

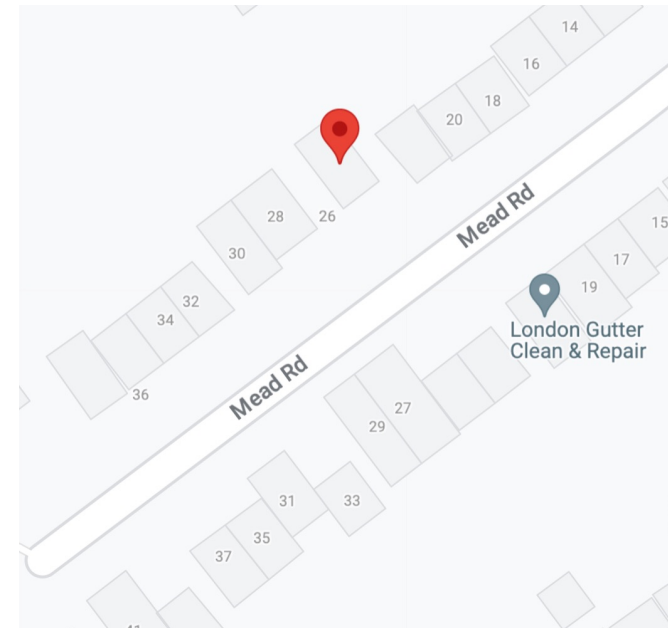
Design Statement
Prepared for -

24 Mead Road, Ham, Richmond, Surrey. TW10 7LG

Householder planning application for a single-storey ground floor rear and side extension.



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OVERVIEW

24 Mead Road is an end of terrace dwelling on a residential street comprising a mix of terraced houses of similar styles with mixed elevations in brick, painted brick, render and pebble dash. (The neighbouring property of No. 22 has pebbledash render to all elevations).

No. 24 has a rear extension/conservatory structure and has a dormer /loft extension both of which had been carried out by a previous owner several years ago.

PROPOSAL

This application seeks planning consent for a single storey rear and side extension. The rear section of the development replaces a large rear conservatory of a similar length and height. The proposed extension extends to 5.15m in length at the rear and extends to the boundary to the side. The proposed design will provide a material improvement in internal utility with the creation of a usable family kitchen/dining space and family living room, alongside appropriate provision for a hall, utility and toilet.

It is to be noted both no. 26 and 22 have rear extensions of a similar length. (No. 26 is 4.63m in length and is 2.4m in height to the eaves). No. 22 is also elevated relative to no. 24. to a similar height. There is no impact on rights of light under the 45 degree rule.

It is further noted the side extension has been inset by 1m from the front elevation to avoid any 'terracing' effect. The front elevation of no. 22 is in fact 1.7m forward of this line. (Please refer to drawings).

Please also note the gap between no. 24 and no. 22 at the boundary is 3.92m which provides considerable 'space between the two properties. The proposed design of the side extension includes a single pitched roof which is intended to minimize the visual scale and volume of the extension so it will appear subservient to the main dwelling. All materials proposed will match the existing.

MAY 2023



No 24

No 22

Gap between no. 24 and no. 22 at the boundary is 3.92m



No 22

Existing rear extension to no. 24

Rear extension to no. 22



Rear extension to no. 26

No 24

No 22

No 26



No 22

No. 22 extends 700mm forward of the front elevation of no. 24 – Proposed side extension inset back 1m from no. 24



No 22

Existing rear extension to no. 24

Gap between no. 24 and no. 22 at the boundary is 3.92m



Rear extension to no. 26

No 24

No 26

