

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)**

**PLANNING
&
HERITAGE STATEMENT**

Single storey rear extension to include the installation of six conservation-style solar panels together with associated alterations.

5, PARK LANE, RICHMOND, TW9 2RA

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1 SITE & SURROUNDINGS

- 1.1 The property at 5 Park Lane (hereafter referred to as 'the site') comprises a two-storey mid-terraced single residential house. The site is not listed nor identified as a Building of Townscape Merit. However, the site is within the Central Richmond Conservation Area. The site is in an Area Susceptible to Groundwater Flooding and Surface Water Flooding. There are no Tree Preservation Orders on the site.

2 RELEVANT PLANNING HISTORY

- 2.1 The following historical records relating to the site are relevant to the determination of this planning application:
- An application for full planning permission (ref. 22/3353/HOT) was refused on 05.07.2023 for '*Single Storey Rear Extension and New Rear Basement*'.
 - Pre-application feedback (ref. 23/P0171/PREAPP) was provided in January 2024 for '*Part single/Part two-storey rear extension. Solar Panels and ASHP*'.
 - An application for full planning permission (ref. 24/2462/HOT) was refused on 14.11.2024 for '*Part single / Part two-storey rear extension to include the installation of seven conservation-style solar panels together with associated alterations*'.

3 PROPOSAL

- 3.1 The applicant seeks planning permission for:
- Single-storey rear extension to include the installation of six conservation-style solar panels together with associated alterations.

- 3.2 The proposed development follows the pre-application feedback issued to the applicant at the start of this year. The proposal does not include any subterranean development and also excludes the provision of an Air Source Heat Pump. The proposal also excludes the first-floor rear extension in light of the recent refusal (planning ref. 24/2462/HOT).
- 3.3 This is a householder planning application so for this reason the proposed development is exempt from Biodiversity Net Gain.
- 3.4 The proposed development does not include any demolition, henceforth there is no requirement for demolition drawings.

4 PLANNING POLICY & GUIDANCE

- 4.1 MHCLG's National Planning Policy Framework (2023)
- 4.2 MHCLG's National Planning Practice Guidance (Online)
- 4.3 The London Plan (2021)
- 4.4 Richmond Local Plan (2018)
- 4.5 Draft Richmond Local Plan (Reg 19) (2023)
- 4.6 Central Richmond Conservation Area Appraisal (2023)
- 4.7 House Extensions and External Alterations SPD (2015)

LBRUT have begun working on their new Local Plan. It is understood (from recently determined applications in Richmond) that the policies in the Emerging Richmond Local Plan are material considerations in the determination of planning applications and should be attributed significant weight.

5 PLANNING CONSIDERATIONS

IMPACT ON THE CHARACTER AND APPEARANCE OF THE CENTRAL RICHMOND CONSERVATION AREA

- 5.1 The proposed single storey rear extension is a sympathetic addition to the site considering its scale, proportions, and overall relationship to the host property.

- 5.2 The proposed new UPVC windows will match the existing UPVC windows on the site therefore maintaining the appearance of the Conservation Area.
- 5.3 Considering that the proposed conservation-style solar panels will be sited on the rear elevation and will not protrude from the roofscape, it is maintained there would be no detrimental impact on the Central Richmond Conservation Area.

IMPACT ON NEIGHBOURING AMENITY

- 5.4 The proposed rear extension will result in a protrusion of 3 metres in depth from the rear wall of No. 4 Park Lane.
- 5.5 The solar panels will not negatively impact any views enjoyed by the neighbouring occupiers.
- 5.6 The proposal includes the installation of brick walls on both shared boundaries which will ensure the privacy of neighbouring residents is protected.

FIRE SAFETY

- 5.7 The applicant has commissioned a Fire Safety Statement which demonstrates how the proposal complies with the requirements of the London Plan (2021) adopted planning policy D12A.

FLOOD RISK

- 5.8 The applicant has commissioned a Flood Risk Assessment which concludes there to be an acceptable level of flood risk providing the recommended mitigation measures are implemented.

OTHER CONSIDERATIONS

- 5.9 There is no impact on any archaeological remains considering the nature of the proposed development.

6 CONCLUSION

- 6.1 Considering the above, the proposed development preserves the character and appearance attributed to the site, terrace, and wider Central Richmond Conservation Area, without adversely impacting neighbouring amenities. The proposed submission includes consultant reports which satisfy the fire safety and flood risk considerations.
- 6.2 The proposals adhere to adopted planning policies in the Richmond Local Plan (2018), emerging planning policies in the Draft Richmond Local Plan (Reg 19) (2023) and supporting guidance outlined in the House Extensions and External Alterations SPD (2015).
- 6.3 The Council is respectfully requested to grant planning permission for the proposed development.