

boon brown

Planning Statement

Alterations and extensions to dwelling  
Redwood House, Uplands Close, East Sheem

# Planning Statement

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# Section 1: Introduction

- 1.1 This planning statement has been produced to support the application that is being submitted by Mrs Alonso-Ross of Redwood House, 3A Uplands Close, East Sheen.
- 1.2 The application proposes a small extension at ground floor level with some additions to the roof to create additional storage space that will improve the way in which the occupants use the property.
- 1.3 The design has evolved to take into account:
- The impact upon the protected tree in the rear garden
  - The impact upon the way in which neighbours enjoy their homes
  - The character of Redwood House
  - The variety of architectural styles within the immediate locality
  - The adjoining East Sheen Conservation Area
- 1.4 The resulting design will improve the way in which the applicant's use their home whilst causing no demonstrable harm.

## Supporting documents

Document	Prepared by
Planning Statement	BoonBrown
Arboricultural survey and recommendations	Hellis Tree Solutions

## Section 2: Site & Surroundings

- 2.1 Redwood House is a modern property, located within an established residential area. The property, along with several adjoining properties were built within the former garden area a nearby property, similar to many other more recent developments in the area
- 2.2 The property was constructed in the mid 1990's and has been the subject of a few small additions over the last decade.
- 2.3 The property is located outside of the Sheen Common Conservation Area and the land is not subject to any other designations.
- 2.4 The tree at the rear of the property is subject to a Tree Preservation Order.

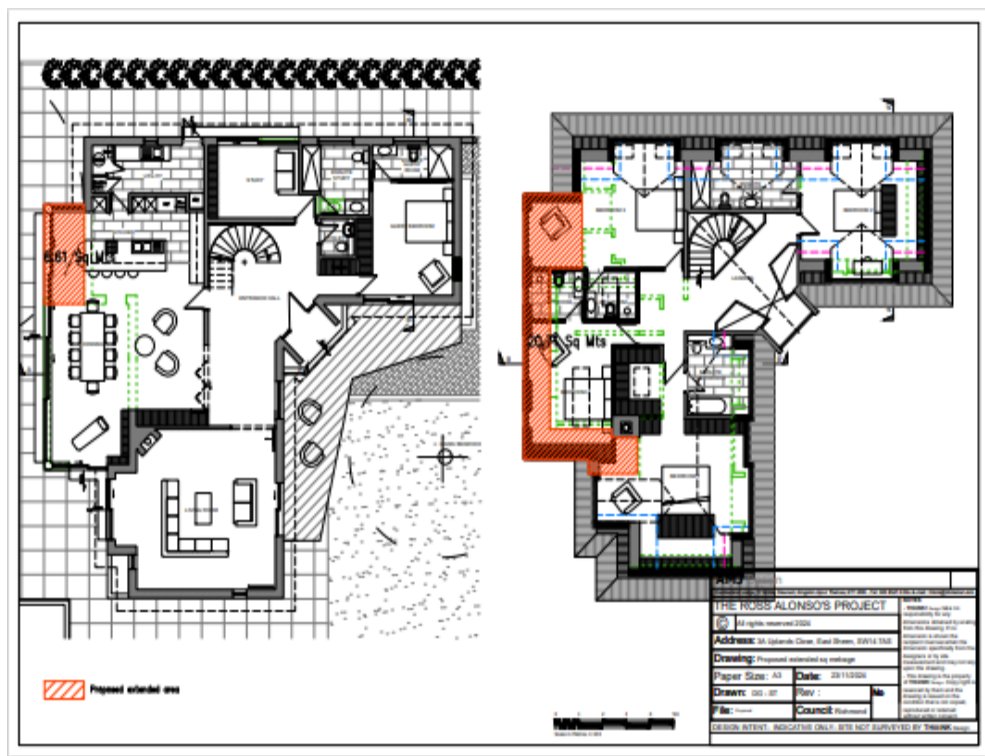






## Section 3: The Proposal

- 4.1. The existing property is of a modern appearance, sitting comfortably within a peaceful garden.
- 4.2. The proposed additions will only result in an extra 27 sq. meters of floorspace, however., the design provides additional first floor storage space.
- 4.3. The changes to the first-floor appearance are minor and are in keeping with the style of the existing property, using materials to match.
- 4.4. The proposal will not have any impact upon the parking that is provided, and it will not reduce the amenity space that surround this family home.
- 4.5. The small rear addition extends to only 6 square metres, and will extend from the house by approximately 1.5 m. This will ensure that there is no impact upon the protected tree during the construction process. Furthermore, the property is sufficiently far from the tree for there not to be any long-term conflicts.
- 4.6. The arboricultural report explains that it would be appropriate to carry out some sensitive reductions that will not have an adverse impact upon the vitality of the tree.
- 4.7. The proposal will not create any addition I issues in terms of overlooking of neighbouring properties. The windows positions are similar to where they currently are. The property, and surrounding homes benefit from well established planting that contributes to the edge of woodland character of the area.



## Section 4: Planning Policy

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under Section 54(a) Town and Country Planning Act and requires that development proposals shall be determined in accordance with the Development Plan unless material considerations indicate otherwise. The relevant Development Plan policy and material considerations are referred to below.

