

# Planning Statement

**Site Address:** 79 Hounslow Road, Twickenham, TW2 7HA

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## Proposal

This application seeks approval for a partial first-floor wrap-around extension at 79 Hounslow Road, Twickenham, TW2 7HA. The proposal has been designed to enhance the architectural balance and functionality of the property while ensuring full compliance with local planning policies.

## Design Justification

### 1. Roof Profile

The existing roof profile of the property is characterised by a hip-to-gable loft conversion on the main roof, contrasting sharply with the hipped roof of the first-floor side extension. This disparity creates a visual imbalance, detracting from the overall symmetry and aesthetic appeal of the property. The discordant rooflines not only disrupt the architectural flow but also highlight the need for a design solution that brings cohesion to the structure.

To address this imbalance, the proposed design introduces a gable-end roof at the existing first-floor side extension, ensuring continuity with the existing loft conversion. By creating the new hip-to-gable profile down to the first floor, the proposal creates a unified roofline that restores visual harmony to the property. This approach aligns the architectural elements of the house, offering a well-proportioned and cohesive appearance.

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## 2. Precedent in Richmond Borough

Across the Borough of Richmond, there is a strong precedent for this type of development. Numerous properties have undergone hip-to-gable loft conversions that were subsequently complemented by first-floor extensions featuring matching gable-end roofs. This design trend demonstrates a recognised and accepted method for achieving architectural consistency, ensuring that extensions integrate seamlessly with the existing structure. The proposed design for 79 Hounslow Road follows this established approach, bringing the property in line with its contemporaries in the area.

### Examples of First-Floor Side Extensions with Gable-End Roofs:

- A Planning Application was granted consent on the 2nd August 2012 at no. **2 St Vincent Road, Twickenham TW2 7HJ**.  
The Planning Application reference is 12/1795/HOT.
- A Planning Application was granted consent on the 20th June 2023 at no. **73 Burtons Road, Hampton Hill TW12 1DE**.  
The Planning Application reference is 23/0744/HOT.
- A Planning Application was granted consent on the 12th July 2022 at no. **70 Gerard Road Barnes, London SW13 9QQ**.  
The Planning Application reference is 22/1238/HOT.
- A Planning Application was granted consent on the 27th March 2023 at no. **24 Collingwood Close, Twickenham TW2 7AF**.  
The Planning Application reference is 22/0452/HOT.
- A Planning Application was granted consent on the 8th February 2022 at no. **8 Augusta Road, Twickenham TW2 5HW**.

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The Planning Application reference is 21/4273/HOT.

These examples demonstrate that the proposed development aligns with established local precedents, ensuring it integrates seamlessly with the character of the area.

### 3. Integration with the Original House Profile

While the from the front the roof will feature a gable-end to reflect the existing loft conversion and create a balanced appearance, the rear of the proposed wrap-around incorporates a hipped roof design. This thoughtful approach helps to reduce the perceived bulk of the extension when viewed from the rear, ensuring it remains subordinate to the main structure.

This blend of roof profiles demonstrates smart and sensitive design, achieving a balance between creating a cohesive architectural composition and minimising the visual impact of the extension. By adopting a hipped roof at the rear, the proposal respects the scale and character of the property while maintaining a visually appealing and proportionate appearance from all perspectives. This considered approach enhances the overall design quality and ensures the extension integrates harmoniously with the surrounding built environment.

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## **Compliance with Planning Policies**

### 1. 45-Degree Rule

The proposed development adheres to the 45-degree rule, ensuring there is no significant impact on the natural light or amenity of neighbouring properties. This demonstrates the proposal's sensitivity to its context.

### 2. Subordinate Design

The extension has been designed to remain subordinate to the original dwelling, with proportions and materials selected to complement the existing structure. This ensures that the development preserves the character and scale of the surrounding area.

### 3. Sustainability and Materials

The proposed development incorporates sustainable building practices and high-quality materials to achieve energy efficiency. This aligns with the borough's commitment to environmentally responsible construction.

## **Conclusion**

The proposed partial first-floor wrap-around extension at 79 Hounslow Road, Twickenham, TW2 7HA, is a well-considered development that addresses the existing roof profile's visual imbalance and enhances the property's functionality. The design complies with all relevant planning policies, including the 45-degree rule, and reflects local precedents to ensure architectural harmony.

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