

# DESIGN AND ACCESS STATEMENT

64 Boileau Road, London, SW13 9BL, UK

**PURPOSE OF ISSUANCE |**  
Full Planning Application



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## A. OVERVIEW

- A.1 This Design and Access Statement has been prepared to accompany a planning submission to the London Borough of Richmond Upon Thames in respect to the proposed development at 64 Boileau Road, London SW13 9BL.
- A.2 The property is currently a two-storey detached residential dwelling located on a through lot with an area of 418.15 sqm and can be directly accessed from Boileau Road. It forms part of a residential strip and is surrounded by two-storey detached, semi-detached, and terraced dwellings.
- A.3 The existing dwelling has a total area of 167 sq. m (ground floor: 93 sq. m and first floor: 74 sq. m). The ground floor currently has two (2) combined bedroom and living areas, one (1) bedroom, two (2) kitchens, two (2) bathrooms and a store which can only be accessed from the external. The first floor, on the other hand, currently has two (2) combined bedroom and living areas, two (2) kitchens, two (2) bathrooms and a powder room. Prior to the property's conversion to a single dwelling, both floors are comprised of two (2) self-contained flats each, hence the existing internal layout.
- A.4 The alteration of internal walls to reflect the property's current use as a single dwelling had already been granted permission (ref: 24/1306/HOT), but construction has not yet commenced and will coincide with this application.
- A.5 A previous householder application (ref: 24/1306/HOT) for the erection of a Part single, part two storey rear/side extensions and from porch addition. Alterations to existing roof to create a habitable second floor with a rear dormer, roof light additions and alterations to existing fenestrations was recently granted planning permission, following a previous refusal (ref: 23/2580/HOT). This granted permission will also coincide with this application, as the construction of the aforementioned development has not yet commenced.
- A.6 Prior to that, permission was also granted (ref: 23/1926/PS192) for the change of use from four (4) self-contained flats for elderly people into a single dwelling as per requirement of condition 1 of planning permission 75/1016, following a previous refusal (ref: 23/0078/ES191).
- A.7 This planning application now proposes the erection of a part one, part two-storey side and rear extension and a rear dormer loft conversion extending at rear, in conjunction with the previously granted permission for the erection of a part single, part two storey rear/side extensions, loft dormer conversion and porch addition. Alterations to existing roof to create a habitable second floor with a rear dormer extension and alterations to existing fenestrations which aims to maximize the potential floor area of the existing dwellinghouse.

A.8 The following description of this planning application is:

**“Erection of a part one, part two-storey side and rear extension and a rear dormer loft Conversion with Alterations to existing roof to create a habitable second floor with a rear dormer, roof light additions and alterations to existing fenestrations”**

A.9 The overall objective of the development proposal is to address the need for quality housing in the London Borough of Richmond Upon Thames whilst enriching and not disrupting the established local character and appearance of the residential community along Boileau road.

A.10 This Design Access Statement describes the application proposal in more detail, and in the context of relevant policies. It should be read in conjunction with the following documents:

- Location Plan;
- Existing and Proposed Site Plan;
- Existing Floor Plans and Elevations;
- Proposed Floor Plans and Elevations;
- Community Infrastructure Levy (CIL) Form; and
- Other supporting documents (e.g. Time Stamped Photos)



Figure 1. Location Plan of 64 Boileau Road where the erection of a part one, part two-storey side and rear extension and a rear dormer loft conversion is proposed

## B. PLANNING CONTEXT

### Site and Surroundings

- B.1 The application site is situated in the London Borough of Richmond Upon Thames administrative area. The site currently consists of a two-storey, detached property, is in use as a dwellinghouse, and accessed directly from Boileau Road. It has a rear garden and an existing hard standing at the front of the property that serves as a one (1) off-street parking and two on-street (2) vehicles.
- B.2 The dwelling aligns with the prevalent housing typology of Boileau Road, which feature two-storey detached, semi-detached, and terraced dwellings with bay window feature, and hip roofscapes, dormers to the front and rear mixed with hip roofs and painted rendered walls. Visibly, the local street scene of Boileau Road presents gaps between the properties, and these gaps ensure the rhythm and character of the street as respected and retained.
- B.3 Most houses in area the has done extensions and loft conversions in their property. These developments vary from a single-storey rear or side extension to a rear dormer roof extension as indicated in relevant planning history of this document.
- B.4 The site is not located within a conservation area. The property is not a statutory or locally listed building, nor is it in close proximity to any heritage assets and not in the Article 4 direction.
- B.5 The site is surrounded by multiple parks and recreation grounds, with the nearest being Castelnau Recreation Ground and Suffolk Road Recreation Ground. There are multiple educational facilities within a kilometer radius of the property, and the closest hospitals are that of Queen Mary’s Hospital and Charing Cross Hospital, which are a 12 and 18 minute-drive away, respectively.

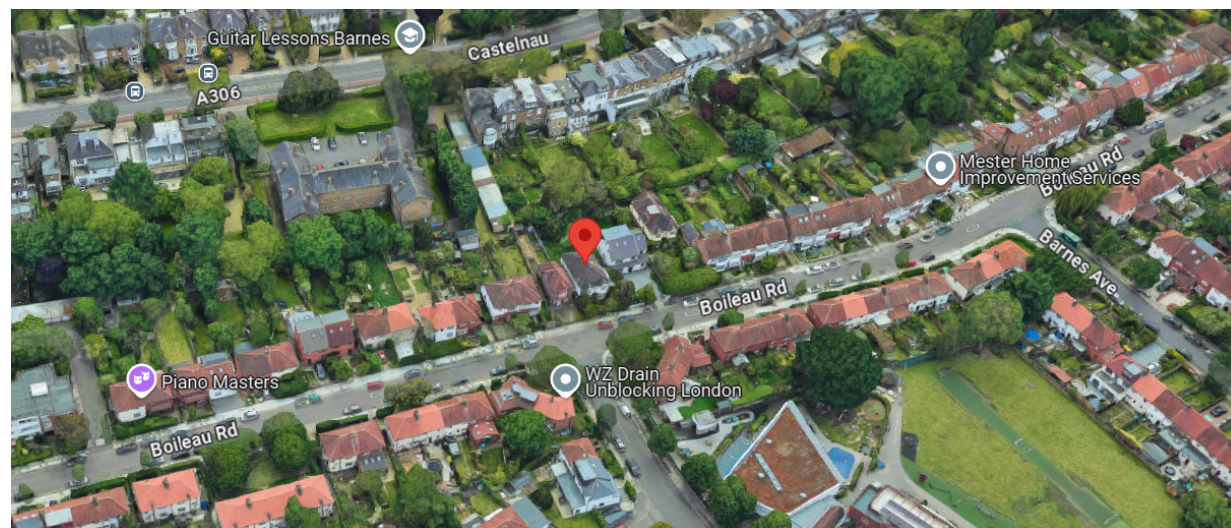


Figure 2. Aerial view of 64 Boileau Road (source: Google Maps; accessed August 2024).



Figure 3. Street-level view of 64 Boileau Road (source: Google Street View; accessed August 2024).

### Public Transport Provision and Accessibility

- B.6 The site has a considerable access to public transport with a PTAL (Public Transport Accessibility Level) rating of 2 out of 6. It is in close proximity with multiple stations of the Southwestern Railway line, with the closest being Barnes Bridge which is a 28-minute walk away. Additionally, multiple bus stops are also within the vicinity of the property.

