

**DESIGN STATEMENT
34 QUEENS ROAD TEDDINGTON
TW11 0LR**



FRONT VIEWS



REAR VIEWS

The planning application relates to a semi-detached house in, **Richmond upon Thames, TW11**. Specifically, the works comprise: **Construction of part single/two storey rear extension (Resubmission of previously approved scheme planning application reference no. 23/3439/HOT with slight alterations). Also addition of external insulation with smooth render finish.**

INTRODUCTION:

The existing building is a two stories semi-detached house, generally as old as the surrounding dwellings. The front and rear elevation have render finish. Pitched roof and traditional windows are prominent features of the property. The property is considered a good quality dwelling house in a desirable residential area. The appearance and scale of the proposal has been designed with due consideration to the existing developments to the properties in the locality. In formulating our proposal, we have been mindful of the immediate vicinity and environmental context.

PROPOSED DESIGN:

The design involves erection of part single/part two storey rear extension. The proposed extension would create modern living accommodation. The elements of the proposal follow Council's general policy guidance in that; they are subservient in scale and proportionate to the main dwelling and are acceptable in design. The proposal involves construction of a new single storey extension, have flat roof and would provide w/c, utility and an open plan kitchen/dining/living area with bi-folding doors onto the garden at ground floor level and bedroom at first floor level. The proposed extension will receive adequate light and have good outlook via large bi-folding doors and roof lights.

The proposed two storey rear extension would be set down from the existing roof following a hipped roof enabling it to blend into the main roof-scape. The proposal appears to be in keeping with the character of the existing property and is considered acceptable in terms of scale and appearance. The proposed development is not considered to impact either neighboring properties in terms of loss of privacy, visual dominance and overbearing effects. No part of the proposal will unduly restrict the passage of either daylight or sunlight to any windows, doors or glazed areas serving habitable rooms in the adjacent dwellings. An adequate residual depth to the rear garden is maintained.

The materials and styling employed in the parent house have been duplicated wherever possible. As such, any possible "extended appearance" will be avoided. The proposed design for the house responds to this context carefully, thus the key elements, are to keep the original house design and the aim is to use only matching materials, and to retain the original features of the existing house and to enhance them where appropriate. Windows and openings are designed to stay in keeping with original appearance and proportions. Scaling of the different proposed components has been designed so that no over scaled massing parts are present or dominant, that may overwhelm the existing feel and look of the property

USE:

The use proposed by this application is not any different to the existing situation i.e., residential dwelling. The surrounding properties are residential and such a use does not create any disturbance in this location.

AMOUNT:

Specific to this application, the adjacent properties have made use of the generous space available and also have ground and first floor extensions. The design would not affect the appearance of the building, and the street scene. The visual impact of the proposal will be negligible, and it will not detract from the established pattern of surroundings.



**First floor Rear and Ground floor Rear extensions as built at neighbouring property No. 32
Queens Road**



First floor Rear and Ground floor Rear extensions as built at neighbouring property No. 36 Queens Road

PRECEDENT DECISION:

We do not believe that any part of this proposal is creating a precedent as some other properties across the road have been permitted for similar extensions.

ADDRESS	PLANNING REFERENCE	PROPOSED DEVELOPMENT
32 Queens Road Teddington, TW11 0LR	13/2577/HOT	First floor rear extension
36 Queens Road Teddington, TW11 0LR	19/3847/HOT	Single storey rear side infill extension with a part pitched/part flat roof incorporating 3 x velux windows, first floor rear extension with casement

LAYOUT:

The layout of the proposal responds in a careful and calculated manner primarily to its context by minimizing the impact on the neighboring properties and maintaining privacy. The proposed layout makes the most of the opportunities which exist at the site. By reconfiguring the general layout and forming the proposed extension, a large, lighter, and better configured space is created. The house is a semi-detached property where a wide variety of developments by way rear extensions exist in the vicinity. Hence, we regard our proposal to be in keeping with the local character of this area. No adverse impacts will be anticipated on the neighboring property's daylight and sunlight by the position and scale of the proposed extension, particularly in the context of existing building bulk. Our design has fully considered the impact of development on the amenity of space and the environment in general and it's taken this into account at all stages of the development process.

LANDSCAPING:

The proposal is not of a scale or type to require specific structural or detailed landscaping.

APPEARANCE:

All materials to be used in the construction of the proposed development have been carefully thought out in consideration of the surroundings.

CONCLUSION:

Given the relationship with adjoining neighboring properties, the overall scale and design of the proposal would not have significant impact in terms of overbearing, overshadowing or overlooking. The surrounding area would also not be adversely affected by the proposed development. This Design Statement has demonstrated that the proposed work is all appropriate for the site and surrounding area, in respect of the context, proposed materials and the adjoining properties.

The proposal is deemed to comply with the relevant policies in the Local Plan. None of the proposed works unduly shade/affect the adjoining owner's amenity, and there are no overlooking issues with the design.

Due to the above, we would ask the Council to look favorably on this application.