

PLANNING STATEMENT

IN SUPPORT OF A HOUSEHOLDER APPLICATION FOR A
SINGLE STOREY WRAP AROUND EXTENSION
(FOLLOWING CONFIRMATION OF PRIOR APPROVAL)

18 BLANDFORD AVE, TWICKEHNHAM, TW2 6HS

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1. SITE DESCRIPTION

- 1.1. The property is a semi-detached three-storey dwellinghouse located along Blandford Ave, a street scene benefitting from a rich and diverse series of semi-detached houses as shown in the adjoining appendices.
- 1.2. Prior to purchase, the property was derelict, uninhabitable and hasn't been occupied for some time. The property also has been cut off from the gas supply for several years with no form of heating which contributed to its current condition.
- 1.3. The electrical condition of the property was also considered dangerous and had to be switched off immediately and a temporary supply put in to make this safe. This has now been done and see report attached for reference. The water main has also been isolated due to fear of bursting pipework and the majority of the internal pipes are lead which all needs to be replaced due to being a health hazard. It was not in keeping with the other exceptional houses in this area and we intend to do a full refurbishment to bring it back up to standard.
- 1.4. The site is excellently situated in a predominately residential area within 5 minute-walking distance of Whitton Highstreet. This road includes several supermarkets as well as retail, entertainment, leisure and employment opportunities. The site is also within a 5-minute walking radius of multiple bus stops servicing the 481,110 and H22. Further still, Whitton Station is only a 6-minute walk away and benefits from dedicated cycle lanes going through nearby green open spaces, as well as networking into Richmond and eventually into Central London. This demonstrates the sustainability of the location, with ample choice for low carbon transport.
- 1.5. In addition, the property is not within a Conservation Area or a Flood Risk Zone, nor is the property listed.

2. PROPOSAL

- 2.1. The proposal seeks planning permission for a single storey wrap around extension (following confirmation of prior approval) as shown in the adjoining plans. This additional element to the prior approval structure would total 16.37m and has been carefully designed following pre-application advice. This includes a

pitched roof extension and single storey side extension with a flat roof to ensure the structure matches the neighbouring properties. Although other properties along the street have created extensions up to the boundary, the proposal retains a set-back of 1.05m from the boundary on the front section of the proposed extension and increasing up to 2.25m from the boundary to the rear corner of the proposed wrap around extension.

3. RELEVANT HISTORY AND CONSULTATION

- 3.1. The Applicant has carefully considered the character of the locality and street scene design in order to appropriately inform this proposal, as evidenced in the adjoined appendices.
- 3.2. The Applicant has also consulted with the neighbouring property, informing them of the proposed changes. No complaint or objection was raised.
- 3.3. Furthermore, pre-application advice was sought to ensure collaboration with the council in advance of submission (24/P0132/PREAPP). This included a proposal for *4m single storey rear wraparound extension, loft conversion, garage conversion and ground floor and first floor side extension (Flat roof option)*. The garage conversion and loft conversion have since been undertaken via Permitted Development Rights as afforded under the Town and Country Planning (General Permitted Development) Order 2015, noted in the pre-app comments. This is shown on the adjoined plans.
- 3.4. The planning history of the site includes prior approval for a single storey rear extension of 4m depth (24/1000/PDE). It was concluded that prior approval was not required on 21/05/2024. Therefore, works towards this have begun with this application specifically for the further enlargement of this ground floor extension by only 16.37m² in total from that which is already allowed under application 21/05/2024. As part of the pre-application advice the officer has expressed no objection to this element of the proposal, however justification is requested which is included within this statement.

