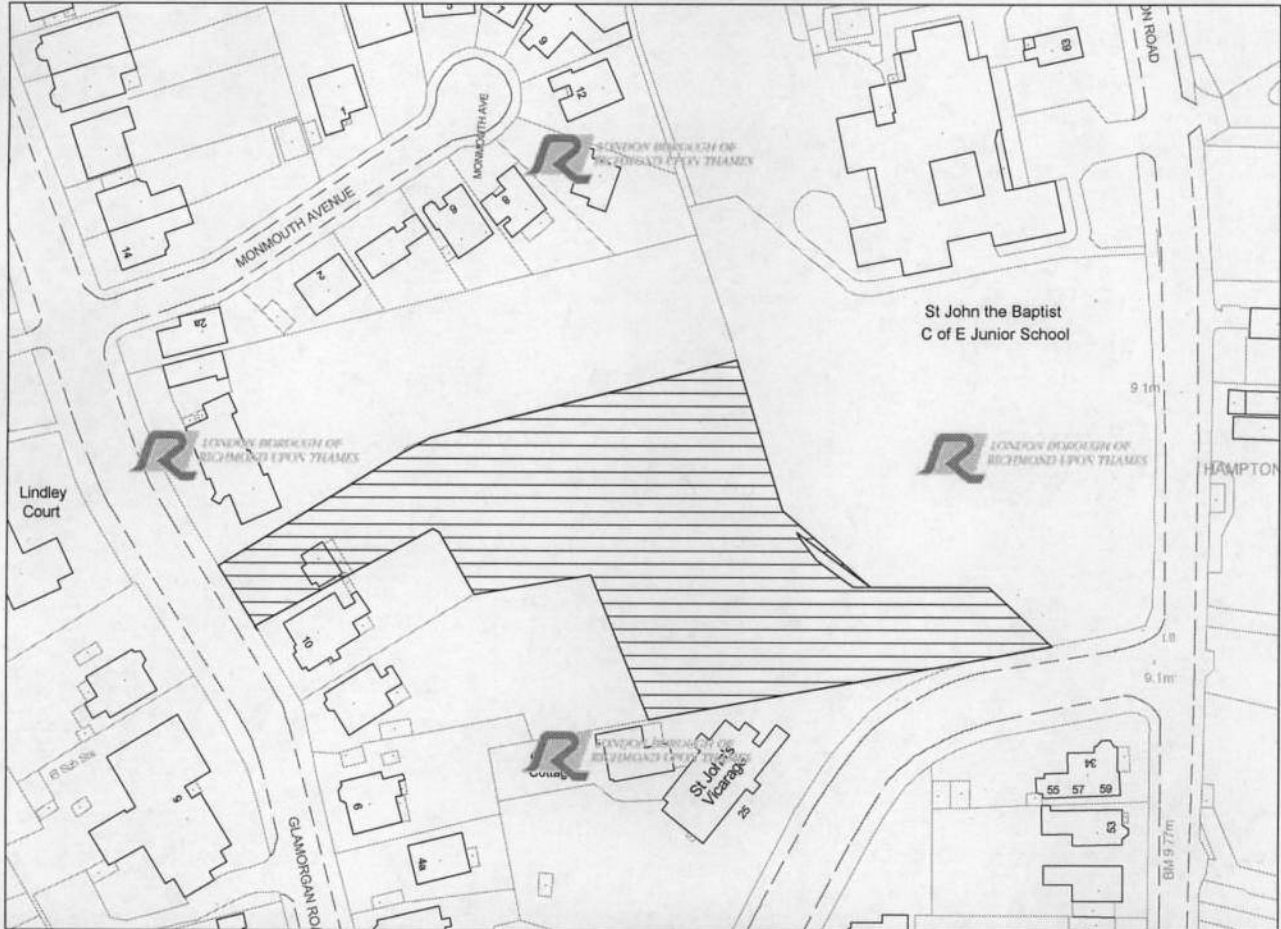


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03/1979/FUL
10 GLAMORGAN ROAD
HAMPTON WICK

HAMPTON WICK WARD
Contact Officer:
L Thatcher



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Proposal: Demolition of extension to existing house, erection of one detached house, three townhouses and eight flats, and the formation of an access from Seymour Road. (Revision to 02/0352/FUL dismissed on appeal).

