



Chestnut Planning

Design and Access Statement

43 East Sheen Avenue, London SW14 8AR
On behalf of
Terry Rattray
December 2024

Contents

1.0	Introduction	1
2.0	The Site and Surrounding Area	1
3.0	Planning History	2
4.0	Planning Policy	4
5.0	The Proposed Development	6
6.0	Planning Assessment	7
7.0	Conclusions	8

Figure 1:	View of site of proposed garden building.....	1
Figure 2:	Google Earth Image of the Site and Surrounding Area..	2
Figure 3:	Google Earth Image of the Site and Surrounding Area..	2
Figure 4:	Approved Elevations 20/2291/FUL	3
Figure 5:	Approved Side Elevations 22/2685/FUL	3

1.0 Introduction

- 1.1 This statement has been prepared on behalf of Terry Rattray and relates to proposed works at 43 East Sheen Avenue SW14 8AR.
- 1.2 The statement provides details of the existing site and features of note as well as the planning history relevant to the site and the surrounding area. It goes on to describe the proposed development. An assessment of the scheme is included.
- 1.3 The Statement will demonstrate that:
- The proposals are in accordance with the Richmond Local Plan
 - That the proposals will result in no harm to the East Sheen Avenue Conservation Area (CA52) or the Building of Townscape Merit (00/00035/BTM)
 - There will be no harm to neighbouring amenity

2.0 The Site and Surrounding Area

- 2.1 The property is a flat which comprises the ground storey flat and the rear garden at 43 East Sheen Avenue.
- 2.2 The application site is designated as:
- Building of Townscape Merit (00/00035/BTM); and within:
 - East Sheen Avenue Conservation Area (CA52)
 - Floodzone 1



Figure 1: View of site of proposed garden building

- 2.3 East Sheen Avenue is a residential road with houses mainly dating from the turn of the C20.



Figure 2: Google Earth Image of the Site and Surrounding Area

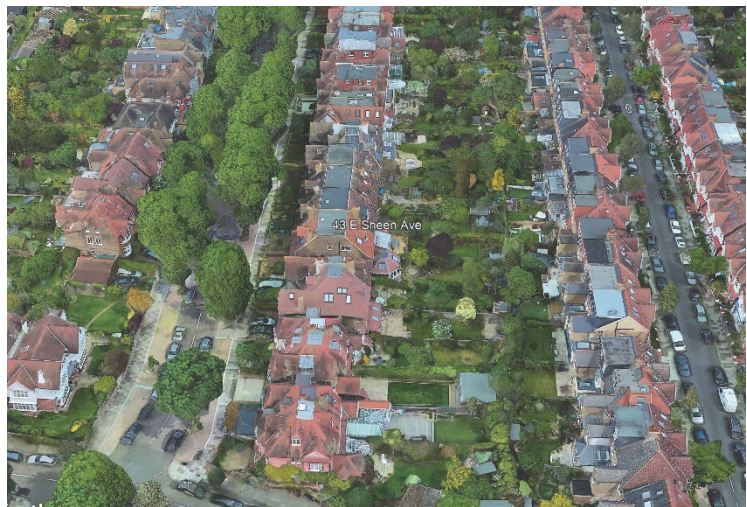


Figure 3: Google Earth Image of the Site and Surrounding Area

2.4 East Sheen Avenue slopes slightly north to south. It is characterised by substantial mainly semi-detached houses dating from the early twentieth century. It has a leafy, suburban appearance with large street trees and attractive period properties.

2.5 The houses on East Sheen Avenue have relatively large gardens to the rear. These are private spaces which have been landscaped by residents according to the requirements and tastes. There are garden buildings in rear gardens which have been built using permitted development rights that are available for dwellinghouses.

3.0 Planning History

3.1 The following section provides a review of the planning history for the site.

3.2 Planning permission was granted in 2020 for a single storey rear extension (LPA Ref: 20/2291/FUL). Planning permission was granted for a single storey rear extension in 2022 (LPA Ref: 22/2685/FUL). This second permission has been implemented.

