

Planning Statement

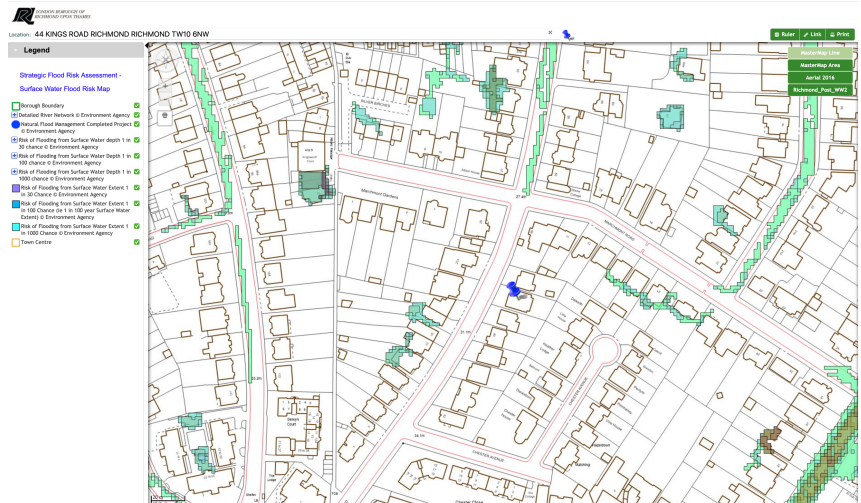
Site: 44 Kings Road, Richmond TW10 6NW

Proposal: Re-landscaped front driveway and rear garden areas, replacement entry gates at front, erection of a glass-sided pergola at rear with proposed front driveway and rear garden surface lighting



1.0 SITE CHARACTERISTICS AND RELEVANT PLANNING HISTORY

1.1 The existing house is a 2-storey attractive red-brick, bay-fronted house with clay tiled roof, rendered features at first floor and tile hanging on the front bay projection. The house is not listed or locally listed as a BTM, and there are no Article 4 restrictions. The property is, however, within the St. Matthias Conservation Area, with St. Matthias Church on the corner with Mount Ararat Road and Kings Road just over 160m south of the site. The site is not in any flood zone, and neither are there any surface water flooding or critical drainage issues on or close to the site or in the road in front as indicated here.



1.2 Relevant previous planning history on the site is detailed here:

Reference	Proposal	Decision	Date
14/0560/HOT	Single storey rear extension, first floor rear infill extension, side & rear roof extensions to existing roof with dormer roof extensions and new rooflights to detached dwelling house.	Approved	28.03.2014

2.0 POLICY FRAMEWORK AND DESIGN GUIDANCE

2.1 The Local Plan 2018 provides the up-to-date planning policies.

2.2 The following table sets out those policies within the Local Plan that are of relevance to this application:

Richmond Local Plan 2018	
Policy	Summary
LP1	Local character and design quality where all proposed development should be compatible with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing.
LP3	Designated heritage assets states that all development should recognise the borough's high-quality built environment insofar as preventing inappropriate development and requiring new development to respond positively to the distinctive local character, particularly in areas of defined architectural an historic interest such as conservation areas.
LP4	Impact om non-designated heritage assets (BTMs)
LP8	All development will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties.
LP16	This policy requires that trees are adequately protected throughout the course of development.

2.3 Relevant Supplementary Planning Documents include:

- Design Quality 2006
- House Extensions and External Alternations

Other strategies or publications material to the proposal are:

- CA30 St. Matthias Richmond Conservation Area Statement
- CA30 St. Matthias Richmond Conservation Area Study

2.4 London Plan (2021)

The main policies applying to the site are:

- D4 Delivering good design
- D12 Fire Safety
- HC1 Heritage conservation and growth

2.5 NPPF (Dec 2024)

The Government published a revised National Planning Policy Framework (NPPF) in Dec 2024. As per the previous iteration, this document sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and local planning authorities can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. Given the age of the adopted Development Plan documents, where there are discrepancies between it and the new NPPF it is appropriate to consider only the NPPF.

