

SUPPORTING STATEMENT

Ref: SS-AWB-912

123 Station Road, Hampton, Richmond-upon-Thames, Greater London, TW12 2AL
Division of maisonette into 2no. flats facilitated by roof extensions

Background

This application is a revised resubmission of 23/1002/FUL. Whilst the Council was satisfied with the planning merits of the scheme proposed under 23/1002/FUL subject to the completion of a unilateral undertaking to secure the related affordable housing contribution, this was withdrawn at the applicant's request following the recognition of inaccuracies in the survey upon which the existing plans were based. A new survey of the property has been commissioned for the purposes of the current application to ensure that the existing plans are accurate.

Cycle storage

The existing maisonette that is to be divided does not benefit from any cycle storage facilities. As indicated on the submitted floor plans, 4no. wall mounted cycle racks to serve both the flats will be provided in the communal hallway/staircase, providing a pragmatic and policy-compliant solution which will encourage a sustainable mode of travel.

Refuse storage

The existing refuse storage areas in the underpass and in front of the plant room as indicated on the submitted block plan can accommodate the additional requirements of the flats.

Energy and Sustainability


The locations of the air source heat pump and horizontal PV panel proposed by the submitted Energy and Sustainability Statement are indicated on the submitted block plan. The air source heat pump will be situated in front of the plant room and the horizontal PV panel will be situated on the extended flat roof.


Utilisation of 123 Station Road

In line with the government's objective of significantly boosting the supply of housing, paragraph 123 of the revised NPPF encourages decision-makers to support proposals that will make the most effective use of land whilst safeguarding environmental and residential amenity standards. Paragraph 124 goes on to state that the development of under-utilised buildings and opportunities to use the airspace above existing residential premises for new homes should be supported subject to design considerations. It is considered that the proposed development represents the most effective use of the currently under-utilised 123 Station Road, whilst respecting environmental and residential amenity standards.

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