5.1 The main Development Plan policies applying to the site are:

### **Richmond Local Plan (2018)**

Design LP1

Neighbour Amenity LP8

Local Environmental Impacts, Pollution and Land Contamination LP10

Ecology LP15

Trees and Landscaping LP16

Impact on Flood Risk and Sustainable Drainage LP21

Sustainable Design and Construction LP22

Parking Standards and Servicing LP45

These policies can be found at

### **Richmond Local Plan Reg 19**

Local Plan Local Character and Design Quality 28

Impact on Amenity and Living Conditions 46

Climate change adaption, flood risk and sustainable drainage 4 , 8

Sustainable design and construction 6

### **London Plan (2021) Issue London Plan Policy**

Delivering good design D4

Housing quality and standards D6



Accessible housing D7

Trees and woodlands G6

Cycling T5

Car Parking T6

Flood Risk Management SI12

Sustainable Drainage SI13

Fire Safety D12

## **MATERIAL PLANNING CONSIDERATIONS**

### **National Planning Policy Framework Sections (NPPF) (2023)**

- Section 2: Achieving sustainable development
- Section 4: Decision-making
- Section 9: Promoting sustainable transport
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Section 15: Conserving and enhancing the natural environment \_

### **Supplementary Planning Documents**

- Housing Extensions and External Alteration SPD
- Design Quality SPD (2006)
- Sustainable Construction Checklist SPD (2020)

## Section 5: Discussion

- 6.1 The following section of this statement demonstrates how the proposed development complies with local and national planning policies

### The Principle of Development

- 6.2. The principle of carrying out alterations and improvement to the existing housing stock is acceptable in principle. This is established through a wide range of 'permitted development rights' that allow householders to extend and alter properties without the need to first obtain planning permission.

### Design and Visual Impact

- 6.3 Uplands Close and Monroe Drive and surrounding streets and cul de-sacs are characterised by a variety of different properties. This diversity is particularly evident in the more recent developments that have been carried out in the immediate vicinity.
- 6.4 The approach to design is demonstrated through a recent approval for a very contemporary dwelling at 40 West Temple Sheen, a location that sits immediately adjacent to the road and a popular footpath link.
- 6.5 The proposed changes to the existing dwelling are minimal, as demonstrated by the marked floor plan that shows the additional floor space edged in red. The style and character of the additions has been chosen to match character of the host property, appearing as part of the original design concept, rather than as subsequent add-ons.
- 6.6 Whilst the garden of the property does adjoin the Conservation Area it does not contribute to the setting of the area and is not seen within the same context.

### Residential Amenity

- 6.7 The dwelling is located within a built-up area, that benefits from a variety of individual relationships between existing properties. In an area that would have once been characterised by detached dwellings with large rear gardens, new homes have been created in the large green spaces, creating a less linear pattern of development.
- 6.8 The proposed alterations would only result in small increases to the property at first floor level and will not result in any additional overlooking/amenity issues with surrounding properties.

## Highways and Parking

- 6.9 The property has sufficient parking within its curtilage. The creation of minimal additional living space would not result in any additional demand for parking.

## Impact upon Trees

- 6.10 When assessing the options for altering the existing house it was essential to consider potential impacts upon the protected trees that exist at the front and rear of the property.
- 6.11 The designer has sought expert arboricultural advice, and this has helped to shape the proposal, ensuring that there is no adverse impact upon the viability or vitality of the trees.
- 6.12 An arboricultural report is submitted as part of this application, and this identifies the minimal works that will be required to the tree and also recommends that certain precautions are put in place.

## Heritage and Archaeology

- 6.13 The property is not within any designated areas although to the west of the garden is the East Sheen Common Drive Conservation Area.
- 6.14 The Conservation Area was designated to recognise, and preserve, the very uniform suburban layout and house styles adjoin Common Drive.
- 6.15 The application property is not visible from Common Drive and the proposed minor alterations to the house will not have an adverse impact upon the character of the designated Conservation Area.



*East Sheen Common Conservation Area (application property marked with red dot)*

### **Flooding and Drainage**

6.16 The site is located within Flood Zone 1 which means that the site is not at risk of flooding from the rivers of the sea. Additionally, the site is not at risk of flooding from surface water. The small additions to the building will not have any additional impact.

### **Ecology/Bio-Diversity Net Gain**

6.17 As this is a 'householder' application the Environmental Regulations specify that there is no requirement for such scheme to provide the 10% uplift. Regardless of this, the application will not have a prejudicial impact upon flora or fauna in the locality and the applicant is intending to carry out further planting.

6.18 The alterations are not affecting any roof void and therefore there is no potential for the works to impact upon bats or birds.

## Section 6: Conclusion

- 7.1 The proposed small additions to Redwood House have been the subject of careful consideration during the design process and this has resulted in a scheme that:
- respects the existing character of this contemporary dwelling
  - respects the character of the surrounding area, taking into account the variety of architectural styles that exist in the surrounding area
  - does not have an adverse impact upon the character of the adjoining Conservation Area
  - will not have an adverse impact upon the vitality or viability of the protected tree in the rear garden
  - will not have any additional impact upon the privacy or general amenity of adjoining residents
- 7.2 If the officer has any questions or suggestions then please do contact us and we will endeavour to provide a response as soon as possible.

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