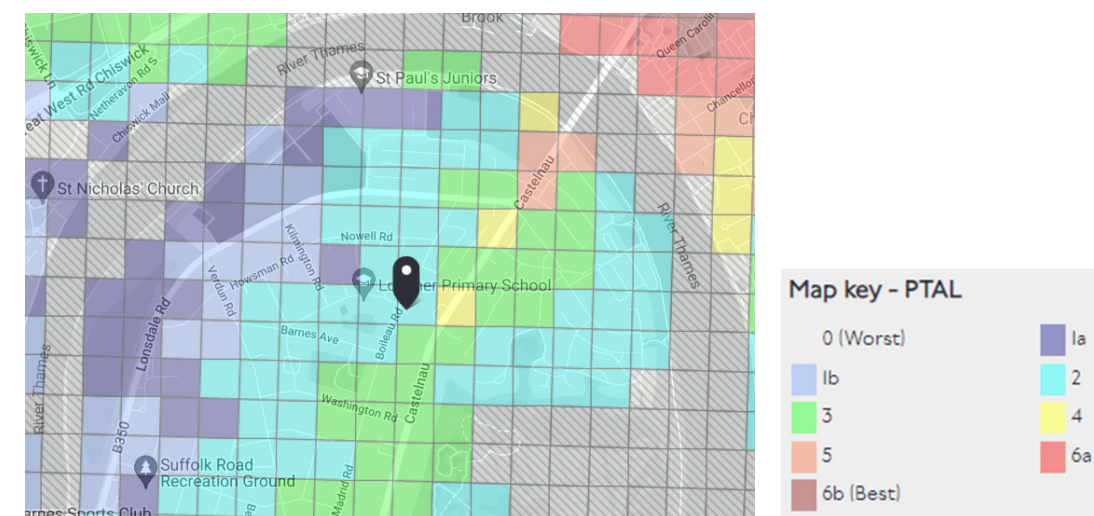


Figure 4. PTAL Map of site showing a rating of 2 (source: <https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-with-webcat/webcat>; accessed August 2024).

## Planning History

### Property's Planning History

B.7 Recent planning decisions on the property are set out below:

**24/1306/HOT Part single, part two storey rear/side extensions and from porch addition. Alterations to existing roof to create a habitable second floor with a rear dormer, roof light additions and alterations to existing fenestrations.**

- Validation Date – May 21, 2024
- Granted Permission – July 12, 2024
- This householder application was granted permission for a part single, part two storey rear/side extensions and from porch addition with rear dormer loft conversion that allowed for the addition of floorspace and internal amenity space.

**23/2580/HOT Part single, part two storey rear/side extensions. Porch addition. Rear dormer roof extension. roof lights. Alterations to existing fenestrations.**

- Validation Date – November 06, 2023
- Refused Permission – December 28, 2023
- This householder application was refused as the proposed extensions were deemed to result in a dramatic uplift in footprint and established built form that is incongruous with the established pattern of development of the locality. Additionally, the contemporary materials and appearance of the rebuild is considered highly out of character with the established characteristics of the area.

**23/1926/PS192 Conversion to single dwelling as per requirement of condition 1 of planning permission 75/1016**

- Validation Date – July 13, 2023
- Certificate of Lawful Development (Proposed) Issued – August 14, 2023
- A Certificate of Lawful Development for the reversion of use of the property back into a single dwelling from multiple self-contained flats was issued as the proposal was considered to fall within the parameters of permitted development.

**23/0078/ES191 Use as a single dwelling house**

- Validation Date – January 11, 2023
- Certificate of Lawful Development (Existing) Refused – February 20, 2024
- A Certificate of Lawful Development for the property's use as a single dwelling house was refused as the council considers that the continuous residential use of the premises as a single-family dwelling house (use class C3) for a period of 4 years has not been demonstrated.

### Other Decided Planning Applications relevant to this application

B.8 Relevant planning applications within the London Borough of Richmond Upon Thames that bear resemblance to this proposal are set out below:

**94 Boileau Road**

**(21/0281/HOT)** Single storey side and rear extensions, new front porch, reconstruction of external walls, and replacement of windows and doors.

- Validation Date – February 11, 2021
- Granted Permission – April 08, 2021
- This planning application was granted permission for a property within the borough of Richmond Upon Thames that proposes multiple extensions – similar to this planning application for 64 Boileau Road.

**1 Boileau Road**

**(19/1365/HOT)** Single-storey rear extension, two-storey side extension and alterations to fenestration.

- Validation Date – May 15, 2019
- Granted Permission – July 05, 2019
- This planning application was granted permission for a property within the borough of Richmond Upon Thames that proposes multiple extensions – similar to this planning application for 64 Boileau Road.

## C. PROPOSED DEVELOPMENT

- C.1 This proposal is for the erection of a part one, part two-storey side and rear extension and a rear dormer loft conversion in conjunction with the previously granted permission for the erection of a Part single, part two storey rear/side extensions and from porch addition. Alterations to existing roof to create a habitable second floor with a rear dormer, roof light additions and alterations to existing fenestrations to maximize the potential floor area of the existing dwellinghouse.
- C.2 The proposed development will introduce a rear loft dormer to accommodate two (2) more bedrooms, each with its own ensuite
- C.3 The proposed single-family dwellinghouse will provide five (5) bedrooms:

### Ground Floor

- Bedroom 01 (2 persons) with Ensuite – 19.62 sqm
- WC Room – 2.11 sqm
- Combined Kitchen and Dining Area – 32.76 sqm
- Living Area – 15.35 sqm
- Playroom – 6.84 sqm
- Dirty Kitchen and Pantry – 8.63 sqm
- Cloakroom and Storage – 8.83 sqm

### First Floor

- Bedroom 02 (2 persons) with Ensuite and dressing room – 23.95 sqm
- Bedroom 03 (2 persons) with Ensuite – 29.52 sqm
- Office with Toilet – 14.12 sqm
- Open Seating Area – 8.36 sqm
- Utility Room – 3.74 sqm

### Second Floor

- Bedroom 04 (2 persons) with Ensuite – 30.43 sqm
- Bedroom 05 (2 persons) with Ensuite and Dressing Room – 22.68 sqm

- C.4 The scheme will have a cohesive and subordinate design approach to the host dwelling with the goal to preserve the local character and match the existing properties.
- C.5 Windows would be inserted to the rear elevations and right-side elevation, and the materials would be rendered white wall, brown multi-stock facing brick wall, and plain clay roof tiles to match the existing dwelling.

- C.6 This proposal follows a previously granted permission (ref: 23/03088/CPU) (ref: 24/1306/HOT) for the erection of a Part single, part two storey rear/side extensions and from porch addition. Alterations to existing roof to create a habitable second floor with a rear dormer, roof light additions and alterations to existing fenestrations, following a previous refusal (ref: 23/2580/HOT). This granted permission is still yet to be constructed and will coincide with this Planning Application, should this be granted.
- C.7 Prior to that, permission was also granted (ref: 23/1926/PS192) for the change of use from four (4) self-contained flats for elderly people into a single dwelling as per requirement of condition 1 of planning permission 75/1016, following a previous refusal (ref: 23/0078/ES191).