Applicant: Paul Brookes Architects for Laing Homes Thames Valley

Application received: 20 June 2003

Main development plan policies:

UDP STG 2, 5, ENV 8, 10, 13, 19, 22, 23, 24, HSG 1, 4, 6, 7, 8, 11, 17, 18, TRN 22, 23
UDP - First Review BLT 2, 4, 11, 14, 15, 16, ENV 9, HSG 1, 4, 6, 8, 11, 17 'Backland and infill development', TRN 2, 4
CA 18; Supplementary Planning Guidance 'Guidelines for small housing sites'; Conservation Area Statement CA18 'Hampton Wick'; Area of Public Open Space Deficiency; adj BTMs

Present use: Residential garden and extension to house at No.10

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Site, history and proposal: The site has an irregular shape with a frontage onto Glamorgan Road and a narrower frontage onto Seymour Road. The site consists of the garden land of No.10 Glamorgan Road and its existing two storey side annex.

The site is located in the northern part of the Hampton Wick Conservation Area and within an area of public open space deficiency. This part of the Conservation Area consists of large detached and semi-detached Victorian villas set on generous plots away from the pavement edge. The front boundaries are defined by either high, red brick walls or low walls with piers combined with mature hedges. Seymour Road is very similar in form to Glamorgan Road. The site is not listed nor designated a BTM, however, the Old Vicarage and No.12 Glamorgan Road are BTMs.

- In 2002 permission was refused for the demolition of the extension to existing house & construction of one family house, seven terraced houses and two flats, (ref: 02/2350/FUL).
- Two applications were withdrawn in 2002 for the demolition of the extension to the house (refs: 02/0353/CAC and 02/0355/CAC).
- In 2002 permission was dismissed at appeal for the demolition of the extension to the existing house and construction of one seven bedroom house, seven five bedroom terraced houses and two flats, (ref: 02/0352/FUL). No further action was taken on its duplicate application (ref: 02/0354/FUL). It was dismissed on the grounds of:-
 1. Conflict between the occupiers of Blocks 2 and 3 and several of the better trees.
 2. Adverse consequences for adjoining occupiers.
 3. No overriding obstacles to incorporate a significant proportion of small units.
- In July 2003 permission was refused for the demolition of the extension to the existing house, erection of one detached house, three townhouses and eight flats, and the formation of an access from Seymour Road, (ref: 03/1266/FUL), in response to:-
 1. The siting of Block 3 and the size and growth potential of trees, would lead to unsatisfactory living conditions, post development pressure to prune / fell trees, and consequential impacts on the conservation area.
 2. Unneighbourly impacts on No.8 Glamorgan Road.

This proposal involves the demolition of the extension at No.10, erecting a six bedroom house on Glamorgan Road, and erecting two blocks at the rear to provide three four bedroom townhouses and eight flats (four one bedroom and four two bedroom). A new access from Seymour Road is also proposed. There have been amendments to the siting and design of Block 3 and parking layout and provision, of which were subject to reconsultation.

Public and other representations: Five letters have been received from the original consultation objecting on the following grounds:-

1. Density, siting, height, scale, design.
2. Loss of the extension to No.10.
3. Impact on character and appearance of the site and conservation area.
4. Would set a precedent.
5. Unneighbourly development - noise; loss of privacy, light and outlook.
6. Impact on enjoyment of adjacent gardens and properties.
7. Amount of communal gardens in shadow.
8. Loss of trees and habitats.
9. Traffic generation, parking implications and queries with respect to permits.
10. Pedestrian and highway safety.

One letter was received from the amended notification, with similar issues to the above.

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One letter of support was received, via the Agent.

Thames Water have no objection or comment.

English Heritage (conservation area reference) state there is no objection to the insertion of a new, appropriate scaled dwelling house into the Glamorgan Road frontage to continue the frontage of suburban housing. The proposed house, however, errs on the bulky side. The overly fussy design and flat-topped nature of the roof structure creates a construction inappropriate in the context of a conservation area. This could be avoided with a reduction in size of the building. I have considerable reservations concerning the bulk and scale of the blocks to the Seymour Road end of the site. In height and bulk they are introduce buildings of an urban nature into what is essentially a suburban part of the Conservation Area. The large amount of hard surfacing associated with them only services to exacerbate this impact. A far lighter touch, in the form of a much less dense development, could surely be brought to bear on this part of the site.

