

**PLANNING STATEMENT for
A HOUSEHOLDER PLANNING APPLICATION at**

**15 VICARAGE ROAD
HAMPTON WICK
KINGSTON UPON THAMES
KTI 4EB**



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Report Prepared by	The home owner
Date	5 th September 2024



1. Introduction

1.1 Martyn Booth has prepared this statement to support a householder planning application for a change in the dwelling's rendering, window design and matching front door.

1.2 This Planning Statement has been prepared to accompany and support this application.



2. Site Location & Description

2.1 The site at 15 Vicarage Road, Hampton Wick, Kingston Upon Thames, KT1 4EB accommodates a semi-detached property with side projection.

2.2 Photographs below shows the front, side and rear elevations of the dwellinghouse. This was taken before any approved works were completed, to show the original design of the house. To be clear though, 20/3428/HOT, 21/1910/HOT, 22/3106/VRC and 23/2778/ES191 have been substantially completed.



2.3 As you can see from the above photographs, the property is majority brick with the side projection being rendered concrete. The fenestrations are uPVC.

2.4 The photos below show the house as it is today, from the same angles:



3. The Proposal

3.1 This householder planning application is for retrospective permission to render the exterior walls of the dwelling and change the colour and style of the existing windows and matching front door.

3.2 The house seen in section 2.2 above was of painted brick. The existing lean-to was demolished and replaced with a side extension under planning application 20/3428/HOT. That is of cavity wall design with block exterior. The application requests permission to render the exterior of the house with a modern silicone render. This is to improve thermal insulation and reduce damp on the single-thickness walls.

3.3 All the windows shown in section 2.2 were rotten and needed to be replaced. The front elevation shown was rotten in its entirety and needed to be completely rebuilt. In order to preserve the character of this late Victorian building, and in order to match the sash windows installed to the lower-ground North-West corner of the property (the original windows). We request permission to install simulated-timber (improves the lifetime of the product) sash windows throughout. The front door was insecure and had poor thermal insulation properties. It also fails to match the current windows. We request permission to change to a modern uPVC door, matching the windows in design and colour.

3.4 Construction is materially complete and no large deliveries will take place.

3.5 Construction is materially complete and no waste is anticipated to be needed to be removed from site.

3.6 Construction is materially complete and no work will disrupt local residents.



4. Relevant Planning Policy

4.1 The Local Plan and Supplementary Planning Document has been consulted as part of this application.

4.2 Policy LPI of the Local Plan states that the council will require all development to be of high architectural and urban design quality.

4.3 Policy LP8 of the Local Plan states that all developments will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. The council will ensure that the design and layout of buildings enables good standards of daylight and sunlight to be achieved in new development and in existing properties affected by new development. They will also ensure that proposals are not visually obtrusive or have an overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure. There should be no harm to the reasonable enjoyment of the use of buildings, gardens and other spaces.

4.4 Particular thought has gone into keeping the original character of the building and ensuring that it matches the local area. Please see photos of houses with the same style on the same road as the dwelling in question, below:



Similar window colour, front door design and render used



Similar window style and render used



Similar window colour and render used



Similar window style and render used



Similar render used (and shares a front elevation with the dwelling in question)

4.5 “Local Plan Supplementary Planning Document House Extensions and External Alterations (May 2015)” was considered when making the application with regard to the windows. The following points are relevant from that document:

1. “Maintain consistent detail” and “Maintain consistent style”: all windows (and the door) were of a completely different design. Ranging from sash, to casement, to semi-casement. The new windows are all of the exact same design and the door matches too.
2. “Retain character”: we removed the box window that has been previously installed to the front elevation and replaced it with a period bay that matches the features of the original house. The house was already different to the front, side and rear elevations to the adjoining semi-detached house, due to previously approved planning applications.

3. "Double glazing": argon gas filled windows were used to make the double glazing as thin as possible and to help with reduction of noise.

- 4.6 "Local Plan Supplementary Planning Document House Extensions and External Alterations (May 2015)" was considered when making the application with regard to the front door. The following points are relevant from that document:
 1. "Avoid full-length glass front doors": We opted for small inset double-glazed glass front door. This matches the style and character of the house and the replacement windows.
 2. "Avoid fussy standard 'period' doors that are out of character with the rest of the house": we opted for a clean, wood-effect, front door design to comply with this requirement whilst also increasing thermal insulation and security of the house.

- 4.7 "Supplementary Planning Document Residential Development Standards (March 2010)" was considered when making the application with regard to the front door. The following points are relevant from that document:
 1. Section 5.1.1: All materials in the windows, doors and even the render are offer the highest thermal insulation properties for improved energy efficiency.

- 4.8 "Local Plan Supplementary Planning Document House Extensions and External Alterations (May 2015)" was considered when making the application with regard to the render. The following points are relevant from that document:
 1. "Retain visual continuity": the houses on the street are wildly different and the adjoining house in the semi-detached dwelling is entirely different from the dwelling in question due to a number of previous planning applications for both dwellings. The design features match, at least, 5 other houses on the street to maximise visual continuity. See photos in section 4.4 above.
 2. "Use quality materials": the highest quality windows, doors and render were selected for maximum durability, aesthetics, thermal insulation properties and security.
 3. "Understate rather than overstate": the original dwelling was rendered in an unpleasant yellow paint and was not in keeping with the area. We opted for a design of white-colored, micro-textured, render because it made the dwelling less auspicious and more understated. We avoided bold, bright colours in all of our design choices at the suggestion of a consulted town planner.



5. Conclusion

5.1 The proposal is for a rendering change, change of window style and replacement of the front door.

5.2 The proposed rendering is to cover some damage to the building, a mix of materials used in construction and to improve thermal insulation properties and aid with protection against damp.

5.3 The proposed window replacement is to replace the thermally inefficient, existing, windows that are rotten and well past the end of their lives. The house had a mix of casement, semi-casement and sash windows throughout. The proposed windows are all the same style and design and benefit from the latest, and best, thermal and noise insulation. They are anthracite grey, this is a design choice, because the rendering is white and in keeping with other, similar, properties in the area. This is true of the replacement door as well.

5.4 The proposed materials will match as close as possible to the dwellinghouse so as to protect the character and appearance of the property. That is why we are using Victorian-style windows, to match the original window style (the sash windows that were existing in the North-West corner of the dwelling). We originally planned to paint the house, but damage to the brick work, a mix of building materials used at various stages of construction and a need to improve damp resistance made this impossible. Therefore, we used silicon render instead. This is in line with many other properties in the area (see section 4.4).

5.5 I therefore would hope you consider this application for approval.