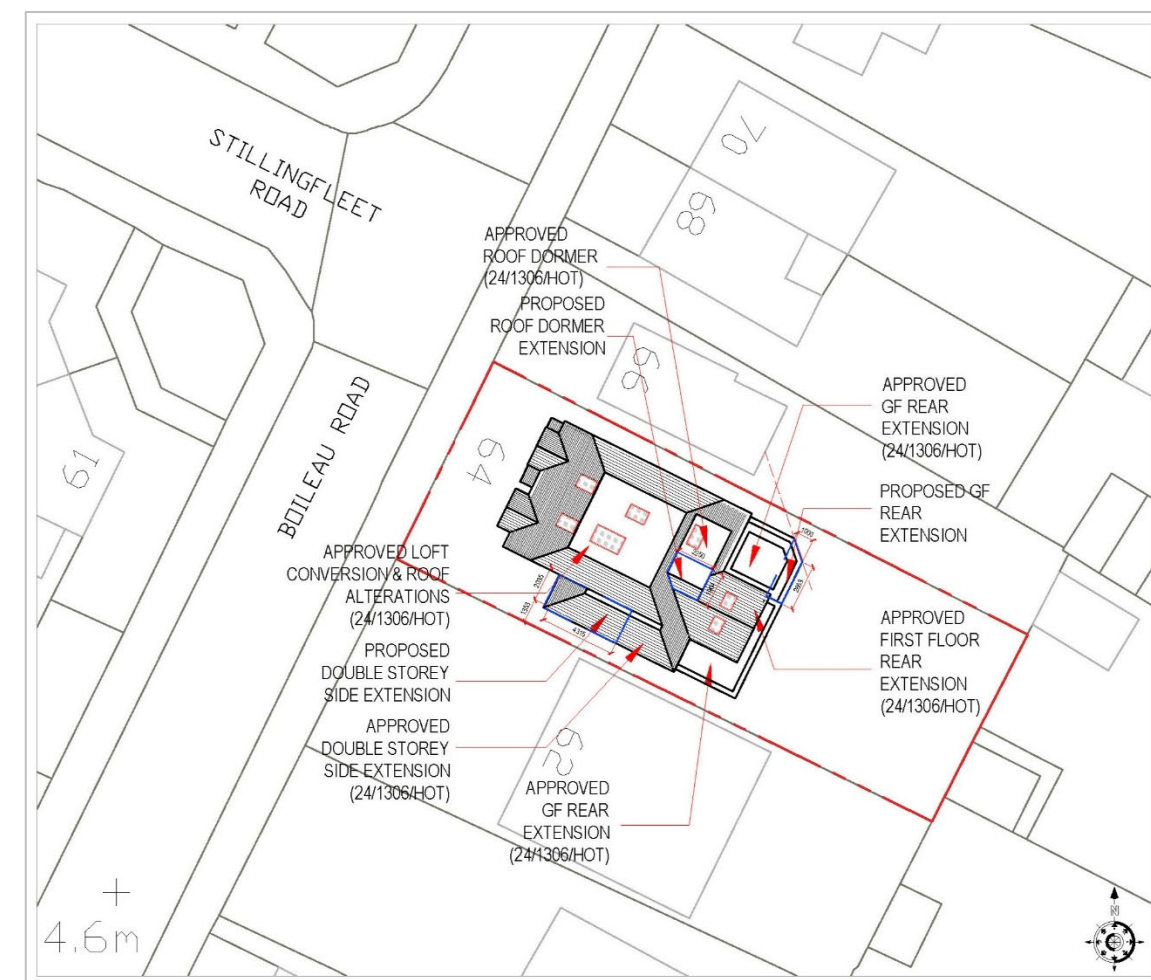


Figure 5. Proposed Block Plan of 64 Boileau Road where the erection of a part one, part two-storey side and rear extension and a rear dormer loft conversion is proposed

## D. PLANNING POLICY

- D.1 This section provides an analysis of the planning policy context in which the proposed development should be considered in accordance with the relevant planning legislation and national policy guidance.
- D.2 Planning decisions in England and Wales should be taken in accordance with the development plan, unless material considerations indicate otherwise. This statutory requirement is set out in Section 38 (6) of the Planning and Compulsory Purchase Act of 2004.
- D.3 The National Planning Policy Framework (NPPF) is clear in Paragraph 11 that development that accords with an up-to-date Local Plan should be approved without delay.

### STATUTORY DEVELOPMENT PLAN

- D.4 The statutory development plan for the London Borough of Richmond Upon Thames consists of planning policies that are considered relevant to the determination of the planning application, namely:

- **The London Plan 2021**
  - GG2 Making best use of land
  - GG4 Delivering the homes Londoners need
  - D1 London's form, character, and capacity for growth
  - D3 Optimising site capacity through the design-led approach
  - D4 Delivering good design
  - D6 Housing quality and standards
  - D12 Fire safety
  - H1 Increasing housing supply
  - H2 Small sites
  - H10 Housing size mix
  - SI 7 Reducing waste and supporting the circular economy
  - SI 8 Waste capacity and net waste self-sufficiency
  - SI 12 Flood risk management
  - SI 13 Sustainable drainage
  - T5 Cycling
  - T6 Car parking
  - T6.1 Residential parking
- **London Borough of Richmond Upon Thames Local Plan 2018**
  - LP1 Local Character and Design
  - LP2 Building Heights
  - LP5 Views and Vistas
  - LP8 Amenity and Living Conditions Open Land and Local Green Space

- LP13 Other Open Land of Townscape Importance
- LP22 Sustainable Design and Construction
- LP34 New Housing and Standards
- LP35 Housing Mix and Standards
- LP45 Parking Standards and Servicing

### MATERIAL CONSIDERATIONS

- D.5 Whilst not forming part of the statutory development plan, the following documents remain important material considerations for the determination of planning applications in Richmond Upon Thames:

- National Planning Policy Framework 2021
- London Plan Guidance: Housing Design Standards 2023
- House Extensions and External Alterations SPD 2015
- Planning Obligations SPD 2020
- Residential Development Standards SPD 2010
- Small and Medium Housing Sites SPD 2006
- Design Quality SPD 2006
- London Housing Design Guide 2010
- Refuse and Recycling Storage Requirements 2022

### National Planning Policy Framework 2021

- D.6 On 20<sup>th</sup> July 2021, the government adopted the National Planning Policy Framework (NPPF), which provides a consolidated framework of planning policy that replaces all former National Planning Policy Framework documents.
- D.7 The NPPF outlines the presumption in favour of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives: an economic objective, a social objective and an environmental objective.
- D.8 Where there are no relevant development plan policies or the policies for determining the application are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- D.9 This Design, Access, and Planning Statement demonstrate that the proposed scheme ensures:
- Lawful compliance to pertinent planning policies and regulations
  - A cohesive design and form that aligns with context of the main house and local area
  - No detrimental impact on the amenities of its own and of the neighbouring properties

## E. DESIGN STATEMENT

### Design Overview

- E.1 Dwellings are rarely viewed in isolation but as a part of the street scene. Each dwelling makes a contribution to the character of its immediate surroundings. Alterations and extensions to existing residential dwellings are deemed acceptable provided that it is in keeping with the site context and designed to be of high quality and standards and in line with policies to deliver good design. The extension must relate to the character and appearance of the host building, surrounding area and the impact on neighbor's amenity.
- E.2 Policy D3 (Optimizing Site Capacity through the Design-led Approach), Policy D4 (Delivering Good Design) of the London Plan 2021 state that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape with due regard to existing and emerging street hierarchy, building types, forms and proportions and deliver appropriate outlook, privacy and amenity.
- E.3 Richmond's SPD Guidelines on House Extensions and External Alterations, indicates that any alterations and extensions to existing buildings, should to achieve high quality design and protection of amenity within the borough. Alterations or extensions to buildings will be expected to meet the following criteria:
- Complement the design and character of the original building with respect to its materials, form, scale proportions and massing;
  - Complement the form, layout and character and appearance of the wider locality;
  - Ensure that noise, vibrations or visual disturbance resulting from the development do not diminish the living conditions of existing and future residents; and
  - Where the proposal incorporates a new or altered roof profile, this must be complementary to and sympathetic to the original building and the local context
- E.4 In line with these, the proposal aims to enlarge the single-family dwelling house through the erection of a part one, part two-storey side and rear extension and a rear dormer loft conversion, porch addition with alterations on roof, roof light additions and alterations to existing fenestration (24/41306/HOT). This application also proposes an additional extension on the ground floor at rear and a double storey side extension plus roof dormer extension in conjunction with the previous approved application (24/41306/HOT). This document will thoroughly illustrate how the application scheme complies with the relevant planning policies and thus should be deemed as a satisfactory and suitable addition to the housing need of the Borough.

### Use and Amount

- E.5 This new application aims to make use of the previously approved full width, wrapped around 1.30m ground floor rear extension (ref: 241306HOT), the granted first floor rear extension and loft dormer roof conversion (ref: 241306HOT) which will form part of the proposed extensions under this application.
- E.6 The new scheme introduces a 1.0m X 2.66m ground floor rear extension from the approved ground floor rear extension (ref: 24/00281/HOT), a 4.31m X 2.09m deep double storey side extension with roof alterations and a 1.96m x 0.82m roof dormer extension to maximize and enlarged the approved loft dormer conversion (ref: 24/1306/HOT).
- E.7 The proposal seeks to retain the existing C3 detached family dwelling on the site with no proposed change of use together with part 1, part two storey rear extension, double storey side extension and a loft conversion on its south-eastern side which was approved and granted permission by the council. The overall form, design and appearance of the development would follow that of the existing building. In essence, the proposal seeks to make better and more effective use of the site to its full potential for development.

