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21 Ormond Drive, Hampton, TW12 2TP

Planning and Design Statement

Introduction

1. This statement represents a Planning and Design Statement submitted in support of the planning appeal against the refusal by London Borough of Richmond on Thames of a householder planning application for the erection of a ground floor rear extension, part two-storey part single-storey front extension and loft conversion with erection of a rear dormer at 21 Ormond Drive, Hampton, TW12 2TP.

Development Proposals

2. The proposed development comprises:
 - Garage's conversion.
 - Infilling first-floor and second floor / loft front extension.
 - Front two-storey hipped roof bay window.
 - Porch/front extension.
 - Alterations/removal of chimneys.
 - No. 2 roof lights to the front roof slope.
 - Fenestration additions and alterations.
 - Flat roof rear dormer roof extension.
 - Flat roof single storey rear extension
3. The proposed development is similar to the one submitted under the approved application (Ref: 24/1106/HOT)
4. However, it differs in the proposed materials and seeks white K render to the walls (the approved is yellow bricks) and dormer.
5. This is discussed in more detail below.

Site Location and Description

6. 21 Ormond Drive is a detached two-storey dwelling located on the eastern side of Ormond Drive.
7. The street is characterized by a mix of semi-detached and detached dwellings of different styles.



Property in street scene

8. The property is not locally or nationally listed and is not located within a Conservation Area. There are no nearby heritage assets.
9. There are no Tree Protection Orders (TPOs) within or near the appeal site.
10. Part of the rear garden area of the application property is in an area of Other Open Land of Townscape Importance (OOLTI).

Planning History

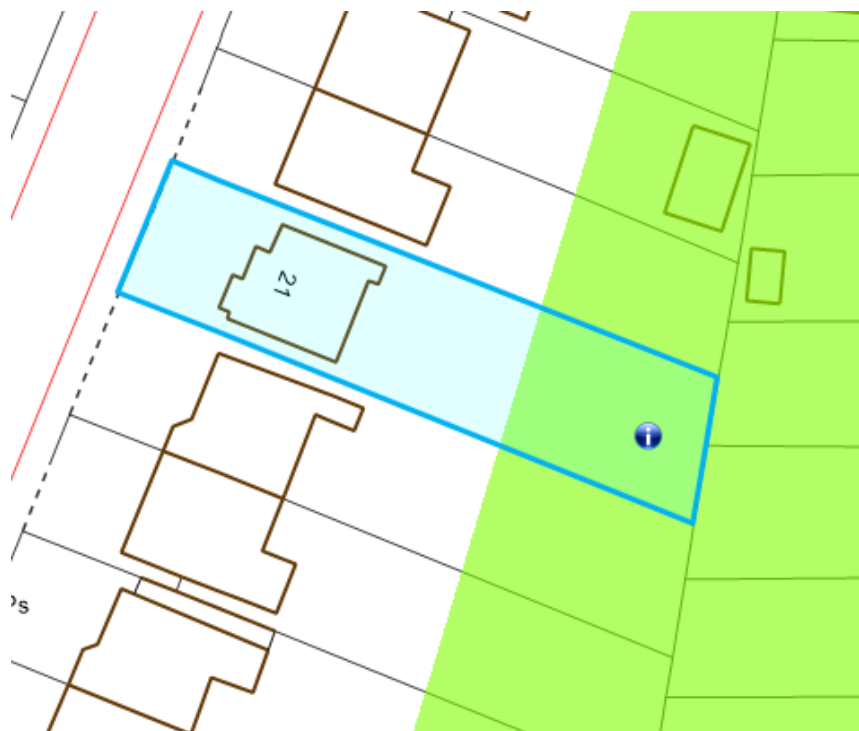
11. The Council's planning records show the following relevant planning history:
 - 24/1106/HOT - Erection of a ground floor rear extension, part two-storey part single-storey front extension and loft conversion with erection of a rear dormer | Granted July 2024
 - 24/1106/NMA – Non-material amendment to planning approval 24/1106/HOT to allow for Alteration to the approved bay window roof | Refused August 2024.
12. An application for the erection of a ground floor rear extension, part two-storey part single-storey front extension and loft conversion with erection of a rear dormer (Ref: 24/2366/HOT) was refused by Delegated Decision on 8th November 2024 for the following reason:

The proposed grey roof tiles, by reason of being an unsympathetic, incongruous and visually obtrusive addition to the immediate locality of the application site, would unacceptably and harmfully erode the character and appearance of the Ormond Drive street scene. In doing so, the proposal fails to accord with the aims and objectives of Policy LP 1 of the Local Plan, Policy 28 of the Publication Local Plan and the ones of the SPD (2015) on House Extensions and External Alterations.

13. These are discussed in detail below. However, the current application retains the proposed render and omits the changes to the roof tiles. In addition, the amendment to the bay is also removed.

