

Est. 2016

CLAIRE TOTMAN DESIGNS

Surrey, UK

Open Space Assessment 2405 - 3 Berwyn Road, Richmond, TW10 5BP

1 – Introduction:

This assessment has been prepared to accompany a householder application for planning permission at 3 Berwyn Road, TW10 5BP

Works include:

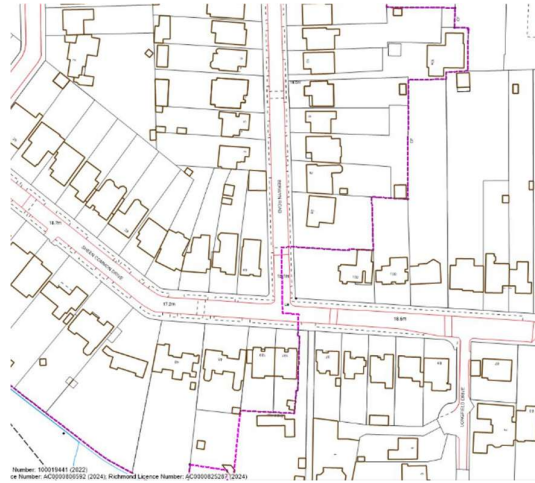
- Existing side garage and partial rear extension demolition.
- Removal of existing shed and alteration to front and rear paths and patios.
- Ground floor and first floor rear and side extension, including new main roof with a rear dormer.
- New fenestration.
- Internal reconfiguration.
- Does not include any garden works or alterations.

2- The site and surrounding area

3 Berwyn Road is a two storey, detached 1930's house located at the south end of Berwyn Road. The character of the area is of two storey detached houses, within large plots, along a tree lined road. The property is not listed or locally listed, however the site is located within the Sheen Common Drive Conservation Area (CA69), which was designated in 2004 and extended in 2005. There is no appraisal for this area, although there is a Character Statement. The site is located within the Borough of Richmond Upon Thames. The Conservation Area is characterised by a mixture of late C 18th to mid C 19th buildings and later residential terraces and semi-detached houses. The conservation area lies between Upper Richmond Road and Sheen Common and it adjoins the Christchurch Road (13) conservation area to the East. The conservation area is a designated heritage asset. The property shares long boundary with the 5 Berwyn road at north side and to the rear of No 43, No 45, No 47 and No 49 Sheen Common Drive at south boundary side. heavily wooded Sheen Common to the south.

Claire Totman Designs Ltd
Unit 126, Image Court, 328-336 Molesey Road, Walton, Surrey, KT12 3LT
Email: info@clairetotmandesigns.co.uk
VAT no: 415 5686 82
Company no: 14782412

The plot is not included in the: “Other Open Land of Townscape Importance”(OOLTI)



The site lies in flood risk zone 1 and therefore has a low probability of flooding.

3 - Planning Policy

National Policy Guidance is issued by Central Government in the National Planning Policy Framework (2021).

At the heart of the NPPF is the presumption in favour of sustainable development (para 11). It identifies development proposals that accord with an up to date development plan should be approved without delay.

Policy LP14 – Other Open Land of Townscape Importance states:

Other open areas that are of townscape importance will be protected in open use, and enhanced where possible.

It will be recognised that there may be exceptional cases where appropriate development is acceptable.

The following criteria will be taken into account when assessing whether development is appropriate:

a.

it must be linked to the functional use of the Other Open Land of Townscape Importance; or

b.

it can only be a replacement of, or minor extension to, existing built facilities; and

c.

it does not harm the character or openness of the open land.

Improvement and enhancement of the openness or character of other open land and measures to open up views into and out of designated other open land will be encourage

4 – Proposed development



Existing and proposed site plan

The proposed alteration and extension are related to the main building, with side and rear extension. A path will be retained on the north face to allow the flow between the road and access to the main garden. In terms of open space, the open area, soft landscape and trees will be not affected and no works are proposed. A slightly changes are proposed on the path and terrace surfaces, adapting those to the new footprint. No new use are proposed in the open space-garden, therefore, no changes on the layout out, facilities, or soft landscape is expected.

5 – Conclusion

- The functional use of the site remains residential
- The character of the site remains residential
- The proposed uses are typical residential use

The proposed development will ensure that the functional use of the site remains residential, and the character and openness of the site are not demonstrably harmed by the development.