

## SUPPORTING STATEMENT FOR 30 Acacia Road

The property is detached on a generous plot and has previously been extended under 11/3186/HOT with part 2 storey side and rear ground additions. The latter element has a square bay set in from the sides and a flat roof, whilst the main 1<sup>st</sup> floor addition has a hipped roof and is set in 1m from the side boundary. The proposals now are for a new front porch, rear ground extension and loft extensions including raising of the main ridge.

properties nearby have been developed significantly at 2<sup>nd</sup> floor level and whilst some have been achieved under Permitted Development there is also precedence in bulk and scale to justify enlargements under the more subjective route of Planning (HOT). Most recently approval was granted to the lefthand property #32 under 24/0809/HOT and 2 Allowed Appeals for 23/3040/HOT and 23/2235/HOT for enlargement including large roof extensions. At the time of writing none of these extensions have been implemented and the site analysis has been based on the existing context. However, it is clear that similar additions should be possible in terms of raising the main ridge and increasing the bulk at roof level.

Two applications were refused for additions at #30 (23/0051/HOT and 23/0048/HOT) prior to these decisions, however, the proposed overall bulk overwhelmed the existing house and were viewed by Richmond as 'dominant and incongruous'. The proposals included entire removal of the rear projecting curved bay with mansard roofs and 2.7m wide flat roof rear dormers. The overall extent of the works would include almost complete replacement of the existing roof and external walls at 1<sup>st</sup> floor and would not have been financially proportionate to the gain in the event the proposals were eventually acceptable.

Whilst the successful approval and Appeals at #32 indicate a somewhat reduced scheme could now be considered the owners of #30 have since made a fresh approach and are keen to maintain the character of the property by more sensitive additions that would be in keeping and enhance the building whilst achieving the added accommodation the family require.

The proposals at ground level to the rear are to extend alongside the existing extension, removing the square bay with a central gabled roof and flat section each side. The overall depth would be less than the existing and approx. 3m shorter than the existing ground projection at #32. The section on the right side would be stepped back by a further 1.5m such that this would project approx. 2m beyond that of the existing at #28. There would be no material impact therefore on the neighbours each side given the compliance with Richmond's SPD.

At the front a new pitched roof porch would be added and the Case Officer acknowledged within the previous refused applications that this would be acceptable given the presence of similar at #28.

At roof level the hipped sections would be raised to approx. 0.65m above the current main ridge, as allowed at #32 but maintaining the overall sloped roof forms. A left side dormer would be 0.7m down from the new ridge, 0.8m up from the eaves, over 4m back from the front elevation (not including the front bay) and 4.4m from the rear elevation. A rear gabled dormer would be nested between the existing hipped roof elements and side views would be restricted. The width of 4m is 0.5m less than the flat roof dormer approved at #32 and the traditional roof shape would blend with the existing massing.

The materials would be similar in appearance to the existing with plain clay tiles and grey rubber sheet to roofs, smooth painted render to walls and powdercoated aluminium to windows/doors – white to front, grey to rear and sides.

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