



25 MoorMead Road, TW1 1SJ

Design Statement

3rd December 2024

Client: Georgina Malton & John Arthur

Overview

This Householder Planning Application is being submitted for proposed alterations to the existing first floor flat on MoorMead Road, London TW1 1SJ.

The applicants are a young couple looking to add more space to their home for future needs. The property is a shared leasehold with the freeholder living on the ground floor. It was expressly agreed in writing as part of the purchase of No 25A that the freeholder grants permission for a loft extension subject to planning permission.

The proposal is to convert the loft space into an additional bedroom, as well as adding an external terrace. A Pre-Application was also submitted previously and this application takes into account the feedback received. (See Appx for detailed info).

Prior Planning History

1. Loft Conversion Including Rear Dormer Window And Roof Light.

Ref. No: 99/0524: Status: Approved in 1999

2. Pre-Application Advise Sought for Loft & Outrigger Conversion

Ref. No: 24/P0123/PREAPP | Feedback Received: 8 July 2024

(See Appx for detailed info)

Relevant Planning Policy & Guidance

NPPF (2021) Relevant chapters: 4. Decision-making & 12. Achieving well-designed places

London Plan (2021) Relevant chapters:: D4 Delivering good design & D12 Fire Safety

Richmond Local Plan (2018)

House Extension and External Alterations Village Plan – St Margaret's

Local Planning Precedent:

There are many similar surrounding approved loft conversions in the area but the most relevant precedence that includes a loft extension and also a roof terrace is listed below:

24/0937/FUL: Planning application approved in 2024 for:

Proposed rear dormer loft conversion with roof terrace and screen, three roof lights to the front roof slope, and three roof light to the outrigger roof. *10A Sidney Road Twickenham TW1 1JR*

Proposed Design :

Item 1: Loft Extension

It is proposed to add a dormer to the rear roof of the first floor flat at No25a MoorMead Road. Taking feedback from the Pre-Application, the scale of the dormer has been reduced from the previously proposed L-shaped dormer to a smaller main dormer to fit one bedroom and an ensuite.

The main dormer sits below the existing ridge line, and is stepped back from both the chimney stack towards Godstone Rd and also from the existing rear elevation. All permitted development rules have been followed in terms of volume and set backs from existing walls keeping the dormer of a modest size. One Juliet balcony window is proposed to bring light to the bedroom, whilst also offering a view of the existing chimney stack feature, as well as one door from the stair landing to provide access to a proposed external terrace.

Item 2: External Terrace

Where the previous pre- application proposal suggested an outrigger loft extension, an understated modest outdoor terrace is now proposed.

The extent of the terrace is kept to well under half the extent of the outrigger, and is nestled between the two sets of chimney stacks ensuring minimum visual impact.

A glass balustrade is proposed to ensure minimal visual impact & to also avoid the addition of any new material types maintaining the existing character of the building yet with a modern intervention.

Access for storage in the existing eaves is also proposed via a door in the terrace. The rear wall of the terrace along the party wall will remain brick and the flooring is a proposed timber deck to be suitably insulated below.

Materials

The proposed materials for the loft extension are to be similar to the existing with clear glazing and roof lights in line with the roof pitch.

Glass balustrades are proposed for the terrace, along with brick to the rear wall and timber decking to the floor. The existing roof tiles to the outrigger will be maintained as is, and any new tiles required for making good will be to match the existing.

Conclusion:

In summary, the proposal seeks to add additional space for a growing family to this existing leasehold property. The pre-application feedback given has been taken into consideration in terms of scale reduction, and also design considerations, in conjunction with surrounding approved schemes arriving at the current proposal. The leaseholder has no problem with the application and has already given express consent as part of the leasehold purchase for the applicants to pursue a loft extension - subject to planning permission of course. We believe the proposed design follows all local design guidance, SPDs & advice received and, as such we hope these proposals are considered favourable to the area.

