



Asher Planning Ltd

## **Householder application for residential annexe**

**7 Raleigh Road, London TW9 2DU**



**Planning Statement**

**December 2024**

## 1.0 Introduction

1.0 This statement is to support a householder planning application at 7 Raleigh Road for a detached, single-storey residential annexe.

1.1 This statement describes the site, surroundings, and relevant planning history. We then set out the proposal and discuss how it relates to national and local planning policy.

## 2.0 Site and surroundings

2.1 The site is located on the eastern side of Raleigh Road in Richmond. It is occupied by an end-of-terrace house with a rear garden. At the end of the garden there is a patio area and two sheds.

2.2 The site is located close to Richmond and North Sheen stations, bus routes and local shops and services on Lower Mortlake Road.

2.3 The site is not in any conservation area and there are no listed buildings on the site or nearby. The site is not in any flood risk area.

Figure 1 – Location Plan



### **3.0 Planning history**

3.1 The Richmond planning applications database shows previous applications for a rear dormer roof extension (13/0898/PS192) and a rear conservatory (08/4141/HOT) both granted.

### **4.0 Proposal**

4.1 The proposal is for a single-storey, detached outbuilding to be used as a residential annexe. The applicants have a child of 9 years old with a diagnosed mental health disability with significant sensory needs. It is therefore necessary to have a space where the child can have a playroom/study area to unwind or study/read without noise and disturbance. Since the applicants also have a younger child who is only 15 months old, achieving the necessary peace and privacy in the main house can be very difficult or even impossible.

4.2 The annexe will have a footprint of around 24sqm. There will be a pitched roof section with a maximum height of 3.96m and a flat roof section with a maximum height of 2.5m. Although as an annexe, the proposal needs householder planning permission, the size and height of the outbuilding will meet the permitted development rules.

4.3 The annexe will contain a living area, bedroom and bathroom. It will share facilities, access and garden space with the main house and the applicants are willing to accept a planning condition, should planning permission be granted, to prevent its use as a separate dwelling.

4.4 Materials will be brick, render, white UPVC window/door frames, clay roof tiles and a GRP flat roof. These materials are found on the main house and in the immediate local area.

4.5 The annexe will have no side windows and will be single-storey – so there will be no impact on neighbour amenity. There is an outbuilding in the garden of neighbouring No. 9.

4.6 The existing sheds will be removed.

### **5.0 Planning policy**

#### ***National policy***

5.1 The National Planning Policy Framework (NPPF, 2024) is a material consideration in any development proposal. The principal thread running through the NPPF is the presumption in favour of sustainable development. Para. 11. states that proposals which accord with the development plan should be approved without delay.

- 5.2 Para. 135. states that planning decisions should ensure that developments meet certain requirements, including that they are sympathetic to local character and provide a high standard of amenity for existing and future users.
- 5.3 The proposal is sympathetic to local character, where many properties have single-storey detached outbuildings and annexes. The proposed materials are appropriate to the local area. The proposal will improve amenity for the residents of the house, particularly the applicants' older son.

### ***Local policy***

- 5.4 Richmond Upon Thames Local Plan (2018) at Policy LP1 requires good design. Policy LP8 requires a good standard of amenity for both occupiers and neighbours. Policy LP39 requires development in back gardens to avoid any adverse amenity impacts on neighbours.
- 5.5 The proposed annexe has been well-designed, will improve amenity at the house and will not have any impacts on neighbours.
- 5.6 The Council also have House Extensions and Alterations guidance (2015), this makes no mention of outbuildings but requires all extensions to be subservient and to use appropriate materials. The proposed annexe will be single-storey and will use appropriate materials.

## **7.0 Comparable development**

- 7.1 Some examples of residential annexes approved this and last year are as follows:
- 24/1198/HOT - 47 Powder Mill Lane, Twickenham - Garden annexe to be used as occasional ancillary residential accommodation for elderly parents.
  - 23/2493/HOT - 6 Burnell Avenue, Ham - Garden room/annexe ancillary to the main house.
  - 23/2126/HOT - 34 Crane Way, Twickenham - Residential annex to the rear of the garden.
  - 23/0183/FUL - 85 Connaught Road, Teddington - New single-storey annex in rear garden.

## **8.0 Summary**

- 8.1 The site is located on Raleigh Road in Richmond and is occupied by an end-of-terrace house with a rear garden. The proposal is for a detached, single-storey outbuilding at the end of the garden, for residential annexe use. The annexe will be dependent on the main house.

8.2 The proposal has been well-designed and there will be no impacts on neighbour amenity. The proposal comprises sustainable development and should be approved.