

20<sup>th</sup> December 2024

The Planning Department  
London Borough of Richmond upon Thames  
Civic Centre  
44 York Street  
Twickenham  
TW1 3BZ

Dear Sir/Madam,

**52 Onslow Road, Richmond, TW10 6QE**

**Ground floor rear extension and alterations to front and rear elevations**

**Planning Statement**

Please find enclosed planning statement in support of a householder planning application submitted on behalf of our Clients, Ms. Kirby-Blanch & Mr. Kirby for a ground floor rear extension and minor elevational alterations to the property.

Importantly, our Client wishes to create an accessible home for multi-generational living. This need has now become urgent, and adaptations of the existing house are needed to help elderly parents move in with the family. Mr Kirby's father needs help as he is in ill-health and requires the use of a wheelchair.

In developing the current plans our Client has carefully considered the recent refusal of an application which principally sought a rear extension with roof terrace at first floor level and new bay windows to the front elevation. Our Client has fully taken into account the comments made in the planning officer's report and the reasons for refusal on design and neighbouring amenity grounds set out in the decision notice.

This application now proposes a reduced scheme in respect of the rear enlargement now seeking a ground floor extension only, removing the first-floor terrace element. The current proposals also seek alterations to the elevations.

The following documents are submitted as part of the application:

- This supporting Planning Statement letter by Union4 Planning,
- Architect Plans by Baxter Studio Architecture, (*December 2024*)
- Design & Access Statement by Baxter Studio Architecture (*December 2024*),
- Application form & certificate, CIL form

The application fee will be paid by the Applicant on submission.

### The site and surroundings

The site is located within the urban area of Richmond south of the A305 and east of the River Thames and the B321. This part of Richmond is predominantly residential in character with a small number of commercial elements.

The site lies on the eastern side of Onslow Road with immediate neighbouring properties on either side in residential use. No 52 Onslow Road is a semi-detached dwelling arranged over three floors, the former garage having been converted to habitable space, with second floor contained within the mansard roof design. There is parking in front of the property. The rear of the property is well screened and contained by a high brick wall along the boundary with No 50 and the rear extension of with No 54 with fencing beyond on the boundary and the blank side elevation of a 2-3 storey building on the rear boundary with the Vineyard.

Whilst the site lies within the CA30 St Matthias Richmond, Conservation Area, Nos 52 (the application site) and 54 comprise a pair of modern semi-detached buildings of non-traditional appearance, dating from the 1960's.

There are no recorded Tree Preservation Orders (TPO) within or immediately adjacent to the site. As the site lies within a Conservation Area, trees both within and adjacent to the site of the proposal would be afforded statutory protection. However, there are no statutory protected trees within the application site or neighbouring properties which could be impacted by the development itself or construction activities.

Within the surrounding St Matthias Richmond, Conservation Area, the majority of the neighbouring dwellings were built in the 18<sup>th</sup> and 19<sup>th</sup> centuries. There is a mix of mid and late Victorian building styles and forms, from terraced mews buildings to large, detached villas which all maintain a consistently high-quality of townscape.

Further aspects of the site and surrounding area are set out in the accompanying Design & Access Statement by Baxter Studio Architecture.

### Proposal

This revised application now proposes a far reduced proposal for a ground floor extension only with a green roof over, without the first-floor rear roof terrace. The ground floor extension would be partially covered in the main by a green roof and a partial roof light section. The plans show a Juliette balcony (1.1m height balustrade) at first floor level serving the rear bedroom.

In addition, alterations to the front and rear elevations are proposed including:

- New roof lights
- Replacement and new fenestration
- Replacement wider front door

In addition, as part of the property refurbishment the mansard roof pantiles will be replaced with like-for-like tiles which would not require planning permission.

The revised proposals have been designed to complement the existing building and adjoining semi-detached property.

The design of these proposals and how they respond to their design context is set out in more detail in the accompanying Design & Access Statement by Baxter Studio Architecture.

### Planning History

The site planning history reveals a 1970's consent for the erection of a single storey ground floor rear extension and first floor roof terrace over. Consent was also granted at the same time for the same development of the adjoining semi at No 54. Whilst the scheme was implemented at No. 54, it is understood from the D&AS that a slab only was laid at No 52.

An application to enlarge the property at the rear with an extension and terrace over was refused earlier in 2024 for the reasons set out in this statement.