Appendix:

Pre- Application Advise

(Ref. No: 24/P0123/PREAPP)

Environment Directorate
PLANNING

Civic Centre
44 York Street
Twickenham
TW1 3BZ
website: www.richmond.gov.uk

Our ref: 24/P0123/PREAPP

Contact: Case Officer
Telephone: 02088911411
Email: fariba.ismat@richmondandwandsworth.gov.uk
08 July 2024

BY EMAIL ONLY

Dear Mr. Holly Harrington

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

LOCATION: 25 MOOR MEAD ROAD TWICKENHAM TW1 1JS

PROPOSAL: THE PROPOSED WORKS CONSIST OF A LOFT EXTENSION TO MAIN ROOF AND THE OUTRIGGER, KEPT TO PERMITTED DEVELOPMENT ALLOWANCES, AS WELL AS INSTALLATION OF 3 NEW ROOFLIGHTS TO FRONT ROOF SLOPE.

I write in reference to your pre-application scheme received at the Local Planning Authority (LPA) on 07/05/2024. On the basis of this information, I have the following comments to make.

Site Description

The pre-application site is the first floor flat within the building shown in red outline below and is located on the eastern side of Moor Mead Road at the junction with Godstone Road in Twickenham as seen in the photo below.



The site is located within St. Margarets and North Twickenham Ward and is designated as follow:

Number of constraints: 14

Item Found	More Information
Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 183
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Community Infrastructure Levy Band	Higher
Floodzone 2	Fluvial Models
Increased Potential Elevated Groundwater	GLA Drain London
Protected View (Indicative Zone)	N_View_004 View from near Ham House to Orleans House
Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency	RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 47199
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Surface Water Flooding (Area Susceptible to) - Environment Agency	
Take Away Management Zone	Take Away Management Zone
Throughflow Catchment Area (Throughflow and Groundwater Policy Zone)	Adopted: October 2020, Contact: Local Plan Team
Village	St Margarets and East Twickenham Village
Village Character Area	South of Chertsey Road - Area 8 St Margarets Village Planning Guidance Page 32 CHARAREA07/08/01
Ward	St. Margarets and North Twickenham Ward

Recent Planning History

Ref	Proposal	Decision
99/0524	Loft Conversion Including Rear Dormer Window and Roof Light.	Granted Permission

Proposal

This pre-application submission seeks advice on a proposed L-shaped loft extension to main roof and the outrigger as well as installation of 3 new rooflights to front roof slope.

Relevant Policies

Relevant local and national planning policies are summarised below.

NPPF (2021)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places



These policies can be found at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

London Plan (2021)

D4 Delivering good design

D12 Fire Safety

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan>

Richmond Local Plan (2018)

Local Plan (2018)

- LP 1 Local Character and Design Quality
- LP 8 Neighbouring Amenities

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Supplementary Planning Documents (SPD)

Design Quality

Village Plan – St Margarets Village Planning Guidance

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

Pre-App Advice:

The LPA considers that the main issues associated in this particular enquiry relate to the following:

- Design, appearance and street scene impact,
- Amenity and Public Safety.

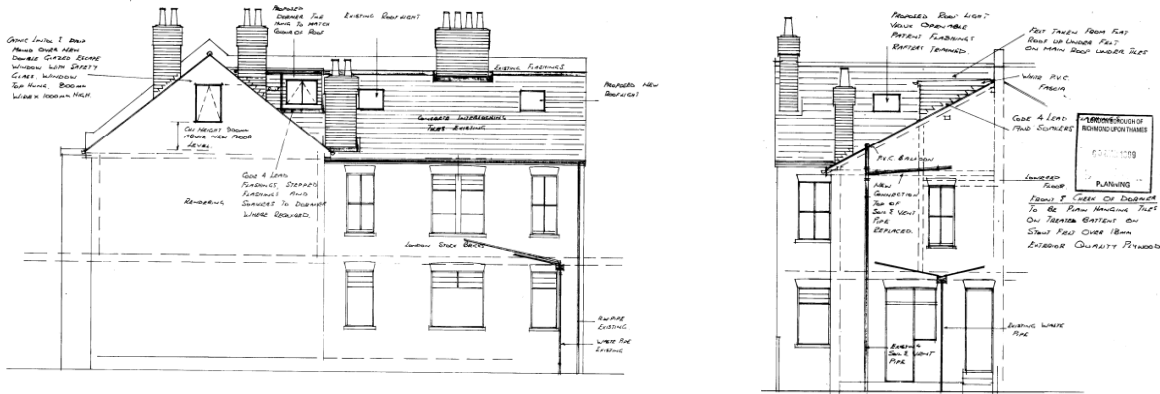
Design, Character and Appearance

The National Planning Policy Framework advises that the quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