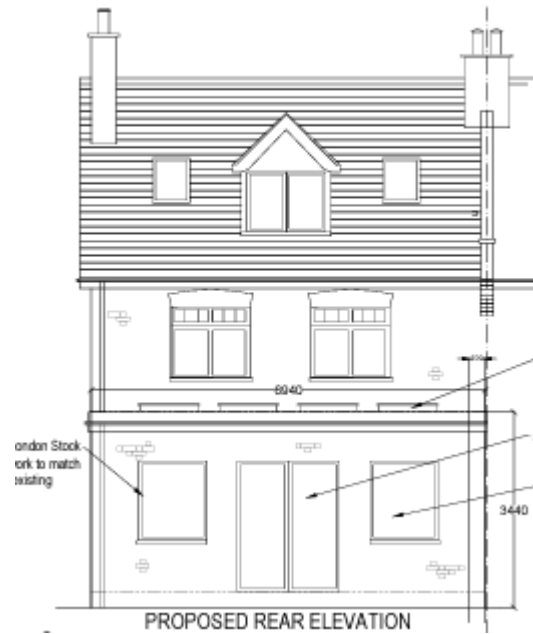


Figure 4: Approved Elevations 20/2291/FUL

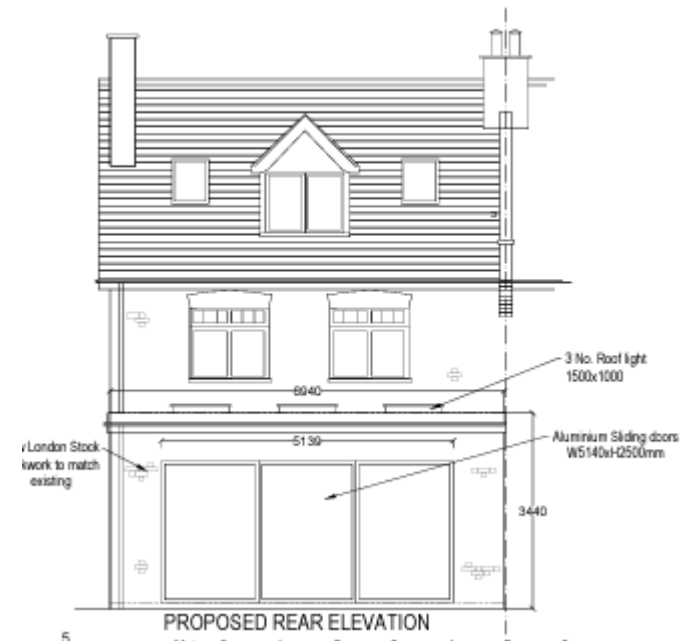


Figure 5: Approved Side Elevations 22/2685/FUL

4.0 Planning Policy

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 ('the 2004 Act') requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.

4.2 National Policy Guidance is produced by Central Government in the form of the National Planning Policy Framework (2024).

4.3 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.

4.4 Paragraph 208 of the NPPF states:

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'

The Development Plan

4.5 The development plan relevant to the proposed development is:

- London Plan (2021)

- Richmond Local Plan (2018)

The London Plan

4.6 The main policies applying to the site are:

- Policy D3 Delivering good design
- Policy D12 Fire safety Policy
- HC1 Heritage conservation and growth
- Policy SI12 Flood risk Policy
- SI13 Sustainable Drainage

The Richmond Local Plan

4.7 The Richmond Local Plan was adopted in July 2018. Key policies relevant to the proposals are set out below.

4.8 Policy LP1 of the Local Plan seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area.

4.9 Policy LP3 of the Local Plan 2018 covers Designated Heritage Asset and states that proposals should conserve and take opportunity to make positive contribution to the historic environment such as retaining and preserving the original structure, layout, architectural features and materials or reinstatement of heritage assets. Appropriate materials and techniques should be used. There is a requirement to seek to avoid harm or justify for loss and demolition will be resisted. The significance of the asset is taken into consideration when assessing works proposed to a designated heritage asset.



- 4.10 Policy LP 4 states that development shall preserve the significance, character and setting of non-designated heritage assets.
- 4.11 Policy LP8 requires all development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. This includes ensuring adequate light is achieved, preserving privacy and ensuring proposals are not visually intrusive.
- 4.12 Policy LP 21 of the Local Plan states 'All developments should avoid or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.

