

175A BURTONS ROAD
HAMPTON HILL
HAMPTON
TW12 1DX

DESIGN + PLANNING STATEMENT

Proposed first floor + loft extension to existing single storey,
semi-detached, single-family dwelling house

For Mr. and Mrs. H. Gurney

175A BURTONS ROAD HAMPTON HILL HAMPTON TW12 1DX
Proposed first floor and loft extension to existing single-storey,
semi-detached, single family dwelling house.

1.0 SYNOPSIS

- a. The proposal comprises the construction of a new first floor and loft extension to an existing single-storey, flat roofed, semi-detached, single-family dwelling house understood to have been constructed circa 1971 under planning approval 71/1557 on the south side of Burtons Road. The application property is the only flat roofed property in this section of Burtons Road and the only single storey property. The property has not previously been extended.
- b. The adjoining property at 175 Burtons Road - is a two-storey single family dwelling house understood to have originally been constructed as a detached dwelling circa 1947. 175 has received a side and rear extension, a conservatory and a loft extension.
- c. The proposal is to provide a first floor extension within the footprint of the existing ground floor with facing brickwork to the front elevation and painted render to the first floor flank and rear elevations all under a pitched roof, all to match No 175 adjoining.
- d. The property is not Listed or designated a Building of Townscape Merit and is not included within a Conservation Area or any other area of Designated land. It is not subject to any Article 4 Directions other than a restriction on basement developments and is not included in a Controlled Parking Zone. It lies within 'Character Area 1 : Hampton Hill Village Planning Guidance'.
- e. The proposal will not result in any overlooking or loss of privacy to any other property. It will not result in any significant loss of daylight or sunlight to any other property. It will not result in any significant increase in residential density or additional car-parking requirement.
- f. As the only flat roofed single storey house in Burtons Road the existing property it is an incongruous element in the street scene and is out of character with the area. The proposal will result in a two-storey pitched roofed property with matching eaves height, design form and materials in keeping with the street scene and local area.
- g. The proposal complies with all of the LPAs Design Guidance set out in the SPD including preserving the existing gaps to the side boundary. Retaining the existing ground floor and extending at first floor is a more sustainable solution than demolition and rebuilding as set out in policy DM HO1.
- h. A previous proposal for a first floor extension was refused by the LPA – ref : 22/3778 but approved at Appeal – Ref : APP/L5810/D/23/3319417, 26 June 2023. The salient points of the Appeal Decision are set out below in section 2.

- i. This proposal closely matches the previous proposal approved at Appeal. The difference is in the roof form where a gable replaces the previous hipped form. This allows for the provision of additional space at loft level. The extension includes dormer windows to the rear roof slope which follow the guidance set out in the London Borough of Richmond upon Thames Local Plan Supplementary Planning Document – “House Extensions and External Alterations SPD May 2015”
- j. Of the 34 properties in this section of Burtons Road between Uxbridge Road and Lindsay Road 13 have gabled roofs rather than hipped roofs. It is considered that the gable roof to the proposal will be in keeping with the character of the area.
- k. Previous proposals for the application property have included first floor extensions and the demolition and replacement of the existing property with a new two-storey property. In general, they have not matched the existing character of the immediate area of semi-detached houses with pitched roofs. This proposal has addressed this aspect and matches closely the form, design and materials of the adjoining property and is intended to be complementary to the character of the area in general.
- l. The proposal preserves the existing gap to the adjacent property at 173 at ground floor and provides an increased gap at first floor. The Appeal Decision confirms that this separation “would be in tune with the prevailing pattern of development within the immediate locality”. Number 173 has received a two-storey extension on the boundary - it would be unfortunate if this previous extension to 173 jeopardises an extension to 175A which complies with all of the LPA's guidelines including preserving the gap to the boundary.
- m. The proposal has been carefully designed to suit the clients' requirements and to match, complement and enhance the existing property as well as respecting the adjoining properties. The new work will be to current construction standards including thermal performance, will update and enhance the existing property and will provide a valuable and high-quality addition to the local residential capacity making best use of the existing housing stock.
- n. If it is felt that the proposal cannot be recommended for approval, we would be grateful for the planning authority's early advice so that possible amendments can be discussed and considered.