2.6 At the heart of the Framework is a presumption in favour of sustainable development – Local Planning Authorities should approve proposals that accord with an up-to-date Development Plan and, alongside saved local plan policies and to which the relevant Strategic Policies will align, it too seeks to secure high-quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as taking account of the character of different areas.

2.7 The key parts of the NPPF (2024) in relation to this proposal are as follows:

- NPPF Section 12 – Achieving well-designed places;
- NPPF Section 16 – Conserving and enhancing the historic environment

2.8 Section 12 requires development to demonstrate good design and establishes that LPAs, when determining planning applications, should ensure that development:

- Will function well and add to the overall quality of the area;
- Is visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- Is sympathetic to local character and history without discouraging appropriate innovation or change (including increased densities);
- Results in a strong sense of place;
- Optimises the potential of the site;
- Creates places that are safe, inclusive and accessible

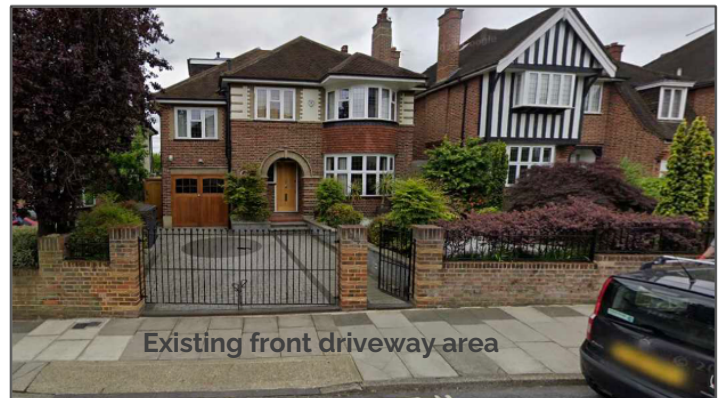
3.0 PROPOSALS

3.1 The application proposes a re-surfaced and re-landscaped front driveway area with porous jointed buff clay pavers and the retention of the existing drainage gully across the vehicular and pedestrian access. The existing 1.8m high side access gate will be replaced at 1.8m high to match the ne driveway access gates. The surface-mounted lighting at the front includes 4x 2watt surfaced-recessed path lights, 4x 2watt vertical edge mounted parking area lights and 1x 1watt ground positioned spike spotlight towards the front door. All the lights are low voltage and low lumen task lights for the purpose of washing the surface of the path and the driveway parking areas with low-level lighting. The perimeter planting across the front and the sides will be retained as existing. The existing Acer close to the right side boundary will be lifted and replanted in large pot closer to the front of the house to preserve its root system.



3.2 The existing steps up to a gravel garden at the front will be lowered by circa 55cm to enable additional surface parking. The side fencing at the front will be retained and repainted in dark grey with Trachelospermum jasminoides climbers to be trained along left side fence line. The bin storage enclosure along the left side boundary will also be retained and repainted as existing.

3.3 The low brick front boundary wall, with its short railings above, the pedestrian and driveway brick entrance piers and the existing drainage gully will be retained as existing. The existing 1.4m high black wrought iron gates will be replaced with powder-coated aluminium automatic opening bifold gates in dark grey at the same height as existing.



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philip@wvhplanning.com
01483 285028



- 3.4** In the rear garden area the existing sunken patio area in the far corner of the garden will be removed to be replaced with a glass-sided pergola 3m x 4m x 2.5m high that will be no more than 400mm higher than the 2.15m high trellis-topped back boundary fence in this rear corner of the garden.