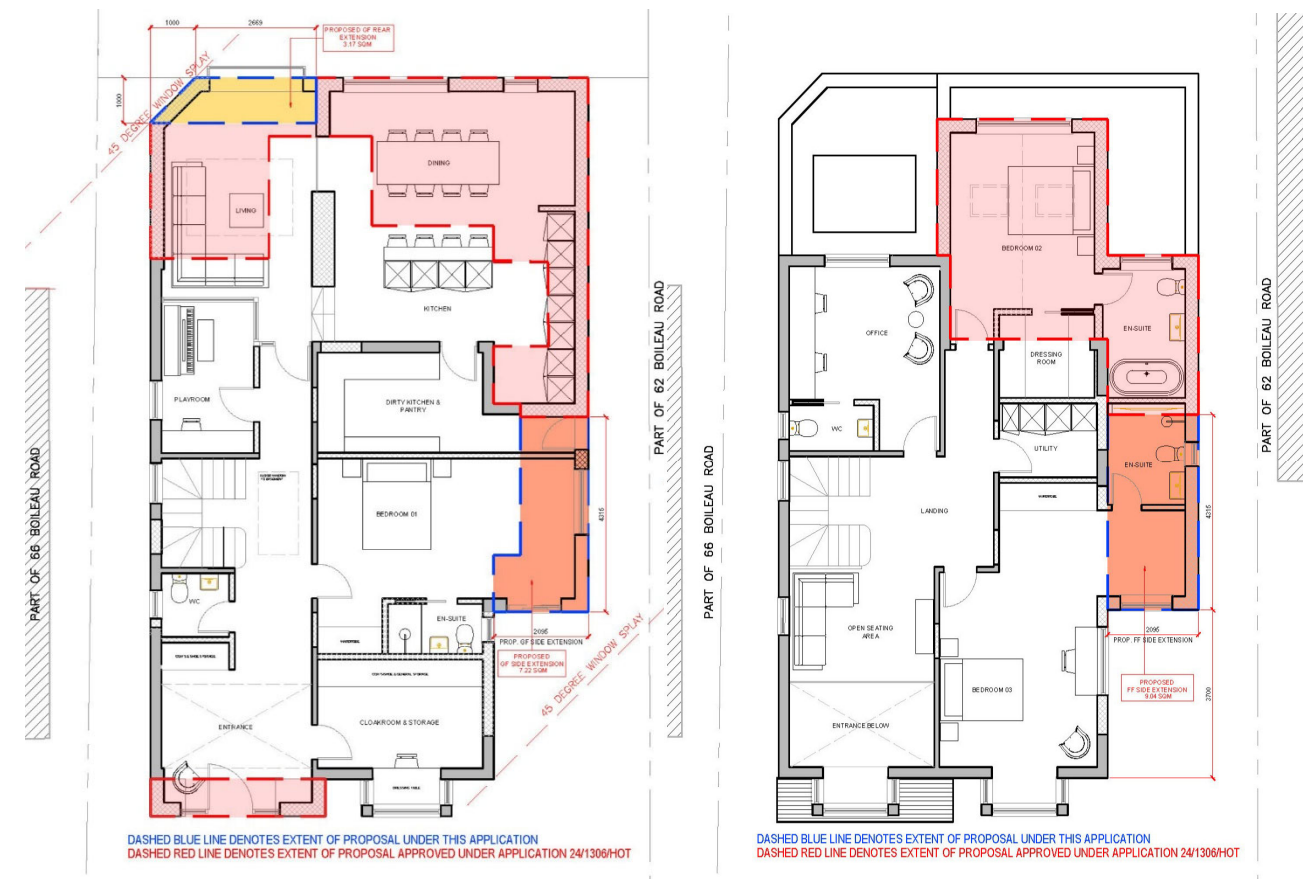


Figure 6. Comparison of Proposed Floor Plans for 64 Boileau Avenue in relation to the property's previously granted applications highlighted in red



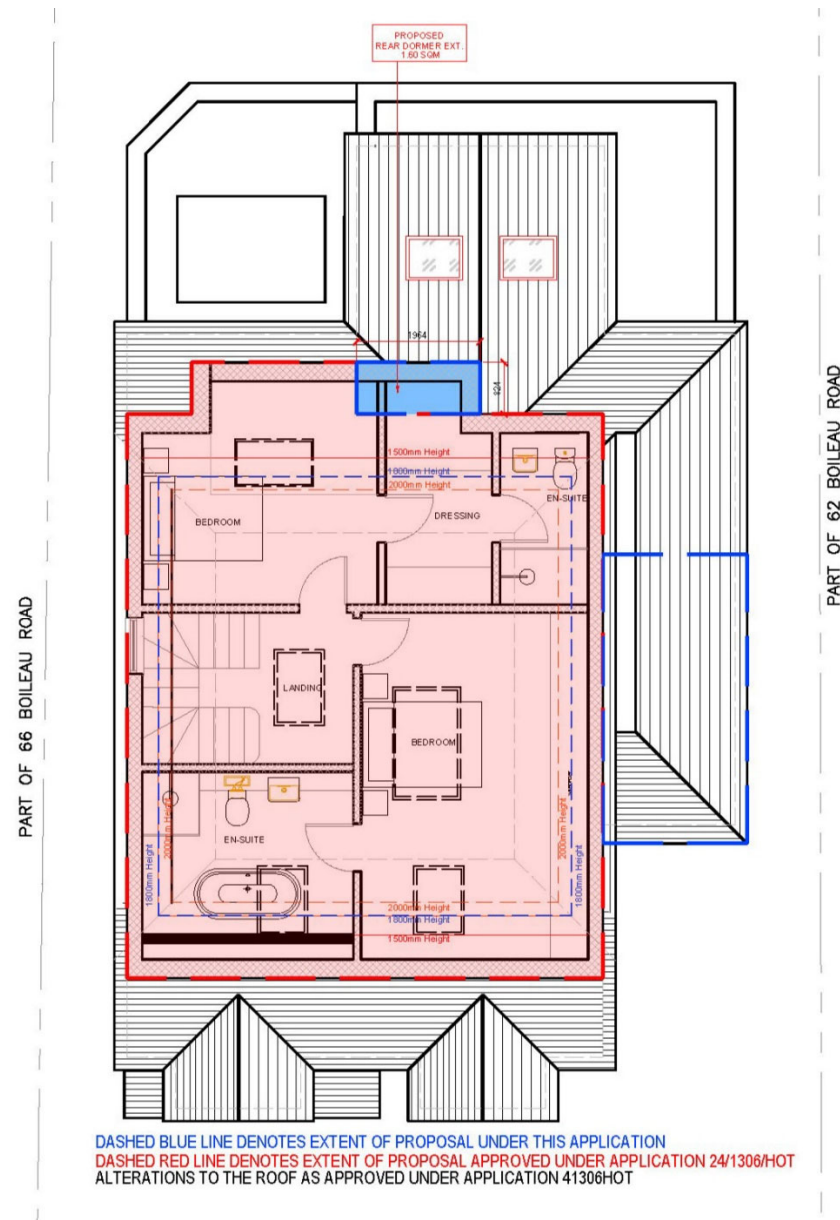


Figure 7 Floor plan showing the approved loft conversion in red vs proposed roof dormer extension in blue

Ground Floor, First Floor and Loft conversion (As approved by the council)

- **24/1306/HOT:** Part single, part two storey rear/side extensions and porch addition. Alterations to existing roof to create a habitable second floor with a rear dormer, roof light additions and alterations to existing fenestrations.
- **Validation Date: May 25, 2024**
- **Granted Permission: July 16, 2024**

Ground Floor Extensions

- The previously approved extension at the ground floor is a 1.30 to 7.23 meters from the original building line. The width of the extension spans the whole width of the house. In terms of height, it is measured at maximum of 3.80 meters from the street level and will be utilizing a flat roof. Given the proposed dimensions in comparison to the existing built form, the rear extension did not appear overly dominant and appeared subordinate to the original building, hence the approval. The aim is to enlarge the ground floor further by extensions at the rear and on the side of the property by following the established approved footprint, while also following the principles set by the council in Richmond’s supplementary design guide.