English Heritage (Archaeology) state it does not appear likely that this scheme would affect archeology, and any requirement for pre or post-determination archaeology assessment and or evaluation of the site can be waived.

Professional comments: The application can usefully be considered under the following headings, land-use; siting and design; trees; impact on residential amenities; traffic and parking; education, and whether the application satisfactorily addresses the refusal (ref: 03/1266/FUL) and Inspectors comments (ref: 02/0352/FUL - see Appendix A).

Land-use

The Council accepted the principle of development in depth on the land during the appeal. The site is also well located for housing, given its proximity to services at Hampton Wick Railway Station, District Centre and Kingston.

Under the provisions of policy HSG6, 40% of units in schemes of ten and more should be affordable. Whilst the site is over the ten units, in response to the appeal scheme pre-dating the changes to the threshold in policy HSG 6, and the premature nature of the policy whereby it is currently being challenged by the Government Office for London and it would be inappropriate to pursue affordable housing. Resulting from the easy distance to public transport, shops, and facilities, the Inspector considered there is no fundamental reason why the site is unsuitable for a significant proportion of small units. Four of the proposed twelve units are one bedroom units (33%), of which satisfactorily meets the requirement of policy HSG 11, and provides a desirable mix of accommodation. However, I recommend a condition requiring 10% of the units to be adapted or capable of adaptation to wheelchair housing, as sought by policy HSG 8.

The gardens for the family accommodation are substantially larger than in the appeal scheme, and are of an appropriate size, as sought by policy ENV 17 and HSG 11.

Siting and design

Policies STG 6, HSG 1, 4 and 11 and 'Backland and infill development' encourage the efficient use of land, however, requires this to be achieved without portraying overdevelopment, or compromising the character, appearance, and amenity of the site, surrounding area and residents.

The house on Glamorgan Road where No.10s annexes currently stands. It was agreed at the Appeal that Conservation Area Consent was not necessary to its demolition, and consequently there is no objection over its loss.

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Apart from alterations to the fenestration detail of the front bay, House 1 is unaltered from the appeal scheme. This comfortably fits into the space between Nos 10 and 12, whereby it has a compatible front building line, is set off the side boundaries by 1m, has an appropriate form and scale and respects the prevailing character of the locality, incorporating architectural attributes of the surrounding properties, namely bay windows, and compatible window styles, levels and proportions and roof. In response to such, and the Inspector raising no objection to House 1, where the Inspector considered, it would preserve the Conservation Area's general character in terms of scale and appearance, and not detract from the character and setting of the BTM at No.12, this aspect of the scheme is satisfactory. Whilst English Heritage object to this, this is in conflict with the Inspector.

The aesthetic design of Block 2 and 3 is not substantially different to the appeal scheme, where no objection was raised. Whilst the form of the two blocks is uncommon in the immediate area, it could be argued that their footprints are not so dissimilar to the Old Vicarage. In response to these having a similar siting and design to the appeal scheme, the Inspectors comments are relevant. The Inspector considered that the distance of the vehicular access to the Old Vicarage, the tree belt surrounding the site, the distance of the blocks from the road, and these not being clearly visible from any public highway, would result in the scheme having little impact upon the character and appearance of the Conservation Area or the character and setting of adjacent BTMs. This is principally because the impression of groups of buildings behind / between trees is in keeping with the Conservation Area (paragraphs 34 and 39). It is also considered that the two blocks would be compatible with the established urban grain of large buildings set in generous grounds, and the scale and character or surrounding development. The visual impact of this development on the adjoining Area of Other Open Land of Townscape Importance would be minimal.

Gates are proposed 8m from Seymour Road. In response to such set back, they will not have adverse implications on the site's permeability or the streetscene.