4. PLANNING POLICY & MATERIAL CONSIDERATIONS

4.1. The proposal fully complies with the policies contained in the London Borough of Richmond upon Thames' Local Plan. In order to support this proposal, the Applicant has drawn on a wide range of other reference material:

- Local Plan (2018)
- The London Plan (2021)
- The National Planning Policy Framework (2023)

Supplementary Guidance:

- Design Quality SPD (2006)
- House extensions and External Alterations SPD (2015)
- Residential Development Standards SPD (2010)
- The Whitton & Heathfield Village Planning Guidance (2014)

5. RELEVANT PLANNING POLICIES

5.1. HOUSING

5.1.1. The Applicant is confident that the proposal will not have a negative impact on neighbourhood amenity. It will not affect the light or privacy of any neighbours and will be in keeping with the existing street scene and dwellinghouse as demonstrated in the appendices and adjoining plans. The proposal will incorporate materials similar to the existing house and will be of high-quality design in keeping with the wider neighbourhood.

5.1.2. The proposal directly contributes to national and local ambitions to improve and make best use of existing housing stock.

5.2. LOCAL AMENITY, CHARACTER AND DESIGN

The Local Plan (2018)

5.2.1. Policy LP1 – Local Character and Design Quality

Policy LP2 – Building Heights

In compliance with this policy, this development is consistent with the local grain, patterns and character of the street scene as included in the appendices. The

noted previous applications and satellite views in section 7.1. of this statement evidence the range of design within the immediate area, demonstrating that the proposed is consistent and in-keeping with the prevailing streetscape (irrespective of when such permissions were made). It is noted the houses have undertaken upgrades, which as per the appendices shows a resulting differing amongst and between semi-detached houses – notably in terms of roofs, first-floor extensions and materials. The resulting inconsistency in design has become consistent, resulting in a diverse and interesting streetscape and sense of place.

5.2.2. The design of the proposal however continues to remain complementary and in-keeping with its paired house as well as the prevailing neighbourhood, as demonstrated elsewhere in this statement. Approval in this case would therefore not result in an out-of-place design, whilst still enhancing the housing quality through greater spaciousness and natural light, as well as more efficient use of the sizeable plot. Moreover, a material consideration remains the fall-back position of the prior approval extension which has been confirmed lawful under application 24/1000/PDE. Thus, it is not considered that a further addition of 16.37m² will result in an unacceptable level of harm or compromise to amenity that would reasonably warrant refusal.

5.2.3. All materials used will be of a high-quality, with the pre-application advice including from the officer: *“No objection is raised regarding the materials which are understood to be proposed to match the existing dwelling”*, which the Applicant maintains as part of this proposal.

5.2.4. The proposed extension will have consistent form, height, materials scale and massing with the existing dwelling and prevailing neighbourhood. Furthermore, following discussions with the neighbouring semi-detached property (20 Blandford), careful consideration has been made to match their existing extension (see plans for details). This includes a matching pitch roof (as per the confirmed prior approval submission), retaining the complementary form between the dwellings.

5.2.5. **LP8 – Amenity and Living Conditions**

The amenities of the neighbouring properties will not be affected by the proposal in terms of privacy, overlooking or daylight. Windows have been strategically placed to achieve this, remaining identical in design to those existing. Moreover,

the extension has been strategically positioned as to compliment the neighbouring extension.

5.2.6. In terms of impact to the adjoining property, sightlines and loss of light will not be compromised in any way due to the orientation and location of the extension. It is appreciated that the Council attaches great value to its landscape character and the site will be landscaped carefully to ensure a good design/layout on all three elevations of the property. 127m² of garden space will still be retained for the enjoyment of occupants following approval.

5.2.7. In addition to complying with Building Regulations, acoustic plasterboard will be used across all party walls to ensure noise mitigation.

The London Plan 2021

5.2.8. The Mayor is clear that one of his key planning priorities is “*to improve standards for the quality and design of housing, making sure that homes meet the needs of a changing population throughout their lives, and are built to the highest environmental standards*”, as well as ensuring housing “*meets people’s need throughout their lives*”. The London Plan reflects this and promotes design quality in all new homes to enhance and extend London’s architectural heritage and deliver higher design standards for everyone.

5.2.9. The Mayor’s aim is to deliver new housing in all tenures which is fit for purpose in the long term; comfortable, safe, accessible, environmentally sustainable, and spacious enough to accommodate the changing needs of occupants throughout their lifetimes. The Applicant’s proposal fully supports these principles.