2.0 APPEAL DECISION

- a. The extracts below are from the Appeal Decision APP/L5810/D/23/3319417 and set out the reasons for allowing the Appeal over the LPAs Decision to Refuse approval –
 - i. *“175A Burtons Road is a flat roof single storey dwelling that is attached to the eastern flank elevation of 175 Burtons Road and appears incongruous within the street scene;”*

- ii. *"The design of the first floor extension is such that it would not completely mirror its partner, nonetheless it would be similar to its scale and form and would not appear out of character with its built context, unlike the existing situation."*
- iii. *"I acknowledge that the submitted proposal would effectively double the floor space of the existing dwelling, but I consider that this is a special case and whilst it could be argued that the extension is not subordinate to the existing dwelling, I consider that overall there would be a vast improvement in its visual appearance. Therefore whilst the scheme may conflict with the strict letter of the Supplementary Planning Document for House Extensions and External Alterations (2015) the proposal would harmonise with the original appearance of no175 and the vast majority of other dwellings within the road."*
- iv. *"whilst there would be limited separation at first floor level between [175a] and the neighbouring dwelling at 173 Burtons Road, nonetheless this would be in tune with the prevailing pattern of development within the immediate locality. Further, I consider that the existing visual gap over the roof of the host dwelling is not so special that it should be retained at all costs."*
- v. *"I ... consider that the proposed development would enhance the character and appearance of the area and complies with Policy LP1 of the London Borough of Richmond upon Thames Local Plan (2018) which requires all development to be of high architectural and urban design quality; and to be compatible with local character, including the relationship to existing townscape, development patterns, local grain and frontages, as well as scale, height and massing."*
- vi. *"The Council stipulated that the separation between the appeal dwelling and no 173 is approximately 1m at its narrowest point and that the scheme would not cause unreasonable overbearing or loss of light issues, having regard to the BRE's 45° test."*

3.0 PLANNING IMPACT

- a. The proposed first floor is contained within the existing ground floor footprint, does not project beyond the front or rear elevations of the adjoining/adjacent properties and will be no higher than the adjoining/adjacent properties. The existing distance from No173 and the properties to the rear in Park Road will be maintained at ground floor and increased at first floor level. Similarly, the existing distance from the properties to the rear in Park Road will be unchanged.
- b. The Appeal decision confirms that the impact of a first floor extension upon the surrounding properties and the local environment is acceptable.

- c. The extension of the existing property is a more sustainable option than demolition and rebuild.

4.0 COMPLIANCE WITH DESIGN GUIDANCE

- i. The proposal has been designed in accordance with the London Borough of Richmond upon Thames Local Plan Supplementary Planning Document – “House Extensions and External Alterations SPD May 2015” – and complies with all the relevant guidance.

5.0 FLOOD RISK

- a. The Government Flood Risk advice is that the site is at “Very Low Risk” of Flooding from Surface Water and at “Very Low Risk” of Flooding from Rivers or Sea. Also Flooding from Ground Water or Reservoirs is “Unlikely”.
- b. The site lies outside the London Borough of Richmond upon Thames Critical Drainage Area.
- c. The proposal does not include a basement or sleeping accommodation at ground floor level.
- d. The Environment Agency Flood Risk Form has been completed and included with the submission.

6.0 SITE PHOTOGRAPHS



Image 01 – Front elevation – No175A in centre, No173 at left, No175 at right.



Image 02 - Front elevation - No175A in centre, No173 at left, No175 at right.



Image 03 - Rear elevation - No175A in centre, No175 at left, No173 at right.