

Design & Access Statement

PLANNING APPLICATION

Proposed hip to gable loft conversion with rear dormer and three front elevation skylights.

**17 ARLINGTON ROAD
TW10 7BX**

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Summary

This document forms the Design and access statement, providing background context and detail for works proposed at 17 Arlington Road TW1 7BX on behalf of the applicant.

The document has been prepared by The Art of Building in support of the application for planning permission for 17 Arlington Road. This document should be read in conjunction with the supporting drawings provided.

Project Brief

The application proposal is for a proposed hip to gable loft conversion with rear dormer and three front elevation skylights. The works shall include internal modifications with non-openable fixed obscure glazing to the side of the property.

Site Description

The property located on Arlington Road is a well-established residential road in Petersham comprising properties of similar sizes, ages and designs. Most of the properties on the street are two storey semi-detached and detached houses.

The property is not Listed or designated a Building of Townscape Merit. It is not included in a Conservation Area or in any other type of Designated Area.

Planning history

The only history of planning on the site is recent applications for the following:

24/2346/HOT

Proposed single storey rear extension and window alterations at first floor.
Granted Permission 16/10/202423/1193/HOT

24/1778/HOT

Proposed single storey rear extension and window alterations at first floor.
Refused Permission 06/09/2024

It is however important to acknowledge examples of similar permitted development application extensions within the area as follows:

- **19/2690/PS192** 15 Ashley Gardens Petersham Richmond TW10 7BU
Partial hip to gable loft conversion with rear dormer. Alterations to first floor windows. Velux rooflights to front and side roof slopes
- **13/2612/PS192** 5 Ashley Gardens Petersham Richmond TW10 7BU
Rear dormer and partial hip-to-gable loft conversion.
- **18/0754/PS192** 8 Ashley Gardens Petersham Richmond TW10 7BU
Roof alterations incorporating a hip to gable side extension with a window, rear dormer roof extension and 3 no. rooflights to front slope.
- **14/0277/PS192** 251 Petersham Road Petersham Richmond TW10 7DA
Loft conversion incorporating side and rear dormer roof extensions.

The above approvals are not dissimilar to the drawings submitted as a part of this application for 17 Arlington Road. Below are images of the proposed works for each application showing the similarities to those submitted.

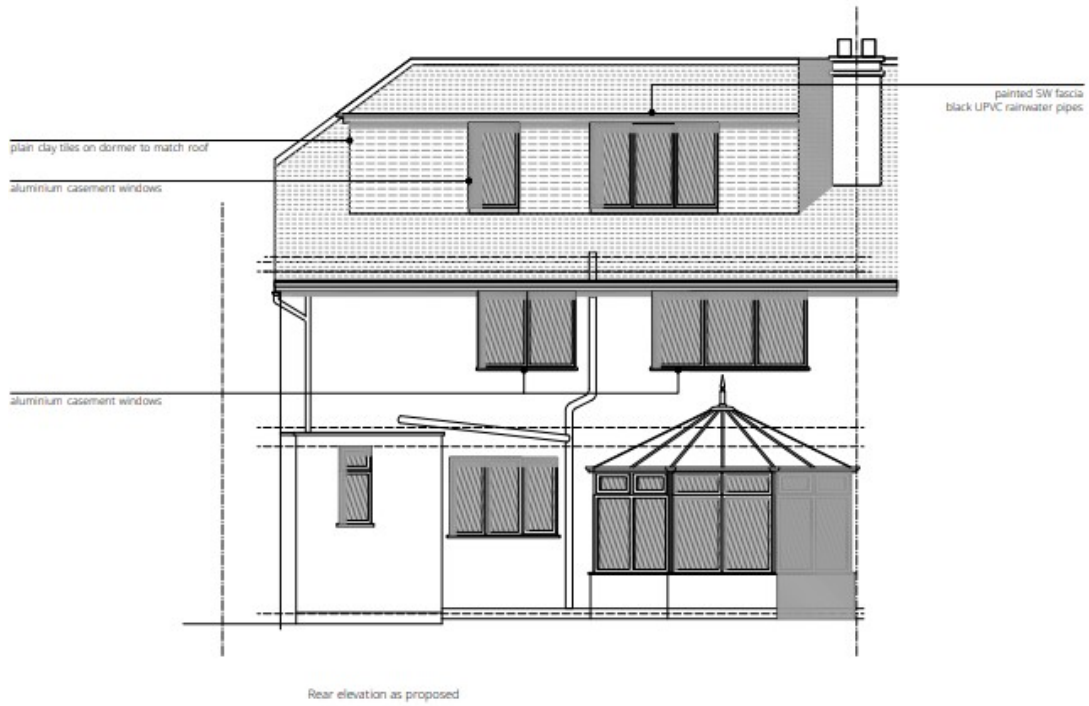


Image of application 19/2690/PS192 - 15 Ashley Gardens Petersham Richmond TW10 7BU

Application shows large rectangular windows.

