

21 Ormond Drive, Hampton, TW12 2TP

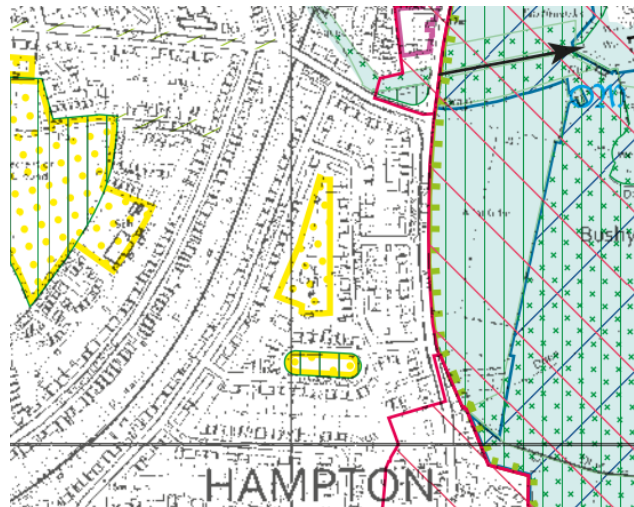
Other Open Land of Townscape Importance Report

DC//24/1106/HOT

1. This statement forms an assessment in relation to the impact of the proposed erection of a ground floor rear extension, part two-storey part single-storey front extension and loft conversion with erection of a rear dormer (the 'proposed development') at 21 Ormond Drive Hampton TW12 2TP (the 'site') on the designated 'Other Open Land of Townscape Importance'.

Planning Policy Background

2. The Local Plan Policies Map shows that the triangular area behind the houses in Ormond Drive and Cardinal's Walk is designated as Other Open Land of Townscape Importance, as shown below:



3. In this respect, Local Plan Policy LP14 applies. This states that:

Other open areas that are of townscape importance will be protected in open use, and enhanced where possible.

It will be recognised that there may be exceptional cases where appropriate development is acceptable. The following criteria will be taken into account when assessing whether development is appropriate:

- a. *it must be linked to the functional use of the Other Open Land of Townscape Importance;*
or
- b. *it can only be a replacement of, or minor extension to, existing built facilities; and*

c. it does not harm the character or openness of the open land.

Improvement and enhancement of the openness or character of other open land and measures to open up views into and out of designated other open land will be encouraged.

When considering developments on sites outside designated other open land, any possible visual impacts on the character and openness of the designated other open land will be taken into account.

4. This is discussed in detail below:

Impact of Proposed Development on Other Open Land of Townscape Importance

5. The proposed development seeks a ground floor rear extension which is 4 metres in depth from the main rear elevation. It is therefore noted that its depth would fall under the parameters of permitted development.
6. In addition, the proposed development seeks part two-storey part single-storey front extension and a loft conversion with erection of a rear dormer.
7. The Council's Other Open Land of Townscape Importance Review (31/08/2021) describes the site as 'Ormond Drive, Cardinals Walk, Manor Gardens, Ormond Road' assesses the area as follows:

Criterion 1: Contribution to the local character and/or street scene, by virtue of its size, position and quality	
1 a): size	
1.08 ha	Classification: High
1 b): position	
Low	Private gardens to the rear of residential properties and is not visible from publicly accessible areas.
1 c): quality	
Medium	From an aerial view, the site appears in reasonable condition.
Criterion 2: Value to local people for its presence and openness	
Low	Site is not accessible and so is likely to only be valued by residents.
Criterion 3: Immediate or longer views into and out of the site, including from surrounding properties	
Low	Largely not visible from publicly accessible locations, limited to views from the rear of residential properties.
Criterion 4: Contribution to a network of green spaces and green infrastructure	
Distance from nearest green infrastructure:	Under 50m
Distance from nearest mapped green space:	Under 100m
High	Near to Manor Gardens Open Space.
Criterion 5 Value for biodiversity and nature conservation and meets one of the above criteria	
Value for biodiversity and nature conservation:	Low
Recommendations	
Overall performance:	Strong