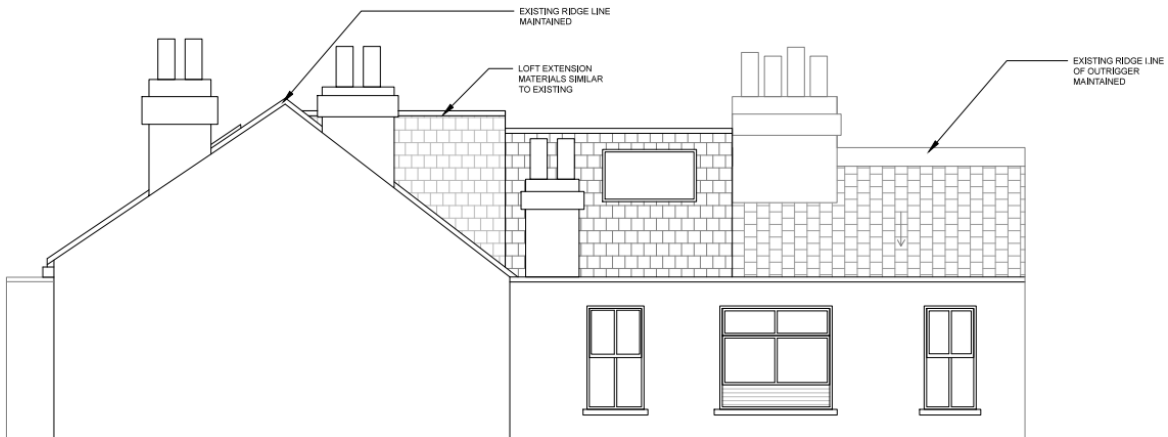
Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses.

The proposal is for roof extension by an L-Shaped side and rear dormer at the first floor flat at no. 25 Moor Mead Road.

Looking at the planning history of the site, it appears a loft conversion with a side dormer was permitted under planning permission Ref. 99/0524 in 1999 as seen in the then approved drawing below.



This approved scheme has not been implemented and the current proposal seeks a rear and side dormer roof extension with three sky lights in the front roof slope as seen in drawings below.



Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses.

The Council's adopted SPD relating to House Extensions and External Alterations states that the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours. It should harmonise with the original appearance, either by integrating with the house or being made to appear as an obvious addition.

There is no in principle objection to the proposal, however, such larger dormers are normally only allowed under permitted development (PD) rights. Householder applications are assessed under the Local Plan 2018 and the House Extensions and External Alterations SPD. In relation to roof extension the above SPD sets out the following guidelines.

“Keep roof extensions ‘in-scale’ with the existing structure – Raising the ridge of the building is normally unacceptable.”

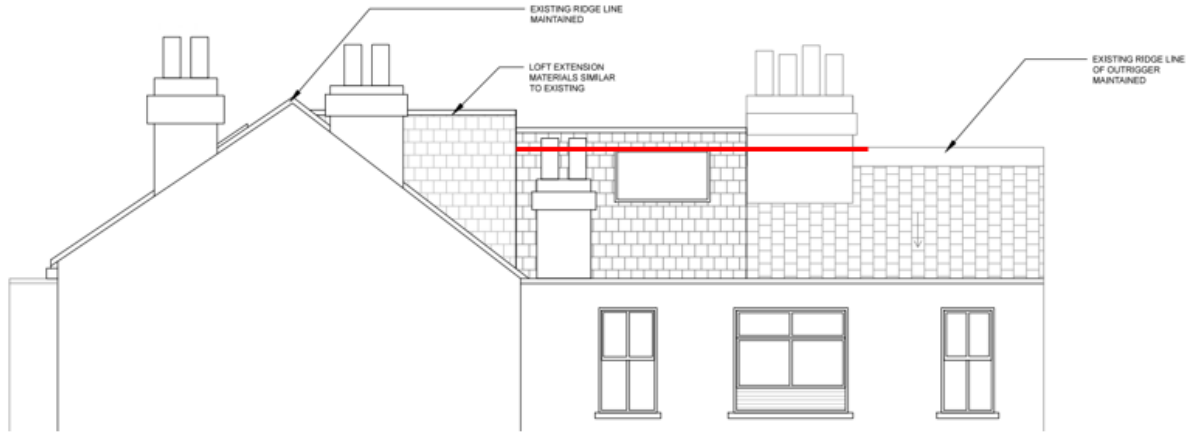
“Dormer windows and other roof extensions must not project above the ridgeline”.