First Floor Extensions

- The previously approved extension at the first floor is a staggered 3-meter-deep extension on the rear and a 2.09 deep extension on the side of the property. The side extension is setback well in excess of 1m from the front elevation and did not infill an important visual gap between the host dwelling and neighbouring property (No.62) The aim is to make use of the approved side extension to enlarge the property on the side with similar 2.09 depth following the guidelines set forth in Richmond’s supplementary design guidelines.

Second Floor Extensions (Loft Level)

- Part of the proposed house improvement is to utilise the roof space as additional habitable space. With this previously approved application (24/1306/HOT), the aim is to enlarge the loft area to enlarge the bedroom in the loft and create a balanced elevation at rear.

**Layout**

- E.8 The existing detached dwelling currently has two (2) self-contained 1 bedroom, two person flats in the ground floor and another two (2) self-contained 1 bedroom, two person flat in the second floor. Both have a small kitchen and a bathroom which provides a minimum standard for flats and was granted permission to convert into a single-family dwelling (23/1926/PS192)
- E.9 The previous application approved by the council under application 24/1306/HOT introduces a single family dwelling with five bedrooms, each own ensuite plus separate kitchen, pantry, dirty kitchen, living room, cloakroom with storage and playroom at the ground floor, an office and utility room at the first floor. This application introduces an improved internal layout which provides a satisfactory standard for residential development in comparison to the existing layout of the dwelling.

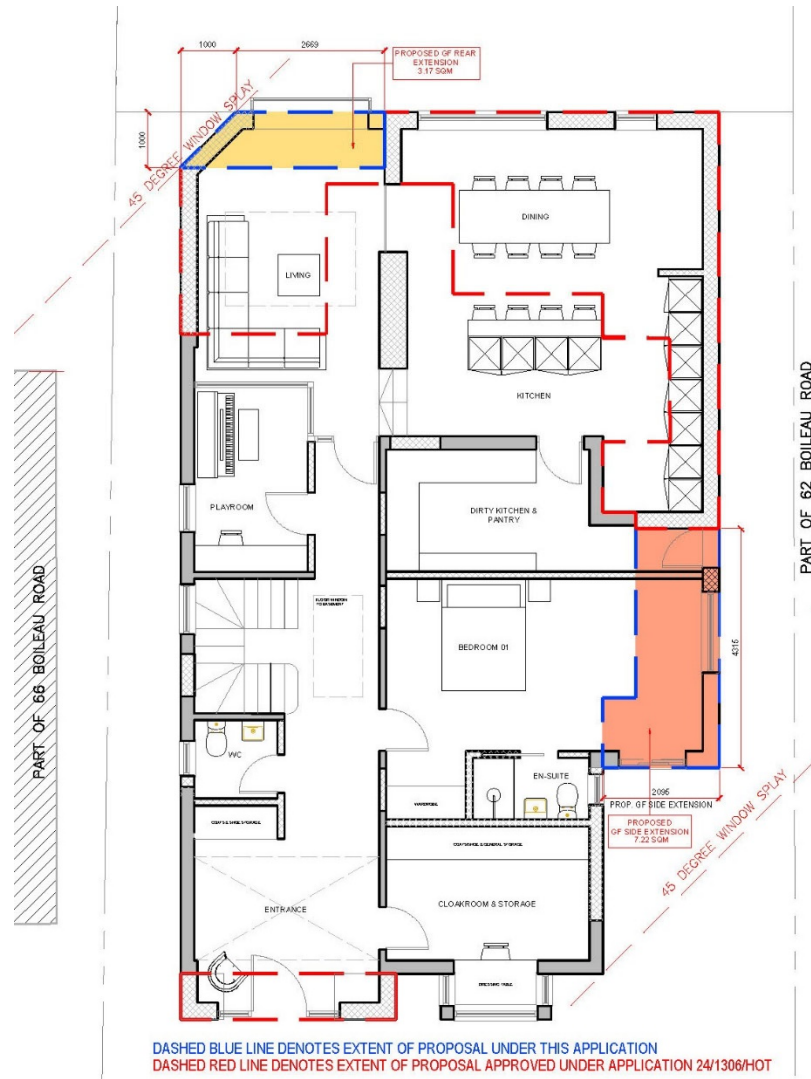


Figure 8. Proposed Ground Floor Plan of 64 Boileau Road where a previous Householder Application (41306HOT) had been recently granted for ground floor rear extensions

Ground Floor Plan

- E.10 With the rear and side extension at ground floor level the dwelling will achieve contemporary means of living, suitable for a family home. With the new front porch addition approved in the previous application (24/41306/HOT), the entrance of the dwelling will be located to the front elevation and no longer accessed from the side. Boileau Road has a mixture of properties with side access and front access.
- E.11 The proposed layout will be retained in accordance with the approved internal layout submitted in the previous application (24/41306/HOT) but the additional footprint at the ground floor will enlarge the living area.

E.12 Consequently, bedroom 01 was extended to make way for a more spacious, comfortable room.

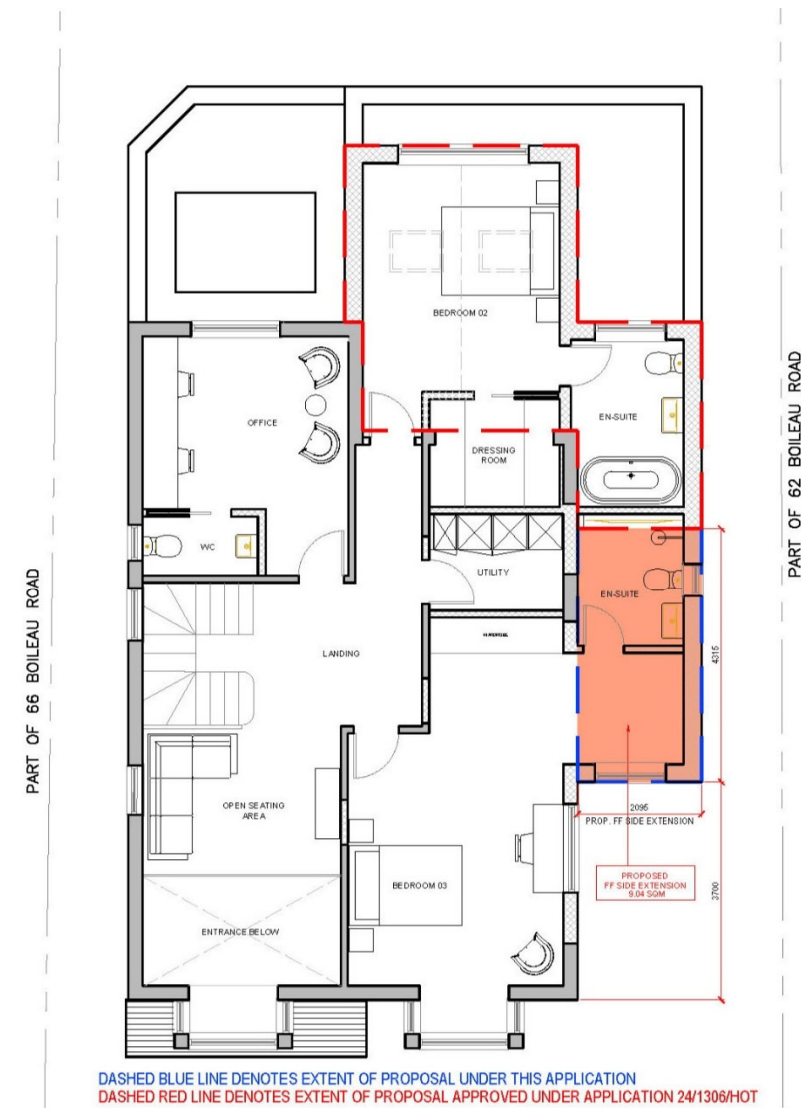


Figure 9. Proposed First Floor Plan of 64 Boileau Road showing the proposed 4.31m x 2.09m width first floor side extension

First Floor Plan

- E.13 Similar with the ground floor, the proposed layout will be retained in accordance with the approved plans submitted in the previous application (24/41306/HOT) but the additional footprint and reconfiguration at first floor will allow a bigger wardrobe and an enlarge bedroom at first floor.