**5.2.10. Policy DM3 - Optimising site capacity through the design-led approach;
Policy GG2 - Making the best use of land**

This application includes careful design consideration that is consistent with neighbouring property characteristics, optimising the site whilst enhancing the local context through reflective layout, orientation, scale, appearance. The positioning of openings respects neighbour outlook, privacy and amenity; but also contributes positively to natural surveillance and safety. The proposal has been designed to ensure that it remains in-keeping with the local character and context of the area by paying close attention to the adopted residential design guidance.

The guide is utilised to propose works that suit the pattern and grain of surrounding properties and the neighbourhood in general, whilst ensuring a visually attractive design is implemented. Appropriate materials and finishes would be used throughout, which will not only complement the existing house, but also add to the character of the area in a positive manner.

5.2.11. In terms of the proposed size, this policy highlights the importance optimising land by assessing site context and capacity for growth. The proposed development is consistent with this policy by optimising site potential as in line with neighbouring properties. The Applicant's proposal complies with this policy because the current house will be significantly enhanced upon approval of the proposed extension, creating a larger house which offers spacious accommodation for both current and future occupiers whilst staying in-keeping with the existing scale of development in the surrounding area.

5.2.12. The site is also well-connected to sustainable transport choice and local services, further supporting this proposal for larger housing choice.

5.2.13. Policy D6 - Housing quality and standards

The Applicant's proposal will be of high quality, will offer more than adequately sized rooms to be fit for a habitable use and will be laid out effectively. This will meet the needs of Londoners, provisioning a larger space in a sustainable and accessible location. This will be of benefit to both current and future occupiers of the property, making best use of developed land in line with sustainability principles.

5.2.14. The proposed layout of the property ensures that suitable natural lighting is provided throughout across the kitchen, lounge and bedrooms; whilst also making sure that issues of privacy and overlooking are suitably addressed through the use of good design principles to ensure that the residential amenities of both neighbours and occupiers of the property are respected.

5.2.15. Sustainability, resilience and safety measures have been consistently incorporated in the refurbishment process.

Changes to various permitted development rights: consultation 2024

5.2.16. Earlier this year the previous government opened consultation for “changes to several existing permitted development rights that allow for householder development, building upwards to create new homes...” The purpose of this was to “**provide householders with further flexibility to meet the needs of growing families and maximise the potential of existing homes**, we are consulting on a number of changes to these rights. The consultation proposes changes which will enable householders to build larger extensions and provide further freedoms to construct outbuildings”, a sentiment which is consistent with the current ambitions to deliver quality homes at pace across the country, making best use of brownfield land.

5.2.17. The consultation specifically addressed wrap-around proposals such as this application, noting:

“15. At present, the permitted development right allows for a rear and side extension, however, it does not permit a “wrap around” extension which extends across the rear and side elevation (see illustration C below). Wrap around extensions are not currently permitted due to the conditions and limitations of the right, for example, extensions are not currently permitted where they extend beyond a side wall and are more than half the width of the original building.

*16. **Wrap around extensions can provide householders with further flexibility for new room usage, support open plan living and increase access to natural light and outdoor space.** We are seeking feedback on whether permitted development rights should allow for single-storey wrap around L-shaped extensions (which extend across the rear and one side of a home).”*

5.2.18. Although conclusions have not currently been drawn from the consultation, there is evident support for such development at national level to help improve housing quality.

The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 4) Order 2020

5.2.19. The summer of 2020 introduced significant reform to the planning system. This included changes to existing permitted development rights, promoting upward

building in recognition of the importance for maximising space on already developed land.

5.2.20. The Applicant asserts that this proposal is consistent with the government's direction for more efficient, sustainable and spacious housing provision.

5.3. ENVIRONMENTAL SUSTAINABILITY

The Local Plan (2018)

5.3.1. Policy LP22 - Sustainable design and construction

The proposal complies with this policy because the extension will be constructed on an existing building and will make efficient use of the space in terms of its scale, height, massing and density with regard to the host property itself and the character of the surrounding neighbourhood. The high-quality design of the proposed extension will contribute in a positive manner in terms of visual amenities which respect the local context.