Development Plan

14. For the purposes of this assessment the Development Plan for the site comprises the London Plan (2021) along with the Richmond Local Plan (2018).
15. As shown on the Policies Map the rear part of the garden is within Other Open Land of Townscape Importance (OOLTI).



16. The following policies of the Development Plan have been identified as of most relevance:

- London Plan
 - D12 Fire safety
- Local Plan
 - LP1 Local Character and Design Quality

- LP8 Amenity and Living Conditions
- LP14 Other Open Land of Townscape Importance
- LP21 Flood Risk and Sustainable Drainage
- LP45 Parking Standards and Servicing

Material Considerations

17. The Government's National Planning Policy Framework (2023) (the 'NPPF') is a material consideration in the assessment of development proposals. The Framework confirms that the purpose of the planning system is to contribute to the achievement of sustainable development.
18. Relevant supplementary planning guidance includes:
 - House Extension and External Alterations (2015)
 - Transport (2020)
 - Hampton Village Planning Guidance (2017)
19. These are discussed in more detail below where relevant.
20. The Richmond Publication Version Local Plan (Regulation 19 version) was published on 9 June 2023 for public consultation which ended on 24 July 2023. Relevant policies include:
 - 8 Flood risk and sustainable drainage
 - 28 Local character and design quality
 - 36 Other Open Land of Townscape Importance
 - 46 Amenity and living conditions
 - 47 Sustainable travel choices
 - 48 Vehicular Parking, Cycle Parking, Servicing and Construction Logistics Management

Planning Assessment

21. The following assessment considers the relevant Development Plan policies identified in the preceding section and the degree to which the proposed development complies with their provisions or not as the case may be.
22. The key issues are outlined below.

Principle of Development

23. As the majority of the proposed development already has planning permission it is clear that there can be no objection to the principle of the alterations to the dwelling.

Design / Character of the Area

24. Local Plan Policy LP1 states that the Council will require all development to be of high architectural and urban design quality. The high quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will

have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area.

25. Policy 28 of the Publication Local Plan seeks the same aims as Policy LP1 including to ensure the proposal is compatible with the local character, including the relationship to existing townscape, development patterns, views, local urban grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing.

26. The Planning Officer's Delegated Report for application 24/2366/HOT confirmed that there were no objections to the white rendered walls and dormer, stating:

The white render finish to the main walls is also acceptable, given examples of such treatment are found in the immediate street scene of the application property.

27. In this regard, this element of the proposed development is retained whilst removing the proposed roof tiles.

28. Examples of other white rendered buildings close to the application site are shown below:









29. In this regard, as the remainder of the proposal is the same as already granted consent, the white render must be considered acceptable, as stated in the previous application.

30. Therefore, there are no conflicts with any design policies.

Neighbouring Amenity

31. The bulk of the proposal has been previously approved.

32. Subject to a condition requesting the upper floor side windows to be obscured-glazed and non-openable below 1.7 metres, there are no amenity concerns.

Parking

33. Although the proposal involves the conversion of the existing garage it is noted that the existing garage does not meet the dimensional requirements specified above. Furthermore, there is sufficient space to park up to one vehicle on the property frontage.

34. As such, the conversion of the existing garage is considered acceptable, and this is confirmed in the Planning Officer's Delegated Report for the previous application.

OOLTI

35. The Council confirmed in the previous application that the proposal would be sited outside the OOLTI and that the character of the OOLTI would not be significantly altered as a result of the proposal, given such proposal would comprise extensions to an existing dwelling.

Flood Risk

36. The Planning Officer's Delegated Report for the previous application confirmed that the submitted Flood Risk Assessment would alleviate concerns in terms of flood risk. The Assessment is included as part of the application submission.

Fire safety

37. The Council confirmed in the previous application that the Fire Safety Statement received was considered sufficient to satisfy Policy D12 of the London Plan (2021). A compliance condition is recommended, and the Applicant has no objection to such a condition. The Statement is included as part of the application submission.

Summary and Conclusion

38. An assessment of the relevant planning policies in the adopted Development Plans confirms that there is no identified conflict with their provisions and that the statutory test imposed by Section 70(2) of the Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004 is met.
39. The National Planning Policy Framework is a material consideration in the assessment of the development proposal. An assessment of the Framework in terms of design, housing and heritage confirms that the proposed development is consistent with national planning policies and provides further support for the application.
40. Supplementary Planning Guidance has also been considered and the proposed development is compliant with this guidance.
41. The above confirms that the proposed design is compatible with the local area and will not result in harm to the host building. The Council have previously considered what white render is acceptable and the other elements of the proposal already benefit from planning permission.
42. The proposal is therefore promoted on the basis that it can be supported and receive a grant of planning permission.

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