**No 52 Onslow Road (application site)**

**Application:78/0794**

Erection of pergola and sliding doors in the front garden to enclose existing car space. Date:04/10/1978.  
GRANTED

**Application:73/0999**

Erection of single storey rear addition to provide lounge and conservatory with roof terrace over. GRANTED 19/07/1973.

**Application:24/1376/HOT**

Ground floor rear extension, including a roof terrace at first floor level. New bay windows to the front elevation. Brick cladding, tiled roof and rebuilding of bin store. Following pre-application submissions during which the proposed façade additions were simplified the application was REFUSED 05.08.24 for reasons set out in the considerations below.

**No 54 Onslow Road (adjoining application site and part of the semi-detached pair)**

**Application:73/0619**

Erection of single storey rear addition to provide lounge with roof terrace over. GRANTED 19/07/1973 and  
**Implemented**

**45 The Vineyard - Land to rear**

**Application 16/3290/FUL** - Partial demolition of an existing building and the creation of 3 new dwelling houses and associated works. GRANTED on appeal

**Application 19/0954/NMA1** - Various consents for changes of use or partial redevelopment for residential units. Most recently for minor amendments to consented 19/0954/VRC

**Planning Policy**

The National Planning Policy Framework (NPPF) has recently been revised (12<sup>th</sup> December 2024). The most relevant chapters are 8 *Promoting healthy and safe communities*, 12 *Achieving well-designed places* and Chapter 16 *Conserving and enhancing the historic environment*.

The NPPF recognises the need to plan inclusively for the needs of all members of the community and to take into account the needs of people with disabilities. People with disabilities are defined in *the NPPF Glossary* as including those with a physical impairment that has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities and includes those with ambulatory difficulties.

NPPF paragraph 96 indicates that planning policies and decisions '*should aim to achieve healthy, inclusive and safe places ...*' and also at paragraph 135 '*ensure that developments f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.*'

The property lies within the urban area and as the proposal is for domestic extensions and alterations, the most relevant policies for the determination of this application are those contained within the Development Plan and any associated Supplementary Planning Documents (SPD) or Guidance (SPG).

For the site, these documents comprise:

- London Plan (2021)
- Richmond Local Plan (2018)
- Richmond Publication Version Local Plan (Regulation 19 version)
- House Extensions and External Alterations SPD (2018)
- CA30 St Matthias Richmond Conservation Area Statement and Study, Conservation Area SPG

A new replacement Local Plan is being prepared and a Regulation 19 plan was published in 2023 and submitted for examination in January 2024.

The main London Plan policies applying to the site are: D4 - Delivering good design; D12 - Fire Safety; HC1 - Heritage conservation and growth.

The main relevant adopted Development Plan policies are LP1, LP3 & LP8 of the Richmond Local Plan; and policies 28 & 29 of the House Extensions and External Alterations SPD.

Policy LP1 *Local Character & Design Quality* seeks high architectural and urban design quality for all development and sets out a range of criteria to ensure development takes account of site context and respects, contributes to and enhances the local environment and character.

LP3 *Designated Heritage Asset* 'requires development to conserve and where possible take opportunities to make a positive contribution to the historic environment of the borough' and provides a list of assessment criteria under part A. Part C indicates that 'all proposals within Conservation Areas are required to preserve and, where possible enhance the character and appearance of the Conservation Area.'

CA30 *St Matthias Richmond Conservation Area Statement and Study, Conservation Area* SPG elaborate in detail on the special qualities and significance of the historic character and appearance of the St Matthias locale. The St. Matthias Conservation Area lies on the plateau and northern scarp of Richmond Hill. The majority of dwellings were built in the 18th and 19th centuries. The arrival of the London and South Western Railway at Richmond in 1856 led to substantial development in the form of new streets and high-class villas on the slopes of the hill. Centred on St. Matthias' Church at the top of the hill this high-quality residential area was designated as a conservation area for its cohesive form of varied architectural styles. Mostly developed between 1860s and the 1880s, the area is dominated by three main roads with a few cross streets which climb up the hill. There is a mix of mid and late Victorian building styles and forms, from terraced mews buildings to large, detached villas which all maintain a consistently high-quality of town-scape. The dwellings are mostly set back from the road, and many have retained their front gardens.

LP8 *Amenity and Living Conditions* sets out criteria for development to protect the amenity and living conditions for occupants within existing buildings and neighbouring buildings to include good standards of sunlight and daylight; protect privacy; ensure that proposals are not visually intrusive or overbearing in impacts; no harm to reasonable enjoyment of the use of buildings due to traffic, air quality, noise, odours and light impacts.