5.3.2. The extension will be constructed to ensure an energy efficient design and a policy of recycling materials where practicable will be in use throughout the construction process in order to reduce any waste produced as a result of the building work, which will result in the implementation of more sustainable construction methods.

The London Plan 2021

5.3.3. GG3 Creating a healthy city

The extension to the property would include ventilation systems to ensure good indoor air quality, such as e.g., trickle vent systems.

5.3.4. Although this proposal would not result in a new building, the Applicant will upgrade the thermal and energy efficiency of the property in order to provide a high-quality dwelling and once completed, energy efficient appliances will be installed. During construction, a policy of reusing all materials, where practicable, will be in place to reduce the waste produced by construction work.

National Planning Policy Framework (2023)

- 5.3.5. The Applicant supports the Government's drive for sustainable development as this proposal makes efficient use of land at an existing site, is retrofitting for reduced carbon impact and is proposing design that will improve the quality and natural light of this property.

6. SUMMARY AND CONCLUSIONS

- 6.1. It has been demonstrated that this proposal for a ground floor wrap around rear extension will fully comply with policies within the Local Plan and Development Framework. The Applicant believes that this proposal will significantly improve the amenity of residents of the property whilst not affecting the amenity and lifestyle of the neighbours. It has been demonstrated that this proposal is consistent with the planning approvals associated with the adjoined semi-detached dwelling as well as nearby properties. It has also been illustrated that as a result the existing locality benefits from a rich and diverse architectural character, with noted hybridity in design amongst and between semi-detached properties as shown in Appendices. Moreover, the Applicant will be maximising efficiency of land use in line with sustainable development principals.
- 6.2. Notwithstanding the information above and in the rest of this application, the applicant would welcome any advice the Planning Department can give and will endeavour to satisfy any other planning criteria for approval.

7. APPENDICES

7.1. RELEVANT PLANNING DECISIONS & LOCAL CHARACTER

The following previous applications and satellite views evidence the range of design within the immediate area, demonstrating that the proposed is consistent and in-keeping with the prevailing streetscape (irrespective of when such permissions were made). Approval in this case would therefore not result in an out-of-place design, whilst still enhancing the housing quality through greater spaciousness and natural light; as well as more efficient use of the sizeable plot.

1 Blandford Ave, Twickenham, TW2 6HS

- Erection of first floor side extension – 04/2586/HOT - 24/09/2004
- Demolish existing garage and erect single storey side/rear extension to form granny annexe – 86/0377 – 29/05/1986

2 Blandford Ave, Twickenham, TW2 6HS

- Single storey extension to provide additional living space – 87/1664 – 13/11/1987
- Erection of a single storey kitchen extension at rear of garage – 74/0347 – 27/06/1974
- Demolition of existing garage and erection of two-storey extension at side of dwelling house to provide a garage with bedroom and W.C. over – 74/0347 – 27/06/1974

6 Blandford Ave, Twickenham, TW2 6HS

- Erection of a single storey extension at the rear – 83/0795 – 26/07/1983
- Erection of two-storey extension, comprising a garage with additional living accommodation – 72/0085 – 12/04/1972

8 Blandford Ave, Twickenham, TW2 6HS

- Erection of first floor side extension – 89/1228/FUL – 17/07/1989

10 Blandford Ave, Twickenham, TW2 6HS

- Partial demolition of existing conservatory and erection of single-storey rear extension – 91/0855/FUL - 11/06/1991
- Erection of a single storey extension to dwelling house to provide downstairs W.C. – 75/0569 – 17/07/1975
- Erection of two-storey extension at side of house comprising garage with bedroom over – 70/1918 – 07/12/1970

11 Blandford Ave, Twickenham, TW2 6HS

- Conversion of garage to habitable room. Installation of bay window to replace garage door – 02/0722 – 16/04/2002
- Roof extension – 97/1343 – 01/08/1997
- Two storey side and single storey side/rear extension – 87/1243 – 07/12/1987