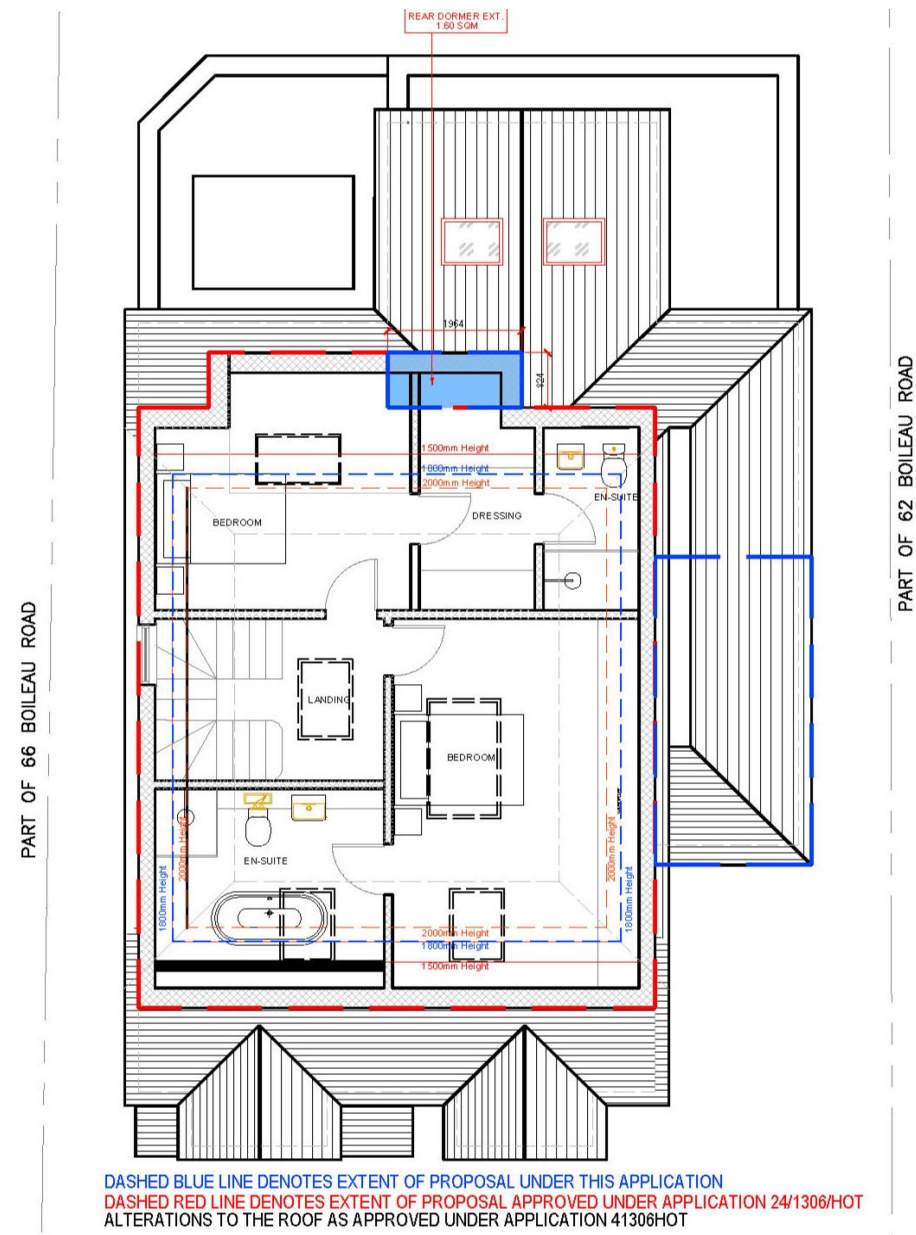


Figure 10. Proposed Loft Floor Plan of 64 Boileau Road where a loft dormer conversion had been granted (24/1306/HOT) showing the proposed 1.96 x .82 m deep roof dormer extension

Second Floor Plan (Loft level)

E.14 A loft dormer conversion had been previously granted (24/1306/HOT) to provide two additional bedrooms, each with its own en-suite and a dressing room. To further enlarge the bedroom, a proposed rear dormer roof extension had been proposed by 1.96m width and .82m in depth under this application.

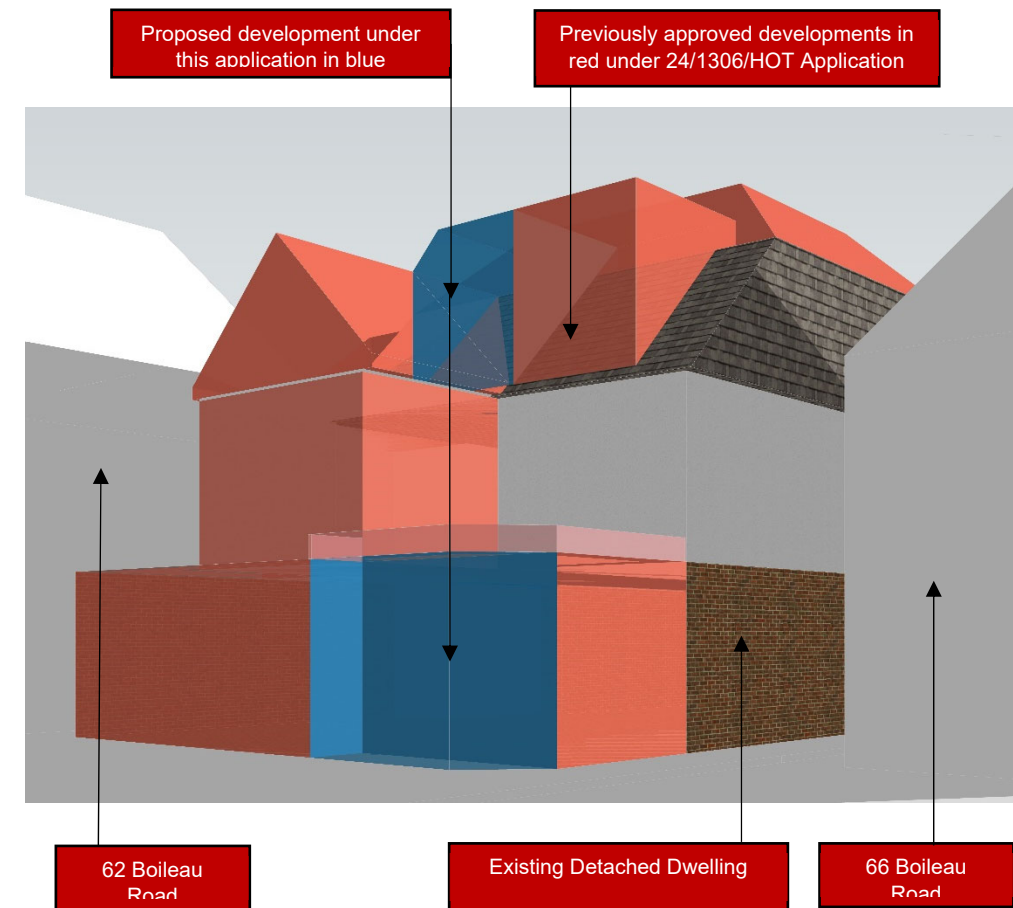


Figure 11 3D Diagram showing mass and scale of the proposal in blue vs the approved extensions in red

**Scale**

E.15 London Plan Policies D3 and D4 and Policy LP 8 of Richmond’s Local Plan require well designed development proposals that will respect the appearance, scale, bulk, form, proportions, materials and character of the original building and their surroundings.

Single Storey Rear Extension

E.16 The ground floor rear extensions featured a full width form at a depth of 4.0 mts to 7.5 mts from the existing original ground floor line of the property which was recently approved by the council (ref: 24/41306/HOT). Under this application, an additional extension is proposed. The amenity space in the rear garden would be reduced as a result of the proposal. However, the reduction will not be significant, when compared to the rear garden area and will not have an undue impact in terms of scale after complying to the 45-degree splay from the adjacent property at 66 Boileau.