- 3.5** The existing rear garden area provides an artificial turfed central area with perimeter raised beds and a sunken patio area. The existing Japanese Maple, close to the back of the house, will be relocated to the far end of the garden close to the children's play area. The existing Acer, currently in the rear corner raised bed, will also be carefully removed and repositioned in the same spot but at a lower level when the raised planter is removed, also close to the children's play area. The only tree to be removed is a non-native Chusan palm tree currently in a raised bed close to the left side boundary. All the other remaining perimeter garden trees will be retained as existing. To compensate for the lost palm tree a new multistem Cornus kousa will be planted close to the house in the same position as the relocated Japanese maple, together with the new planted borders providing a mix of herbaceous perennials and evergreens.

- 3.6** The rear lighting layout will provide 11x ground positioned 1watt spike spotlights towards the bases of the perimeter trees, 6x single aperture and 1 x triple aperture 1watt recessed step light, 4x 2watt canister uplighters inside the pergola and 1 x fence mounted 5.7w spotlight just behind the pergola to illuminate the electrics box also in the rear corner.

4.0 CONSIDERATIONS

4.1 The material planning considerations in the determination of this application will be:

- The principle of the proposed landscaping works and the lighting layout.
- Whether the details as provided are acceptable in terms of scale, form and quality of design and impact on the visual appearance, setting and character of the wider St. Matthias Conservation Area.
- Whether the changes in levels and layout at the front and rear are acceptable, ensuring due consideration is given to protecting neighbour residential amenities

PRINCIPLE OF DEVELOPMENT

- 4.2** The principle and the high-quality design detailing of the proposed level changes, re-landscaping and the surface lighting will be appropriate. The additional details, including the rear pergola and the 2x repositioned trees at the rear, will each be appropriate and will enhance the CA as well as providing a high-quality form of hard and soft landscaping at both the front the rear, which will also enhance the status and character of the Conservation Area in principle.

IMPACT ON THE VISUAL APPEARANCE, AND CHARACTER OF THE CONSERVATION AREA

- 4.3** The lowered gravel garden in front of the house is intended to provide additional level driveway surface at the front, the replacement driveway access gates and the low voltage driveway surface task lighting will be the only features that could be seen in context of the CA. Minimal in scale and

appropriate in context of the appearance of the CA there will be no further impact on the appearance or the wider setting of the CA.

IMPACT ON NEIGHBOUR AMENITIES

- 4.4** The small pergola in the far corner of the rear garden at 2.5m high will be max 400mm higher than the perimeter trellis-topped fencing and will not cause any loss of amenity for adjacent neighbours at the rear.
- 4.5** The lighting in the rear garden area will be low voltage recessed and downward-angled task lighting. The garden landscape lighting will be appropriate in context of a domestic rear garden that will not cause any light pollution inasmuch that it will not impact on neighbour amenities nor on ecology.

5.0 SUMMARY

- 5.1** The proposed front and rear re-landscaped area, the new driveway entrance gates, the replacement side gate, the rear pergola, and the changes in levels at the front and rear, as all being described, are in order to provide more usable off-road parking at the front and more child-friendly level amenity spaces at the rear of the house. The proposed surface lighting will be appropriate and sympathetic in context of the St. Matthias Conservation Area and will not impact on either side neighbour's amenities, nor will the small changes in levels contribute to any increase in the level of overlooking or any loss of privacy for any adjacent neighbours.
- 5.2** As such, all the details identified here, will be in-line with Local Plan policies LP1, LP3 and LP8 regarding the principles of general design and layout, and in respect of local character in general. In addition, the design proposals will also be in-line with the overarching guidance in the latest NPPF, where at paragraph 131 it requires that all development should seek to create high-quality, beautiful and sustainable places,
- 5.3** The proposed pergola outbuilding will be located at the rear end of the garden and will have minimal visual impact on the host dwelling or the surrounding St. Matthias Conservation Area. The application will be consistent with policy requirements where all new development must be of high architectural and urban design quality. The proposals will also be acceptable in terms of neighbouring amenity by not impacting the private amenity spaces of the immediate neighbours. The proposals, as described, can therefore be considered to accord with the relevant planning policies within the Development Plan as detailed above and to be consistent with the aims and objectives within Section 12 of the NPPF that provides overarching guidance.