Policies 28 & 29 of the House Extensions and External Alterations SPD and Policy 46 of the emerging plan address matters of impacts on neighbouring amenity.

The recent application was refused by Richmond Council firstly as contrary to LP policies LP1 and LP3 on design grounds because they considered that the:

- *'combined siting, materiality and incongruous design of the proposed façade additions 'would result in a 'visually intrusive and unsympathetic form of development' and would 'negatively impact the character of the host property, the visual harmony between the host property and neighbouring dwellings .... having a detrimental impact on the character and appearance of the 'CA30 St Matthias Richmond Conservation Area'.*

Secondly as contrary to LP policy LP8 and policy 46 of the emerging plan and the Council's House Extension & External Alterations SPD because they considered that:

- *'combined height, depth and siting' would create 'an overbearing sense of enclosure and visually intrusive form of development' that would 'adversely impact on the residential amenity of nearby occupants, in particular, No.50 Onslow Road. The roof terrace would 'lead to increased actual and perceived overlooking and an unacceptable loss of privacy to the detriment of the amenities enjoyed by the occupants of No.50 Onslow Road.'*

The proposals have been revised to take account of the matters set out in the reasons for refusal of the earlier scheme and would now comply with the above policy documents and aspirations.

The roof terrace has been removed from this application and the elevations have been well designed to blend in and complement the existing buildings on the site and would improve the appearance of the existing house and its contribution to the Conservation Area. Character and design have been fully considered as set out in this statement and the accompanying Design & Access Statement.

### **Further Material considerations**

The Client's objectives are to adapt the property to provide an accessible home and to undertake other enhancements to improve the standard of accommodation and appearance of the house. These adaptations will require internal and external changes to the property.

### **Accessible Home**

The house is currently unsuitable for use by disabled people for the following reasons:

- There is a narrow front door and internal door openings
- There are no accessible washroom facilities
- All of the bedrooms sit a first-floor level and are not accessible
- There is no level-access to the front or the rear of the home
- The proposals seek to address these issues and would provide enhancements to the home.

### **Home Improvement**

The home also needs to be brought up to date in other respects. It is currently poorly insulated and the glazing, heating and insulation throughout requires upgrading to contemporary environmental standards.

Above second floor sill level a mock mansard roof with concrete interlocking pantiles, which are likely to contain asbestos, extends to eaves level and the same material covers the shallow pitched roof. The client is keen to remove any asbestos-containing materials from their family home.

### **Character, Design & Historic Environment**

The proposed rear extension and alterations are logical in terms of the design approach to accessibility and enhancement of the property, and respect the historic environment as further set out in the accompanying Design & Access Statement by Baxter Studio Architecture.

Essentially the design features which assist accessibility in the proposed scheme comprise:

- new wider, wheelchair accessible front door
- new ground floor rear extension providing ambulant disabled WC and a utility room with an enlarged and accessible kitchen/dining space suitable for the whole family
- New bi-folding doors with level-access will open out to the rear garden
- Stair lift is to be installed to provide access to the first floor which will form the principal living spaces for the client's elderly parents
- accessible rear bedroom, an accessible shower room and a private living room at the front of the house. The bedroom will have a Juliette balcony, overlooking the back garden, allowing some connection to fresh air and the outdoors.

The significance of the Conservation Area character is fully explained within the D&AS. In summary it is centred on St. Matthias' Church at the top of the hill and comprises a high-quality residential area which was designated as a conservation area for its cohesive form of varied architectural styles.

Mostly developed between 1860s and the 1880s, there is a mix of mid and late Victorian building styles and forms, from terraced mews buildings to large, detached villas which all maintain a consistently high-quality of town-scape.

The site is adjacent to a two-storey Victorian terrace to the southeast, and the Vineyard to the north east, with mainly three-storey Victorian houses opposite. There are a variety of architectural styles on Onslow Road, with mainly red brick, painted bricks or render on the front facades and yellow stock bricks on the rear facades. The houses have double-height bay windows, pediments, dormers, porches and recessed entrances, slate roofs, sash and case windows, window surrounds, chimney stacks and decorative cornices and brick corbeling.