### Double Storey Side Extension

- E.17 In this new scheme, a double storey side extension with a similar width will be proposed. This is in conjunction with the previously approved double storey side extension (24/1306/HOT) which follows the required width set forth in Richmond's supplementary planning documents stating that the width of the extension should not be more than half the width of the existing house. Thus, the proposal is deemed acceptable in terms of scale and would not appear incongruous or overwhelming in this context measuring only at 2.0 mts.
- E.18 The side extension is setback well in excess of 1m from the front elevation and will not infill an important visual gap between the host dwelling and neighbouring property (No.62). So as not to block an unreasonable amount of light from any existing windows of 62 Boileau Road. The BRE horizontal 45 deg. Test is applied to ensure that the proposed side extensions will not have a significant impact on the outlook of the primary window of the adjacent neighboring property.
- E.19 The roof which was appropriately set down and hipped follows the existing and proposed roof lines, and are set down from the ridge, allowing for the extensions to appear subordinate and as an obvious addition.
- E.20 Notably, in terms of scale and bulk, there are a number of properties in the area which had been developed similar to this application. Few of these properties are **1 Boileau Road and 35 Boileau Road**, both are granted for a double storey side extension.

### Second Floor Level/ Roof Dormer Extension

- E.21 The design approach is to attach the dormer extension to the hip roof design of the first-floor rear extension to create a cohesive, less overbearing appearance at rear elevation and less impact on the side elevation on the neighboring property at 62 Boileau Road. The scale and siting of the dormer is deemed acceptable under the SPD guidelines being sufficiently set up from the eaves, down from the ridge and in from sides of the roof profile, as to ensure the extension remains in scale with the existing structure.
- E.22 Notably, in terms of scale and bulk, there are a number of properties in the area which had been developed similar to this application. Few of these properties are 37, 64 and 93 Madrid Road (as shown below) that features a full width dormer extension with various depth. In comparison to this, the proposed rear extension only protrudes 2.25 mts.



Figure 12 Similar development at 37 Castelnau showing part 1, part two storey rear extension and a full width dormer extension



Figure 13 Similar development at 64 Castelnau showing part 1, part two storey rear extension and a full width dormer extension



Figure 14 Figure 14 Similar development at 93 Madrid Road Castelnau showing a full width Dormer extension at front and rear



Figure 15 3D Diagram view at front showing mass and scale of the proposal in blue vs the approved extensions in red

**Character and Appearance**

E.23 When read together Policies LP1 of Royal Borough of Richmond upon Thames and the guidelines in the Royal Borough of Richmond upon Thames Residential Design Guide SPD require proposals to be of a high-quality design that respects the character and appearance of the original building and the prevailing character of the surrounding area. Policy D3 (Optimizing Site Capacity Through the Design-Led Approach) of the London Plan (2021) sets out that all development must make the best use of land by following a design-led approach that optimizes the capacity of sites.

**Materials**

- E.24 It is contended that this proposal meets those objectives by employing materials that would match the existing. The materials found on the existing dwelling are white render, red facing brick, plain clay roof tiles. The uPVC windows are white, while the guttering, downpipes, soffits and fasciae are black. The proposed hipped roof form in the proposal retains the original ridgelines and slope from the approved double storey side extension so it would still be in character (See Figure 17 below)
- E.25 Generally, the proposed materials are of a modern design yet in keeping with the existing materials and street scene. The new materials used have to be carefully selected to ensure they complement with the existing harmoniously and in keeping to the surrounding area.



Figure 16 Front Elevation showing the materials to match the existing

## Amenity

### Private Amenity Space

- E.26 Local Policy LP8 (Amenity and Living Conditions) and LP35 (Housing Mix and Standards) of the Council's Local Plan 2018 requires that accommodation likely to be occupied by families with young children should have direct and easy access to adequate private amenity space. According to the Supplementary Planning Document (SPD) for Residential Development Standards of Richmond Upon Thames, sufficient on-site outdoor amenity space must be provided in new residential developments, with the Council encouraging a minimum of 5 sqm of private outdoor space for 1-2 person dwellings plus an extra 1 sqm should be provided for each additional occupant.
- E.27 Given that the proposed dwelling is comprised of five (5) double bedrooms, the minimum amenity requirement for this development is 13 sqm of private outdoor space.
- E.28 Although the existing amenity space in the rear garden would be reduced as a result of the proposal, the reduction will not be significant when compared to the rear garden area, and will not harm local character. The proposed new total garden space will be 161.92 sqm, which not only meets, but far exceeds the requirement set forth by the borough's Supplementary Planning Document (SPD) for Residential Development Standards.

### Neighboring Amenity

- E.29 Policy D3 of the London Plan (2021) requires new development to deliver appropriate outlook, privacy and amenity. Policy LP 8 of Richmond's Local Plan is clear that development proposals should have regard to the amenities of occupants and neighbors, including in terms of privacy, outlook, sunlight/daylight, avoidance of visual intrusion and noise and disturbance. Policy LP 8 and Policy LP 35 also seek to safeguard the amenities of neighboring occupiers and
- E.30 To this end, it states that developments should have regard to the amenities of occupants and neighbors, including in terms of privacy, outlook, sunlight/daylight, avoidance of visual intrusion and noise and disturbance.
- E.31 So as not to block an excessive amount of light from any existing windows at 66 and 62 Boileau Road. The BRE horizontal 45-degree test is applied not only to the rear but also to the front gardens to guarantee that the proposed extensions do not have a substantial influence on the outlook of the major window of the two adjacent neighboring houses (as shown in the diagram below).

