

PLANNING STATEMENT

33a Milton Road
Hampton
London
TW12 2LL

HCH LLP

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1.0 INTRODUCTION

- 1.1 This statement has been prepared by Hooper Curry Hamilton (HCH) LLP on behalf of the applicant. It accompanies an application for full planning permission for the demolition of the small rear extension at 33a Milton Road, Hampton, TW12 2LL and the creation of rear glazed doors and amenity space.
- 1.2 The existing building at 33a Milton Road benefits from Class MA Prior Approval to change from class E to class C3. The enclosed proposed external amendment will benefit the residential use. The intention would be to update the plans attached to that prior approval through a Non-Material Amendment so that the floor plan reflected the removal of the conservatory, which had been separately granted planning permission
- 1.3 Included in support of the application for planning permission are the following documents:
 - Completed Planning Application Forms
 - Location Plan
 - Existing Site Plans
 - Proposed Site Plans
 - Planning Statement
 - Correct Planning Application Fee
 - CIL Form 1 Additional Information

2.0 SITE AND SURROUNDING AREA

- 2.1 The 0.019 ha application site is occupied by a single storey office building with a pitched roof on the eastern side of Milton Road. The site is in Hampton Village within in the Hampton Ward. The site is surrounded by existing residential development on three sides with the side frontage formed by Milton Road.



3.0 DESCRIPTION OF THE DEVELOPMENT PROPOSALS

3.1 Planning permission is applied for the following proposal:

"Demolition of rear extension at 33a Milton Road, Hampton, TW12 2LL and creation of a pair of rear glazed doors to rear amenity area."

3.2 Prior approval was granted under 22/3397/GPD26 for the conversion of the existing property to residential use. The removal of the rear conservatory and introduction of new double doors will enhance the rear of the building when converted to residential use.

4.0 PLANNING HISTORY

4.1 The relevant planning history is as follows.

22/3397/NMA Non-material amendment to planning approval 22/3397/GPD26 Granted Permission 14/08/2024

24/1022/VRC Removal of condition DV43CParking Permits Restriction - GRAMPIAN, of planning permission 22/3397/GP. Granted Permission 05/06/2024

23/0261/FUL Demolition of the existing property and the erection of 2 X 2 storey 3-bedroom semi-detached dwellings (Use Class C3) with habitable roof spaces; separate amenity space; bin and cycle stores. Refused Permission 12/07/2023

22/2861/GPD26 Change of use from Office Building (Class E) to Residential (Class C3) to create 2 new residential dwellings. Withdrawn by the Applicant 27/10/2022.

84/0093 Change of use of shop to office, alteration to front elevation; construction of single storey rear extension with flat roof and provision of new pitched roof over existing building. (Amended plans received 23/3/84 and further amended 27/4/84). Granted Permission 15/05/1984

83/0857 Change of use of existing shop to office use. Granted Permission 07/09/1983

75/0647 Conversion of storage area to provide additional retail floorspace involving alterations to existing front elevation. Granted Permission 18/09/1975

60/0182 Erection of an extension to existing shop. Granted Permission 27/04/1960

47/3642 Construction of flat over existing shop. Granted Permission 24/03/195.



5.0 PLANNING POLICY

5.1 In undertaking a planning assessment of the planning application scheme, we have adopted the following planning policy background:

London Borough of Richmond Upon Thames Local Plan (2018)

LP 1 Local Character and Design Quality

LP 41 Offices

Supplementary Planning Documents

House Extensions and External Alterations (2015)

Design Quality (2006)

5.2 The development proposals have been prepared in accordance with the policies and proposals in the Development Plan set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance:

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Other Policies:

DMHB 11 Design of New Development

LPP D4 (2021) Delivering good design

6.0 PLANNING ASSESSMENT

6.1 The application proposals have been prepared and assessed against the following:

- Principle of Development
- Existing Residential Amenity
- Biodiversity Net Gain Exemption Statement



PRINCIPLE OF DEVELOPMENT

- 6.2 The principle of development is considered both against the proposal to demolish the existing office buildings and then construct the proposed residential use.
- 6.3 It is considered that the existing single storey rear extension detracts from the existing local character of the area of tight knit residential dwellings. The demolition of the rear extension represents an opportunity to replace it new rear doors and open up this area as amenity space.

EXISTING RESIDENTIAL AMENITY

- 6.4 Maintaining existing residential amenity has been a defining factor in the design process. The approach has involved the careful consideration of SPD Residential Development Standards (2010).
- 6.5 The removal of the rear extension creates more space around the existing building with additional external amenity created. It also removes built form away from surrounding neighbours.

BIODIVERSITY NET GAIN EXEMPTION STATEMENT

- 6.6 The proposed removal of the rear extension does not impact any on-site habitat and is, therefore, below the de minimis BNG threshold.
- 6.7 The planning application, therefore, benefits from an exemption and proposals are not subject to BNG requirements.



7.0 CONCLUSION

- 7.1 The development proposals contained within this planning application submission have been the subject to an exemplary planning and design process.
- 7.2 The principle of development is acceptable as the existing rear extension is not worthy of retention. The replacement with double rear doors and amenity space is far more compatible with the surrounding residential uses and proposed residential use of the application building.
- 7.3 These comprehensive proposals deliver substantial planning benefits and should therefore be granted planning permission.