

Planning Design and Access Statement

- Proposed Non-Commercial Store -

Land rear of 151 -157 Rectory Grove, Hampton, TW12 1EQ



Proposal

The proposal is to build a single *non-commercial* store of a domestic scale for *domestic-use* on vacant land to the rear of a development of four flats, the site is hard-surfaced and presently used as casual parking on an unconsented basis. Although such use is historical, vehicular-parking does not apparently comply to LBRUT Council's Transport Team standards.

Therefore the proposal is so designed *without a need for vehicular access* and is anticipated to be used by a resident of Rectory Grove or by a nearby householder in the locality.

Solar panels would be on the roof supplying energy via battery storage for a single internal ceiling light & a power socket.

Planning Policy

[Richmond Upon Thames Local Plan 2018 \(Local Plan\)](#)

Policy LP1 requires a new development to be of high urban design quality and to demonstrate an understanding of the character of the site and its surroundings. It should be compatible with local character, make the best use of land and be compatible with neighbouring uses. Policy LP2 relates to building heights and requires the height of buildings to respect their setting. Policy LP8 requires proposals to respect the living conditions of the occupiers of adjoining developments. This includes daylight, sunlight, visual impact, noise and disturbance, traffic, parking and pollution.

Policies LP15 and LP16 seek to protect existing trees and biodiversity, seeking enhancements where appropriate. Policies LP 20 and LP 22 seek to ensure that new development is resilient to climate change. This includes reducing carbon dioxide emissions.

Hampton Village - Planning Guidance 20017 (SPG)

Within this SPG the application site falls just within Character Area 1 – Longford River Estates. The area is described as

“.. low rise; houses are two storeys. The majority of dwellings are built of a buff coloured brick or red brick, with weather boarding or hung tiles at first floor level; roofs are pitched and covered with clay tiles. Plots have modest front gardens, many of which have been paved over to provide car parking.”

The dominant materials and features include:

“.. buff coloured brick, red brick, extensive fenestration, clay tiles, concrete paving stones, brick dwarf garden walls, concrete bollards, wooden garden fencing, painted metal palisade fencing, black painted fencing and metal work, metal single garage doors, mature trees and hedges.”

Identified threats from development include:

- Poor quality garage and car parking areas.
- Removal of front garden boundaries and replacement with different design/material (often to provide vehicular parking). This undermines the residential character of the area.

National Planning Policy Framework 2023 (Framework)

The Framework has similar objectives. It promotes the full use of under-used brownfield sites in urban areas, and a reduction of greenhouse gas emissions. Developments should respect the character and appearance of the surrounding area.

The local area and the application site

Rectory Grove is characterised by modern terraced and semi-detached houses and flats from a limited range of designs and palette of materials. They are typically 2 or 3 storeys in height with modest sized front and rear gardens. Locally some gardens have been hard-surfaced for extra parking, although there too is considerable demand for in-house parking by integral garaging or off-site parking which straddles the pavements on both sides of the road. The latter, along with hard-surfacing front gardens, has a negative impact on the character and appearance of the street scene.

The application site comprises of an existing hard-surfaced area, currently vacant and serviced by the public highway; it is not designated with a specific use but due to the “backland” position it is not ideal for security reasons while used as casual parking. The site is enclosed by fences & hedging and adjoins the rear gardens of several dwellings & flats.

The proposed store, Energy Efficiency, Design and Appearance

The proposed store would provide secure storage on a *non-commercial basis* and would include an electric ceiling light and single power point via battery storage served by roof-mounted solar panels. The scheme is very modest but will help relieve on-street parking by releasing a residents garage locally where more often than not it is used to store household effects and paraphernalia.

- Once developed the anticipated use is by that of either a resident of Rectory Grove or nearby householder within the locality where there will be no need for vehicular access -

The proposed store is traditionally designed with a shallow pitched roof and external materials to match nearby dwellings. It is modest in form, size and height and would be largely screened from the neighbouring dwellings by existing fences and tall hedges. It would be all but fully screened from Rectory Grove.

Living conditions

The application site is presently the subject of unconsented casual parking. This poses a security risk, nor does such a use apparently comply with LBRUT Council's 'Transport Team' due to 'vehicle turning' reasons. The proposed store will not require vehicular access and will provide better control of the site whilst making full use of a brownfield site within an established urban area. It could well enhance security and there is no reason the use of a non-commercial store in this location would result in unacceptable levels of noise or disturbance for local residents. Due to its location and modest height, it will not result in any material loss of daylight or sunlight for residents.

The proposal of a store for private-use in this location may perhaps be seen as '*uncommon*' but only highlighted due to a scarcity for storage locally other than availability on a rental-only basis in municipal stores a distance away nearer to towns.

Highway matters

By releasing on-site parking elsewhere where, as is usually the case a household use their garaging for home-storage, the proposed store would help relieve a demand for on-street parking. This could help ease congestion and thus improve highway safety.

The store is of sufficient size to accommodate a car where there also appears room to turn on-site before accessing Rectory Grove although LBRUT application no' **24/1676/FUL** for a single garage is refused because; *"the proposed layout and siting is not appropriate for vehicles to access the 'garage' meaning the proposal is not suitable for its intended purpose"*.

This being so, the proposal is designed with *pedestrian-only* access, vehicular access or turning will *NOT* be required for use as a non-commercial store by a resident of Rectory Grove or nearby householder in the locality; such a proposal will not have an adverse impact on highway safety. Indeed, the proposal would alleviate the opportunity for on-site casual parking and arguably therefore 'improve' highway safety.

For this reason the proposal will not have an adverse impact on highway safety.

Biodiversity Net Gain

The site is currently hard surfaced, with minimal grass around its edges. As such the proposal is exempt from Biodiversity Net Gain (It would result in the loss of less than 25m² of grassed area.

Flood Risk

The site is within Flood Risk Area 1 and is not at risk of flooding from the sea or rivers. Similarly, it is not at risk from surface water flooding. It is noted that the site is at medium risk of surface water flooding. However, the proposal is for use as domestic storage and any power supply/s will be fitted at least 1 metre above ground level.

A water butt will be used to collect rainwater and will be available to cleanse the proposal and/or immediate surrounds.

Conclusion

For these aforesaid reasons the proposal would comply with the policies referred to above and would be readily assimilated into the local environment.