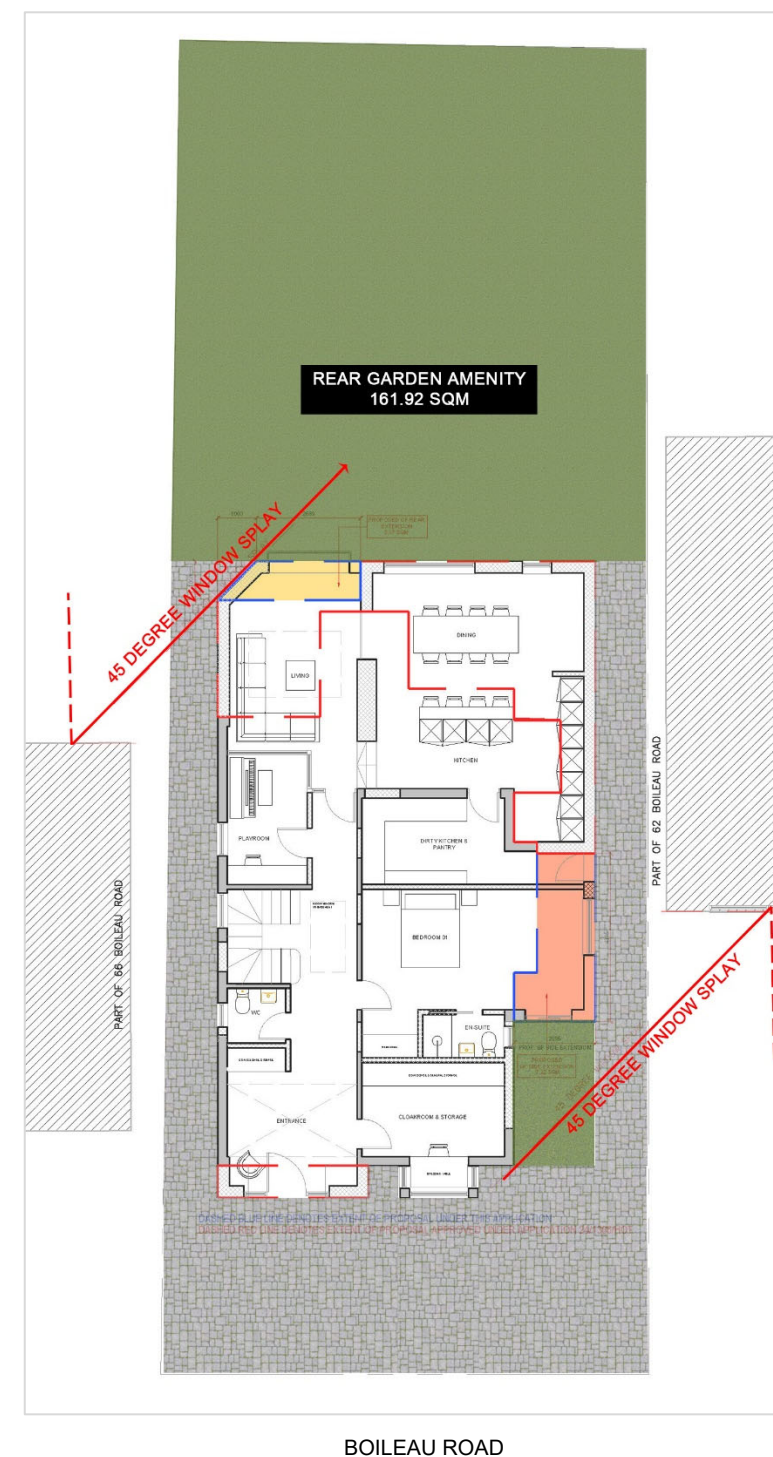


Figure 17. Proposed Ground Floor Plan of 64 Boileau Road showing compliance with the 45-degree splay line from the neighboring property of 66 Boileau Road and 62 Boileau Road

- E.32 Policy LP 8 guidelines on amenity and living conditions considers protection of neighboring amenities in more detail. It states that for all new residential development (including conversions and changes of use), the priority should be to provide and protect acceptable levels of amenity for both existing and future residents.
- E.33 On smaller sites, the prevailing character of the area may dictate what separation distance will be but in general, minimum separation distances should be maintained using the following standards:
- A separation distance of no less than 20m shall normally be maintained between facing windows of habitable rooms
  - Where the site topology, landscape features or adequate screening is in place it may be appropriate to relax these distances
- E.34 The applicant contends that this requirement has been met in line with the SPD guidance and so would not have an issue of overshadowing or reducing daylight access for adjacent neighbouring property.

### **Landscaping**

- E.35 The front of the dwelling is largely hard landscaped with soft landscaping and trees. The proposed landscaping to the front of the dwelling is to remain as it aims to incorporate existing landscape features and harmonize with the character and setting of area.
- E.36 The rear landscaping is made up of hard and soft landscaping – with the proposed extensions, landscaping will provide patio areas which will be accessed from the main living spaces with the remaining rear garden to be soft landscaped.

### **Flood Risk Assessment**

- E.37 The site is located within a Flood Zone and as a result a Flood Risk Assessment will be required for this application. Please refer to the accompanying document '64 Boileau Road – Flood Risk Statement which is to be read in conjunction with the attached Flood Risk Assessment report for the previously granted application (24/1306/HOT) which has now been provided alongside the application. The proposed works will not have a negative impact on the site or the surrounding area.

## F. ACCESS AND MOVEMENT STATEMENT

### Access Strategy & Car Parking

- F.1 Currently the pedestrian access to the property is through a side entrance, located between No.64 and No.66 Boileau Road. With the new porch addition and fenestration alterations the entrance is proposed to the front of the property.
- F.2 The vehicular is to remain as existing. It does not intend to add more to that, thus not compromising highway safety in the area or causing excessive strain on the street parking provision in the area as per the above-stated policies.
- F.3 Policy T4 of the London Plan 2021 states that development proposals should reflect and be integrated with current and planned transport access, capacity and connectivity. Where appropriate, mitigation, either through direct provision of public transport, walking and cycling facilities and highways improvements or through financial contributions, will be required to address adverse transport impacts that are identified.
- F.4 Policy LP 24 of Richmond's Local Plan states that development proposals should have regard to local traffic conditions and highway safety and ensure they are not adversely affected
- F.5 While the ideal scenario is for a car-free development, the maximum residential car parking provision for sites within Outer London with a PTAL of 2 is 1 space per dwelling with three plus bedrooms, and the property has five bedrooms and already has a single off-street car parking provision for each dwelling via the existing hard standing.

### Cycle Parking

- F.6 Policy T5 of the London Plan, 2021 states that developments should provide cycle parking at least in accordance with the minimum standards set out in Table 10.2 and Figure 10.3, ensuring that a minimum of two short-stay and two long-stay cycle parking spaces are provided where the application of the minimum standards would result in a lower provision.
- F.7 Cycle parking should be designed and laid out in accordance with the guidance contained in the London Cycling Design Standards.
- F.8 Applying Table 10.2 to the proposals results in a requirement for a minimum of 2no. cycle spaces for the five-bedroom single family dwelling.
- F.9 Secure cycle parking for two (2) cycles can be provided on site and details of which can be conditioned and the cycle storage arrangements meet the requirement.

### Refuse Collection Strategy

- F.10 Policy LP 45 of Richmon's Local Plan requires integrated, well-designed recycling facilities to be incorporated into all new developments.
- F.11 Policy LP24 of the adopted London Borough of Richmond-upon-Thames Council's Local Plan provides further guidance on this matter, stating that the storage of waste facilities should be integral to the design of dwellings and located so that they can be accessed conveniently for residents.
- F.12 Ideally, they should be to the rear of the property, provided that a route between the front and rear of the property can be provided that does not go through the house. Where containers need to be permanently stored to the front of a property, they should be housed in dedicated storage structures, which should be sited sensitively and where appropriate, well screened and appropriately landscaped so as to preserve and enhance the character of the street scene.
- F.13 In general, waste stores, typically containers, should not be sited to project forward of the established building line. A dedicated waste store should be constructed of materials appropriate to its context, particularly where the development site is in a sensitive location, for example a conservation area.
- F.14 Waste and recycling enclosure is currently located at the front garden area to serve the single-family dwelling. Details of the design and materiality of the refuse/recycling enclosure can be submitted and conditioned to provide acceptability in terms of impact upon street scene.



## G. CONCLUSION

- G.1 Planning permission is sought for the erection of a part one, part two-storey side and rear extension and a rear dormer loft Conversion which was previously granted by the council (24/41306/HOT) and proposed additional extensions at ground floor rear, a double storey side extension and a roof dormer extension under this application.
- G.2 This proposed development is considered to be acceptable in principle with the policy presumption to increase the density of developments and make efficient use of land, particularly in small sites.
- G.3 This Design & Access Statement has demonstrated that the principle of the proposed development is acceptable. The proposed extension is a high quality and attractive design, whilst still in-keeping with the surrounding area in terms of scale and massing.
- G.4 There have been numerous developments for extensions of this type, using similar materials, that have been approved by the Local Planning Authority, as demonstrated in the local planning history section.
- G.5 The Local Authority should deem this application to be similar to those. A positive determination of approval for this scheme was demonstrated from the previous planning application.
- G.6 Upon consideration of the neighbouring dwellings' existing bulk, form, and massing that are notably of a similar subordinate scale, as well as, the arguably minimal changes to the property's previous planning permissions that were already deemed acceptable, this proposal should be determined to be not detrimental to and in keeping with the character and appearance of 64 Boileau Road. It is of high-quality design and in full compliance with planning policies and material considerations regarding Design Quality.
- G.7 Overall, the proposed dwelling has been designed to have a positive impact on the general street scene and be sympathetic to the local area.
- G.8 This proposed development would overall not result in any materially harmful impact upon the amenity of the neighbouring properties to the rear or western side, in terms of loss of light, quality of living conditions, privacy, visual intrusion, and noise.
- G.9 Sufficient car parking will be retained, without exceeding maximum limits of the London Plan. Sufficient cycle space provisions in secured and sheltered storages would also be provided for the residential dwelling, while meeting the minimum requirement of the London Plan.
- G.10 Refuse bins provisions are of sufficient amount, securely placed to be accessed by all occupants, and is located at areas accessible from the kerb side during collection days.
- G.11 The proposed development is considered to be wholly in accordance with statutory development plans and other material considerations.
- G.12 The Council is respectfully requested, in accordance with the NPPF and other Planning Policies, to support this proposal as it is in compliance with the material considerations set forth in this statement.