In terms of the changes to the external appearance of the property within its historic setting, the following matters are material:

- The property is a non-traditional modern 1960's building, part of a pair of semis, built as an in-fill development out of character with the historic characteristics and significance of the wider Conservation Area
- The original symmetry of the pair of semi-detached houses of which No 52 is one, has already been undermined by alterations, including the infill of the garage at No.52 and changes to the windows
- The contribution of the ground floor street level frontage to the street scene is currently poor

The proposals put forward a new design approach to the alterations to the external façade, utilising traditional materials, casement windows with high level opening lights, representing a positive enhancement of the external elevations of this 1960's non-traditional property.

The street scene contribution of the property will be further improved by new paving and planting in the front garden.

### **Site Layout**

The proposed site layout for the extensions is logical and provides additional useful accommodation without adverse impacts on residential amenity or the historic environment. The proposal makes best use of the existing underused space.

The proposed rear extension would be commensurate in height and depth with the rear extension of the adjoining semi-detached property.

Sufficient rear garden area and amenity space remains for the existing property.

### **Access and Parking**

The property has one parking space on the site frontage to Onslow Road.

The proposals would not generate any additional requirement for parking and would not alter current parking provision.

### **Residential Amenity**

The proposed rear extension would be commensurate in height and depth with the rear extension of the adjoining semi-detached property.

The proposals would not give rise to any privacy issues since the former roof terrace proposal has been removed and replaced with a Juliette balcony with a 1.1m rail. Whilst the Juliette balcony cannot offer the benefits of accessible outside access the full height glazing to the accessible rear bedroom at least allows an outlook and improved sightlines for someone in a wheelchair. None of the new fenestration would give rise to any privacy issues as these would be sited either on the public frontage adjacent to existing fenestration or to light the loft space within the roof on the frontage and at the rear to light the stairwell to the loft space.

A Daylight & Sunlight Analysis of the proposed extension was undertaken following the guidance in BR 209: Site layout planning for daylight and sunlight - a guide to good practice. Full details of this analysis are found within the D&AS. The sunlight assessment reviewed the ground floor north-west facing windows and the north-east facing French door in the rear garden of no. 50. In this north corner sunlight only reaches the upper part of these windows for a brief period in the early morning and late evening for 4 weeks in mid-summer. Shading from the existing surrounding properties further limits the sunlight reaching this area. Consequently, the proposed new extension will have little, if any, effect on the sunlight reaching these windows.

A Vertical Sky Component (VSC) assessment was also undertaken to determine the reduction, if any, in the diffuse sky light reaching the windows at no. 50. The analysis showed that none of the upper windows were at risk of falling below the typical VSC threshold of 27% and although the ground floor windows may already fall below the 27% threshold, because of the existing garden wall and tree, the VSC post development will remain above 0.8 of its former value; as stipulated by the guidance.

The adjacent drawings show the diffuse skylight analysis based on the simple method detailed in the BR 209 guidance. The French door is already partially shaded by the existing property at no.52, the wall and the adjacent tree however the 45° shading zone, from the new extension, is limited to the bottom corner of the door (see section drawing) and is well below the 1.6m height detailed in the BR 209 guidance.

In conclusion, the proposal will not have an unacceptable impact on the neighbouring properties.

#### **Other considerations**

As a householder development, the proposals are exempt from Biodiversity Net Gain requirements.

#### **CIL**

CIL is applicable in London Borough Richmond. The applicable CIL forms will be completed.

#### **Conclusion**

The site comprises an existing house with accommodation arranged on three floors. The current proposals would provide for adaptations to the property to meet the multi-generational needs of the family including the urgent needs of the Client's ambulant disabled elderly parent; together with improvements to the building façade and upgrades to contemporary environmental standards.

This application fully addresses concerns over the previously refused application, removing the first-floor terrace entirely and redesigning the alterations to the external façade, utilising traditional materials, casement windows with high level opening lights, representing a positive enhancement of the external elevations of this 1960's non-traditional property. The street scene contribution of the property will be further improved by new paving and planting in the front garden.

This letter has demonstrated that the proposals are acceptable in relation to the primary planning policy and other material considerations.

The accompanying Design & Access Statement by Baxter Studio Architecture amplifies the reasons why the proposals are fully acceptable in design terms.

We look forward to validation and receiving a positive recommendation and decision in relation to this application. If there are any issues, please contact us at your earliest opportunity so that we have a chance to resolve them equally quickly. If you need any further information in the meantime, please do not hesitate to contact us.

Yours faithfully



**Vivienne Goddard**  
Associate