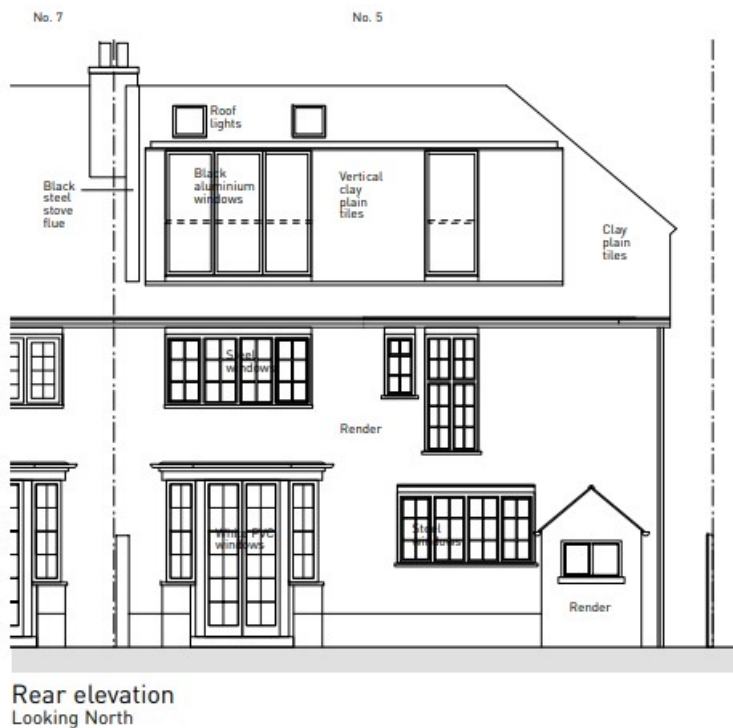
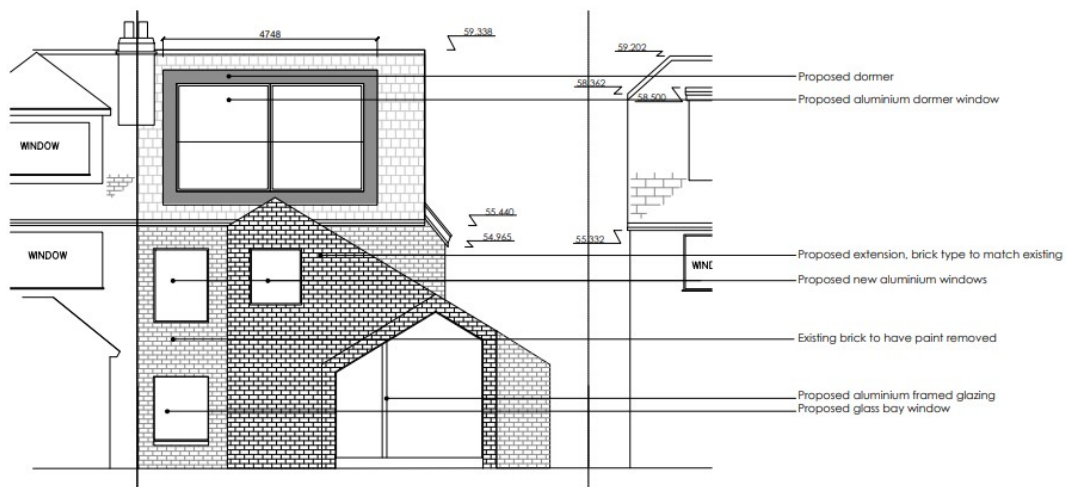


Image of application 13/2612/PS192 5 Ashley Gardens Petersham Richmond TW10 7BU

Application specifies black aluminium doors.



PROPOSED FRONT/ SOUTH ELEVATION

New velux win

Image of application 18/0754/PS192 8 Ashley Gardens Petersham Richmond TW10 7BU

Large amount of glazing



GARDEN ELEVATION

Image of application 14/0277/PS192 251 Petersham Road Petersham Richmond TW10 7DA

Large amount of glazing

Design Principles & Accessibility

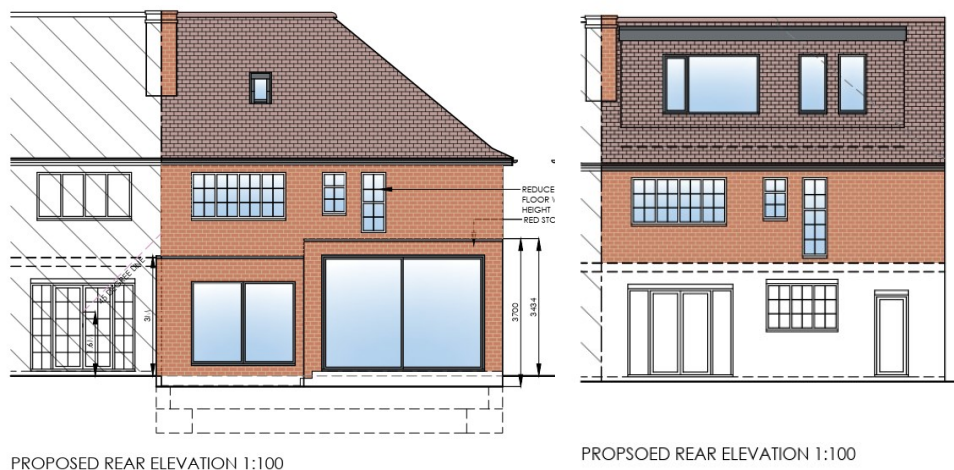
Appearance

Proposed Development

The proposal aims to enhance and preserve the character of the area whilst complying with the set conditions within the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 permitted development rights. The conditions set within the enlargement of a dwellinghouse consisting of an addition or alteration to its roof:

B.2 Development is permitted by Class B subject to the following conditions—

- (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) the enlargement must be constructed so that—
 - (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—
 - (aa) the eaves of the original roof are maintained or reinstated; and
 - (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
 - (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and
- (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be—
 - (i) obscure-glazed, and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.



The applicant seeks to finish the external walls with red clay tiles to match the existing dwelling. The windows shall be aluminium anthracite to match the approved and currently under construction extension. (Rear elevation above)

Please refer to the drawings submitted.

Drawings

- P24-45.1 DIECKMANN (LOFT CONVERSION) EX PLANS REV J
- P24-45.2 DIECKMANN (LOFT CONVERSION) PROP PLANS REV J
- P24-45.3 DIECKMANN (LOFT CONVERSION) SECTIONS REV J