst taking into consideration local policies.

With the above in mind, the main proposals consist of adding additional daylight to the loft level. 2 skylights to the rear roof slope, one for the bedroom and the other for the new bathroom. To the front, 1 skylight is added to the front slope. To allow natural daylight to the stair core the applicant has also proposed a skylight to the flat roof area which would not be visible from street level. The skylights would be standard sizes SK06 Velux's on the sloped areas and would not protrude more than 50mm above the existing roof lines in line with permitted development. The skylights would provide a natural source of daylight to the loft whilst creating dual aspect for natural ventilation throughout.



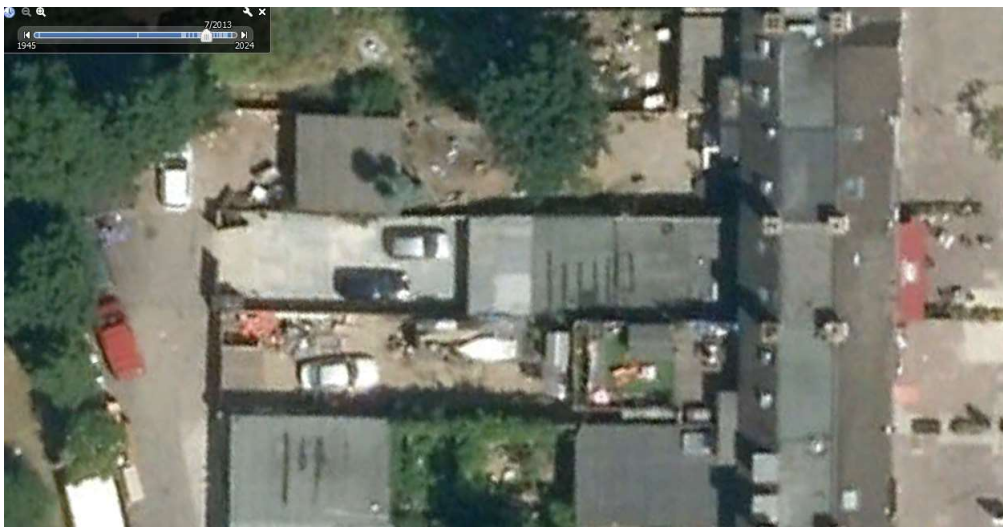
Velux windows



Flat roof skylight

In relation to the first-floor minor internal alterations are proposed to accommodate a bedroom and larger bathroom. The living areas have been moved to the back of the property to create an open living, kitchen and dining space that would have access to its existing amenity (roof terrace). To allow further natural daylight and better connectivity to the terrace itself the applicant has proposed to widen the existing doors that lead onto the roof terrace. To allow for a larger kitchen area (lower units in this case), the applicant has proposed to remove the door from its existing first floor extension/conservatory and replace this with a window to match existing. The roof terrace itself is also in a dilapidated state and as part of the works would be completely redone (i.e. new timber decking and fences to match existing).

For the benefit of doubt the roof terrace itself has been in place for over 10 years:



