

10 The Hermitage, SW13 9RF

Design and Access Statement / Supporting Planning Statement

Introduction

This Statement supports a Householder Planning Application for a part single storey / part two storey rear extension, rear roof extensions, alterations to front façade and porch and conversion of garage to habitable room. The application is supported by the following documentation: -

- Existing floor plans, elevations and sections
- Proposed floor plans, elevations and sections
- OS Plan
- Planning Statement
- Arboricultural Report
- Transport Statement
- Flood Risk Assessment
- Planning application form
- CIL application form
- BACs Payment to Wandsworth Council

Site and Surrounding Area

The application site is an end of terrace two storey single family dwelling house located on the Western side of The Hermitage. The property has previously been extended with a two-storey side extension and a detached garage is located at the front of the property.

To the south of the site is St Osmunds Rc Primary School with the school buildings set some distance from the shared boundary. The site is not listed, not located in a Conservation Area but is located in a Flood Zone 2 and Flood Zone 3A

Relevant Planning History

72/2009 – Erection of two-storey extension comprising dining room and living room on ground floor *Granted*

23/2077/HOT - New rear dormer, roof windows to front elevation, rebuilding the existing garage as a new studio, demolition of the existing rear extension and erection of a new rear extension, demolition of existing porch and erection of a new porch with a terrace accessed from a new first floor door. *Granted*

24/1845/PS192 – Rear dormer roof extension and single storey rear extension. *Under Consideration*

Proposals

The application includes the following proposals:

Part single /part two storey rear extension

Rear roof extensions

Demolition of existing porch and erection of new porch with a terrace accessed from a new first floor door

Rebuilding existing garage as a new habitable room

Relevant Planning Policies

NPPF (2023)

London Plan (2021)

Richmond Local Plan (2018)

LP1

LP3

LP4

LP8

LP16

LP21

LP45

Principle Considerations

Design

Impact on neighbour amenity

Flood Risk

Transport

Trees

Design:

Rear Roof Extensions:

The proposed rear dormer will be in line with the dormer currently being assess under Permitted Development Application 24/1845/PS192. It will be comprised of white metal framed windows and the tiles will match the existing roof tiles. The dormer is set down from the ridgeline and up from the gutter by 20cm. Whilst sizeable it would not appear as an overly dominant incongruous addition and there are limited vies of the rear roof and would therefore not have a detrimental impact upon the street scene. The gable roof extension above the two-storey rear addition would add character and reduced the boxy visual appearance of the rear dormer and would allow the master bedroom to have a useable ensuite bathroom. Constructed of materials to match the host property and located to the rear of the property the proposal is not considered to have a detrimental impact upon the street scene.

Part Single Storey /Part Two Storey Rear Extension:

The existing rear extension will be demolished to make way for a modest rear extension which is 2.4m deep. The height of the single storey element of the rear extension will sit well below the cill of the first-floor windows which complies with the Council's SPD on House Extensions and External Alterations. The two-storey element will be less than half width of the rear elevation and will protrude a modest amount which complies with the Council's SPD on House Extensions and External Alterations

Roof lights on front elevation:

These have been previously approved by the Local Planning Authority in application 23/2077/HOT and were considered acceptable.

Alterations to Garage and conversion to habitable room:

The alterations to the garage and conversion to a habitable room has been previously approved by the Local Planning Authority in application 23/2077/HOT and was considered acceptable.

Replacement Porch:

The alterations to the porch has been previously approved by the Local Planning Authority in application 23/2077/HOT and was considered acceptable.

Impact on Neighbour Amenity:

The application site is adjoined by no. 9 on the north elevation and shares a boundary on the south elevation with St Osmund's RC Primary School.

No.9 The Hermitage

The SPD on House Extensions and External Alterations notes that generally an extension of 3m in depth for a terrace property will be acceptable. Where the proposed extension seeks a larger depth, the eaves should be reduced to 2.2m at the shared boundary to mitigate detrimental impact on neighbours such as sense of enclosure or overbearing. As the proposed rear extension on the boundary with No.9 is below 3 meters in depth this should be considered acceptable.

Although the dormer on the boundary with No.9 protrudes further towards the gutter than the dormer at No.9 this dormer is GDPO compliant and the size and scale of it will be approved under application 24/1845/PS192, the windows on the rear elevation of the dormer at No.9 are far enough away from the boundary so not to be impacted by the proposed dormer.

The proposed front porch and alterations to garage were both previously thought not to have an impact on the neighbour's amenity and were approved.

St Osmund's RC Primary School

The two-storey extension is some distance away from any school buildings and is not considered to have a detrimental impact upon the amenity harm to the occupiers of educational property. The alterations to the garage were previously considered acceptable.

Flood Risk

Policy LP21 sets out that all developments should avoid or minimise contributing to all sources of flooding. The application site is located within flood zones 2 and 3 and is in an area susceptible to both groundwater and surface water flooding. As such, we have submitted a Flood Risk Assessment which confirms that the floor levels within the proposed development will be set no lower than existing levels and flood proofing of the development will be incorporated where appropriate.

Transport

The site has a PTAL score of just 2. Proposals include the loss of the existing double garage and we have submitted a parking survey in support of this. The previous application found the loss of the garage acceptable.

Trees

The closest tree to the proposed extension is located some distance from it, we have submitted an Arboricultural report that demonstrates the proposals will have no detrimental impact to the tree.

Conclusions

In summary, the application proposals seek to optimise the viable use of the application site. The proposed extensions to the single family dwelling house are well designed and reflective of the character of the area. The application proposals would maximise the use of the site with no detrimental impacts neighbouring properties. The application proposals accord with the Local Plan, the London Plan and the NPPF.