Supplementary Planning Documents

House Extension and External Alterations

- 4.13 The House Extension and External Alterations SPD identifies that:
- "New extension should not result in any substantial loss of privacy to adjoining dwellings and gardens to prevent overlooking"*
- 4.14 The SPD, under the heading Sunlight and Daylight states:
- "Residential development should create good living conditions and should not cause any significant loss of daylight or sunlight to habitable rooms or gardens in neighbouring properties. When accessing such, the Council*

will be guided by the Building Research Establishment (BRE) standards."

- 4.15 Under Form, Scale and Location, the SPD states:

"The overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours. They should harmonise with the original appearance, which should be taken as the starting point for any future changes."

East Sheen Avenue Conservation Area Statement

- 4.16 The Christ Church Road no.13 & East Sheen Avenue no.52 Conservation Area Study describes East Sheen Avenue as follows:

"The avenue is on a slight slope, descending from north to south. The area has a defined character of peaceful suburbia leading off the noisy and frenetic Upper Richmond Road West. The road is edged by wide gravel verges, where tall plane trees screen the houses from each other across the width of the road. There is a strong sense of architectural cohesiveness with a large number of good quality domestic buildings in a mature landscape. The street contains a mixture of eclectic Edwardian styles which range from Tudor Gothick, with projecting half-timbered gables, to properties which appear to have been influenced by the Raj, having Eastern domed features at eaves level. The properties have wooden bays and balcony details, ornate cornices at both ground and first floor and many have original glazing consisting of small panes of glass. Nos. 97-119 (odds) are particularly interesting, with square bays, and many decorative features including with timber

mullions, balconies and porches. The plain roofs are predominantly red clay tile and are steeply pitched. A few have been altered to admit roof lights, which are not strong or dominant features, but the rooflines of some have been damaged by the insertion of dormer windows, which detract from the interesting elevations. The properties are mostly semi-detached, set in large gardens, which, together with the street trees, hedges and strongly defined front gardens, give the area a mature suburban feel."

5.0 The Proposed Development

- 5.1 The Proposed Development is the demolition of an existing substantial garden building and the construction of a new garden studio building.
- 5.2 The proposed new building is a factory made building with timber cladding and UPVC grey coloured window frames with a flat roof.

6.0 Planning Assessment

6.1 The key considerations for assessment with this application are:

- Conservation Area / Building of Townscape Merit (BTM)
- Design and appearance
- Neighbouring Amenity

Conservation Area

6.2 The proposed development has had regard to the existing house at the Site and the Applicant's personal requirements. The application proposals will create additional living space. Its appearance complements the character of the host dwelling, as a BTM, and the wider Conservation Area.

6.3 Other properties on East Sheen Avenue benefit from garden buildings. In those cases the buildings have been built using permitted development rights that are available for dwellinghouses. In this case the application property is a flat and does not benefit from permitted development rights. Therefore express planning permission is required.

6.4 The development will preserve the significance, character and setting of the Conservation Area and the BTM due to the proposed use of materials and design.

Design and Appearance

6.5 The Council's House Extensions and External Alterations SPD does not provide specific advice on garden buildings.

6.6 The design of the proposed garden building is contemporary with plain openings in timber board clad walls. The design and materials are in keeping with the garden setting.

Neighbouring Amenity

6.7 The Council's House Extensions and External Alterations SPD includes that "*extensions that create an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms will not be permitted. This could be due to the height, footprint or proximity of the proposals to the surrounding area*".

6.8 The proposed garden building, whilst not being an extension, would not create any of the harms identified in the SPD.

Flood Risk

6.9 The site is located within Floodzone 1. Therefore, no householder flood risk assessment is required for this application.

7.0 Conclusions

- 7.1 The Proposed Works have evolved taking into account Development Plan policy.
- 7.2 The proposed development meets with the Policy requirements of the Richmond Local Plan.
- 7.3 The proposed development will be of a high quality and will be in keeping with the character of the surrounding area.
- 7.4 It is therefore requested that planning permission be granted for the proposed development at 43 East Sheen Avenue.

Chestnut Planning
December 2024