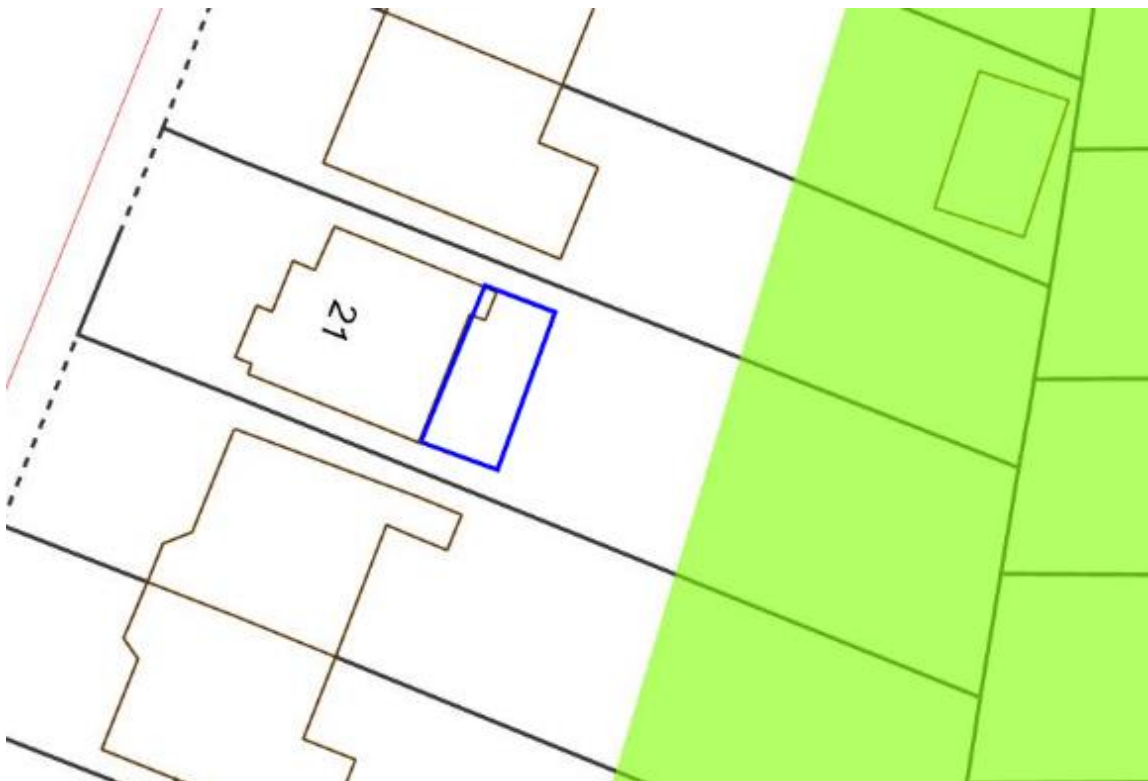
8. In this respect, it is clear that there is no public value to the open space, and it is not visible from publicly accessible areas and is not accessible to the public.
9. In addition, its biodiversity value is considered to be low.
10. The strong performance of the open space in the above assessment appears to relate only to its contribution of a network of open space (being close to Manor Gardens Open Space), its size and its quality (as viewed from above).
11. The proposed rear extension will have no impact on any trees or important landscape features as shown below:



12. In addition, as shown in the more detailed extract from the Interactive Policies Map (below) the designated Open Land of Townscape Importance does not include the whole garden and the dwelling as existing sits over 13 metres from the edge of the open space designation.



13. In this regard, the proposed rear extension will sit over 9 metres from the designated Open Land of Townscape Importance, as shown below:



14. Local Plan Policy LP14 recognises that there may be exceptional cases where appropriate development is acceptable, and this includes minor extension to existing built facilities which does not harm the character or openness of the open land.

15. In this respect, given the proposed rear extension is not within the Open Land of Townscape Importance, will sit over 9 metres away from the boundary and will still maintain the trees and vegetation within the garden (as shown below), it must be the case that the impact on the Open Land of Townscape Importance is minimal.



16. In addition, the proposed front extension will have no impact on this Open Land of Townscape Importance as it will not be visible from it or have views into it.
17. The proposed dormer will not encroach into the garden and sits in an area where other dormers exist.
18. The Local Plan supporting text states that in some parts of the borough, open areas, including larger blocks of back gardens, act as pockets of greenery of local rather than strategic significance. Many of these are of townscape importance, contributing to the local character and are valued by residents as open spaces in the built-up area.
19. In this respect, it is clear that the open space relating to the application site is not of any strategic significance and is only of significance to the occupiers of the adjoining houses.
20. The Local Plan also states that protecting and opening up views into and out of designated Open Land of Townscape Importance is encouraged because of the contribution they can make to the distinctive character of an area and the benefits to all.

21. In this respect, views into the Open Land of Townscape Importance from public space will be unaffected by the proposed development. Views of the Open Land of Townscape Importance from the application site and neighbouring properties will also be unaffected by the proposed extension.
22. The only impact on views out of the Open Land of Townscape Importance will to the proposed extension but this will not result in the loss of any trees or important vegetation.
23. In this respect, no impacts are identified.

Conclusion

24. The proposed extensions will not be within the Open Land of Townscape Importance and therefore, the limited nature of the development will have no material impact on the openness of the Open Land of Townscape Importance.
25. Therefore, there are no conflicts with Local Plan Policy LP14 identified.

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