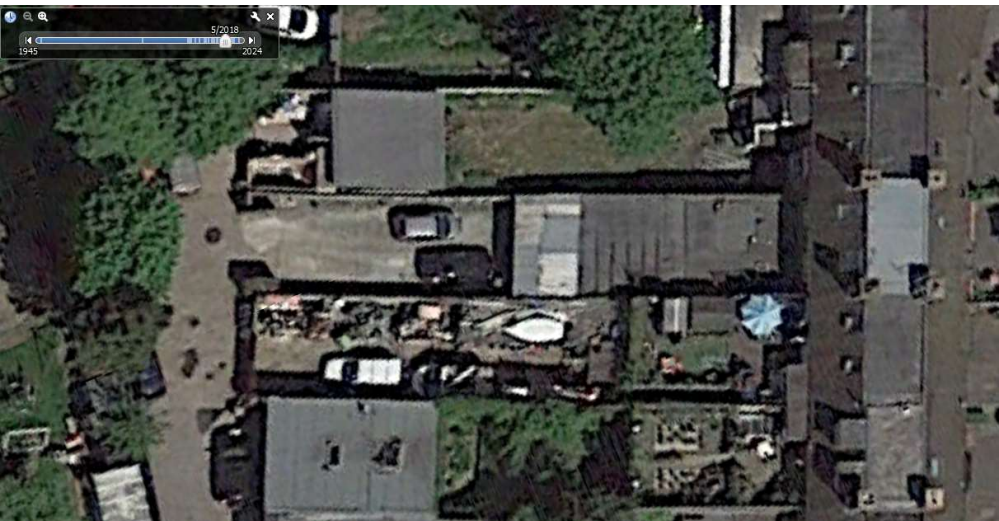
2013 – Google historic satellite view



2015 – Google historic satellite view



2017 – Google historic satellite view

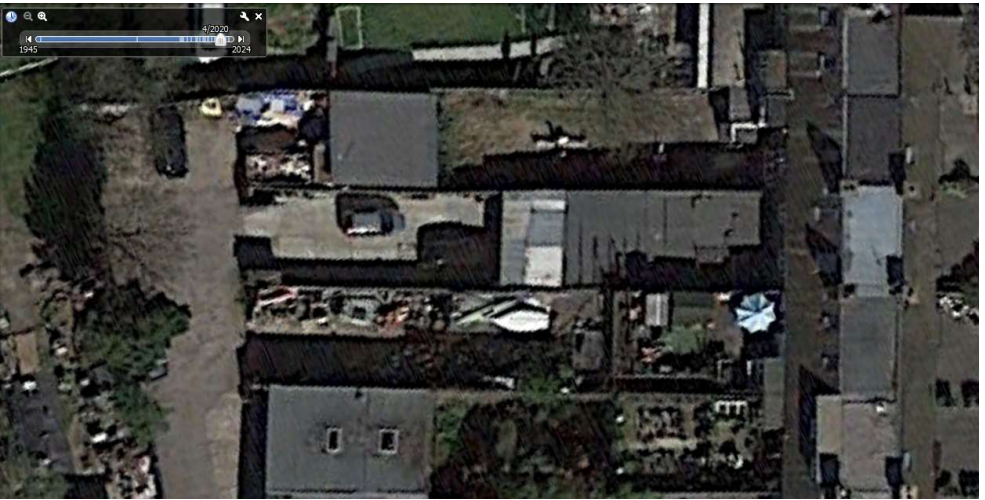


2018 – Google historic satellite view

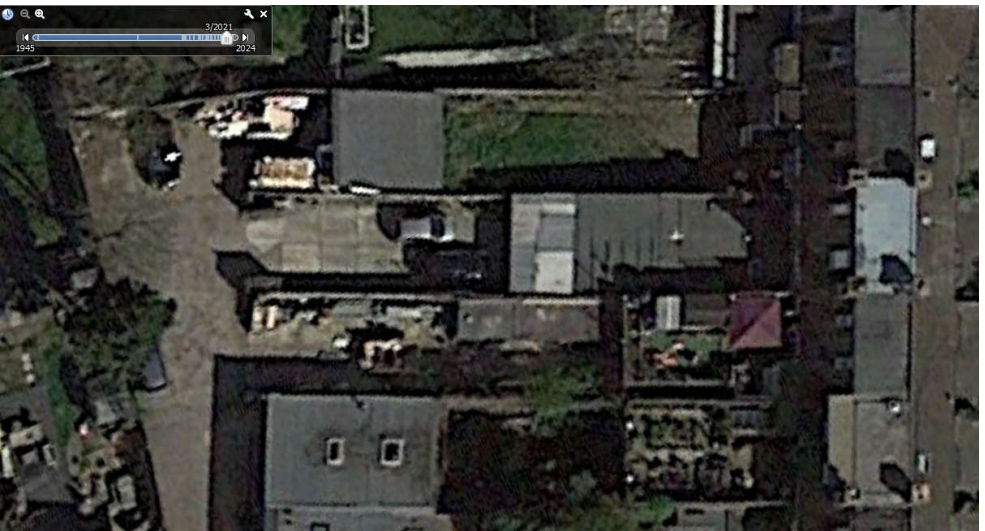




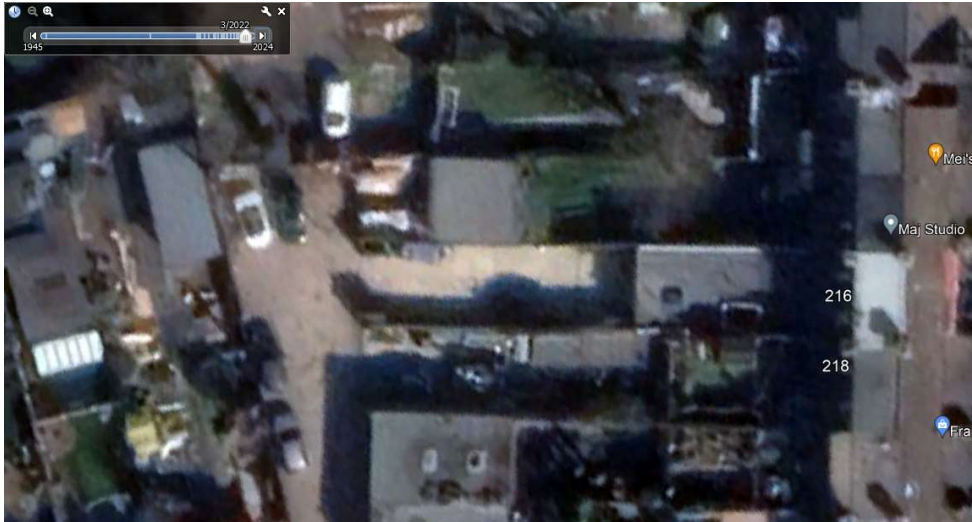
2019 – Google historic satellite view



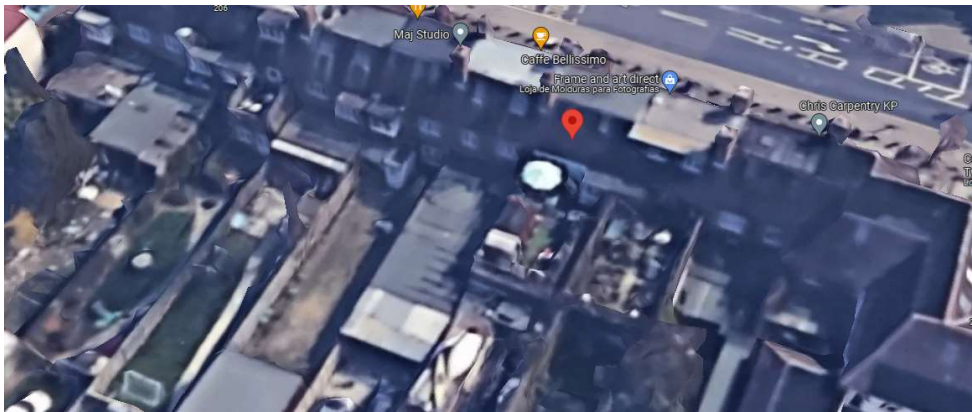
2020 – Google historic satellite view



2021 – Google historic satellite view



2022 – Google historic satellite view



2024 - Google satellite view

Current photos on document “L002 – Photos” also demonstrate that the materials used on the terrace have aged significantly indicating that they have been in place for well over 10 years.

**Materials:**

Similar detailing and materials to the existing house will be used.

1. Velux skylights;
2. Windows and doors similar to existing settings – White UPVC.

**Conclusion:**

It has been demonstrated that the proposed development would not only enhance the living conditions to better suit the applicant’s needs, but it would also be complementary to the character of its host building and wider area.