12 Blandford Ave, Twickenham, TW2 6HS

- Proposed single storey rear extension – 06/1359/HOT – 19/06/2006

13 Blandford Ave, Twickenham, TW2 6HS

- Proposed side extension, loft extension and enlargement of porch – 02/0807 – 30/04/2002 **(Historic drawing on this application shows a similar pitch roof that we are proposing)**

14 Blandford Ave, Twickenham, TW2 6HS

- Pitched roof over existing forward projection to garage, front porch and conversion of garage into habitable use – 96/4140 – 11/03/1997

15 Blandford Ave, Twickenham, TW2 6HS

- Proposed single storey conservatory to rear **(5m)** – 06/2266/HOT – 07/08/2006
- Erection of a part single part two storey extension to the front, side and rear of the existing dwelling – 78/1300 – 12/12/1978

16 Blandford Ave, Twickenham, TW2 6HS

- Hip to gable, rear dormer roof extensions and insertion of 3 No. rooflights to the front roof slope – 17/0385/PS192
- Single storey rear extension to form dining room – 86/1384 – 03/10/1986

- Erection of single storey side extension and retention of existing first floor side extension. Erection of entrance porch – 84/0701 – 26/09/1984
- Erection of single storey rear extension – 70/1963 – 07/12/1970

17 Blandford Ave, Twickenham, TW2 6HS

- Erection Of Single Storey Side Extension – 03/1062/HOT – 24/04/2003
- Two Storey Side Extension – 99/1784 – 26/08/1999
- Erection of a 2-storey side extension; erection of 2 single storey extensions one to the side and the other at the rear of the existing house – 76/0906 – 07/01/1977

19 Blandford Ave, Twickenham, TW2 6HS

- Demolition Of Existing Garage, Replaced With 2 Storey Side Extension Also Loft Extension With Dormer – 00/3559 – 22/02/2001

20 Blandford Ave, Twickenham, TW2 6HS

- Single storey rear extension following demolition of existing conservatory – 20/2652/PS192 – 18/11/2020

21 Blandford Ave, Twickenham, TW2 6HS

- Demolition Of Existing Single Storey Garages And Erection Of Two Storey Side Extensions To Both Sides Of Property – 03/2099/HOT – 02/10/2003

22 Blandford Ave, Twickenham, TW2 6HS

- Creation of a loft conversion with two dormers to the left and right elevation; associated works to fenestration – 23/0843/PS192 – 19/05/2023
- Single storey rear extension (4.50m depth, 3.00m eaves height, 3.00m overall height) – 23/0869/PDE – 09/05/2023

17 Bryanston Ave, Twickenham, TW2 6HP

- Erecting an outbuilding at the back of the curtilage – 23/0975/PS192 – 22/05/2023
- Proposed part two storey part single storey side / rear extension and garage conversion – 21/3987/HOT – 17/02/2022

19 Bryanston Ave, Twickenham, TW2 6HP

- Proposed single storey rear extension and rebuild of existing garage to form granny flat to side of property – 07/0289/HOT – 28/03/2007
- Erection of a two storey rear/side extension – 85/1622 – 12/03/1986

21 Bryanston Ave, Twickenham, TW2 6HP

- Part two storey, part single storey side extension and rear conservatory – 01/1006 – 14/06/2001

Examples of similar developments along the street

19 Bryanston Ave to the rear of 18 Blandford with double storey side extension





18 & 16 Blandford Ave



14 & 12 Blandford Ave



11 & 13 Blandford Ave



13 Blandford (Double storey side up to boundary)



15 & 17 Blandford Ave



Aerial overview (See 18 Blandford Ave marked with red “dropped pin”)





7.2. INTERIOR PHOTOS AT PURCHASE

The below photos showcase the poor and uninhabitable state of the property prior to purchase. This emphasises the urgent need for action and repair, with the Applicant taking great effort to improve the design and bring the property back into use as a high-quality and energy-efficient house.