“Roof extensions should not dominate the original roof. Normally a significant area of the existing roof should be left beneath a new dormer and on either side of the dormer, thus setting the extension well in from either side of the roof. It may be more successful to incorporate two smaller dormers than one large dormer”. And

“Dormer windows should be smaller than that of windows of the floor below.”

The proposed 3 x sky lights are likely to be supported under a formal submission, however, the size of the side and rear dormer does not comply with the House Extensions and External Alterations SPD and you are advised to reduce the scale of the proposal to be policy compliant.

The rear dormer is proposed across the width of the rear roof and according to above SPD a rear or side dormer should set in from the sides, below the ridge and above the eaves so it appears smaller or a more centralized structure. In this case it is noted the side dormer sets in from the side, but not only does it not sit above the eaves, but the ridge height is increased and sets above the original ridge of the outrigger, and this is unlikely be supported under a formal submission.



The rear dormer does not set in from the side, below the ridge or above the eaves, hence, is not compliant with above SPD and unlikely to be supported under a formal submission. Not just due to size and bulk but it is noted that the rear dormer is designed around the existing chimney and does not present a well thought design to improve the appearance of site and will need to set away from it.

Lastly the rear dormer should sit above the eaves as the above SPD states that “Roof extensions should not dominate the original roof. Normally a significant area of the existing roof should be left beneath”. It is appreciated that reducing the size of the dormer may not produce the desired living space; however, it should be noted that any extensions to a flat is assessed under planning policies and guidelines as Permitted Development is not applicable.

In summary it considered that the host property has the potential to be extended at loft level, hence, there is no in principle objection to a roof extension, however, any future application would need to comply with the above advice.

Impact on Neighbouring Amenity

Policy LP8 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants. Design must allow for good daylight standards, avoid overlooking or noise disturbance, avoid visual intrusion, overbearing impacts or harm to the

reasonable enjoyment of the uses of buildings and gardens. Harm may arise from various impacts such as noise, air pollution, odours or vibration.

The SPD on House Extensions and External Alterations notes that generally an extension of 3m in depth for a terrace property will be acceptable. Where the proposed extension seeks a larger depth, the eaves should be reduced to 2.2m at the shared boundary to mitigate detrimental impact on neighbours such as sense of enclosure or overbearing. However, the final test of acceptability is dependent on the specific circumstances of the site which may justify greater rear projection.

The proposal is not considered to impact the amenities of adjacent properties due to its siting, however this will be subject to a further assessment which may include a site visit, at planning submission stage.

Conclusion:

In summary, as presented, the proposed side and rear dormer are considered to be contrary to advice outlined in the House Extensions and External Alteration SPD and as such, unlikely to be supported under a formal submission.

Validation Checklist

The applicant is advised to refer to the national list of requirements and the Council's Local Validation Checklist before submitting a full application –

http://www.richmond.gov.uk/home/services/planning/make_a_planning_application.htm

Without prejudice

Any given advice by Council Officers from pre-application enquiries does not constitute a formal response or decision of the Council with regard to future planning consents. Any views or opinions expressed are given in good faith and to the best of ability without prejudice to formal consideration of any planning application, which was subject to public consultation and ultimately decided by the Council. You should therefore be aware that officers cannot give guarantees about the final form or decision that will be made on your planning or related applications.

Although the advice note will be brought to the attention of the Planning Committee or an officer acting under delegated powers, it cannot be guaranteed that it will be followed in the determination of future related planning applications and in any event, circumstance may change or come to light that could alter the position. It should be noted that if there has been a material change in circumstances or new information has come to light after the date of the advice being issued then less weight may be given to the content of the Council's pre-application advice of schemes. You are also advised to refer to local and national validation checklist on the Council's website.

Yours sincerely

Fariba Ismat

On behalf of Chris Tankard



Team Manager – North Area

Development Management

London Borough of Richmond Upon Thames