On the basis of the above, the sites is a sufficient size to cater for the development, and utilises the site efficiently, with a satisfactory siting and design that will not unduly compromise the character, appearance and setting of the Conservation Area and adjacent BTMs, as sought by policies BLT 1, 2, 4, 11 and ENV 3.

Impact on trees

In the appeal scheme, the majority of the trees for removal were in the central part of the site and/or are in the lowest three value categories, whereby no category A or A/B trees and only two category B trees were scheduled for removal. The Inspector considered, as a group, the trees form an effective screen to views into and across the site, but they only play a significant role in the streetscene from Lower Teddington Road. She also considered the proposal represented a reasonable compromise between the development and the management and retention of trees given, the positions and condition of most of the trees to be removed; the need for the active management of the trees as a whole; the likelihood of residential development on the site in some form; and the retention of a significant tree belt on the eastern boundary and in the south east corner of the site which are the most prominent in public views, as well as the great majority of the trees of acknowledged landscape importance, (paragraphs 7, 9 and 13).

This scheme proposes to fell a number of further trees (+22). However, as these appear to be all C/D category trees and are in areas that could benefit from replacement planting or are in the middle of the site, their removal will not have an unacceptable impact on the conservation area, as sought by policies ENV 9, BLT 2 and 14. I also consider the impact of their removal could be mitigated by further tree planting, secured through a landscaping condition.

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An acceptable balance has been achieved between the trees and the development on the site. Block 2 has been moved off the south boundary by 2m (now 11.5-14m), and 3m-5m off the west boundary (now 12m) at first floor level. In response to such, the principle windows being omitted from the south elevation, the block being converted to flats with communal gardens, and a satisfactory amount of communal gardens not falling under a tree canopy, the scheme has now substantially overcome the potential tensions for tree removal on these boundaries, and will allow sufficient screening to remain.

There are two principal Oak trees on the west boundary (Nos 220 and 222) and two Sycamores on the north boundary (Nos 62 and 63). The former has a townscape value as seen from Glamorgan Road, and provides screening and mutual privacy of Block 3 from the properties in Glamorgan Road, (paragraph 21). In the recently refused scheme Block 3 was only 12m-13.5m from the Oak trees and 8.5m-15.5m from the Sycamores of which lead to unreasonable tensions between the block and the trees when taken the agreed canopy growth potential into consideration (ref: 03/1266/FUL). This would cause harmful consequences for the character, appearance and setting of this and adjacent sites and the Conservation Area. This proposal, however, has moved Block 3 significantly eastwards, and sits 17m-19.5m from the Oak trees (+5) 15m-22m to the Sycamore trees (+6.5). This improved relationship will minimise the post development pressure to fell / heavily prune these high amenity value trees, allow suitably sized family gardens not under the canopy, and will not compromise the character and appearance of the conservation area.

The Council tree officer also considers the scheme is a significant improvement over the earlier proposals, and raises no objections. In summary, the proposal will not have a detrimental impact on the landscape quality of the area and is broadly in line with policies ENV 9, BLT 2, 14, HSG 11, 17, and 'Backland and infill development'.

Impact on residential amenities

Block 3 in the appeal scheme was 15m from the rear of No.10s boundary, which the Inspector raised no objection to. In response to this scheme increasing this distance to 22m-26m (+8m), there are no concerns over this relationship. Block 3 is also proposed 2.5m-5m from No.12s south boundary, of which is the same as in the appeal. The Inspector raised no objection to this relationship in response to the distance of Block 3 from the dwelling, the size of the garden and the screening role of the sycamores 62 and 63, (paragraph 27). In response to such and the lower height and bulk of Block 3, this relationship is satisfactory.

In the appeal, Block 2 was 15m away from the windows on the rear of the Old Vicarage, of which would have significant effect upon the outlook of the rear windows, and to a lesser extent Galliards Cottage (paragraph 27). In this scheme, Block 2 is 16m from this rear window, has moved eastwards by 3m at first floor level, and its bulk and height has reduced by 1.3m. In response to such, the siting of Block 2 is now acceptable, and will not appear such an obtrusive building. Overlooking concerns between Block 2 and the Old Vicarage and Galliards Cottage have also been overcome resulting from the increased distance between both, and this scheme omitting the bay windows and proposing only a ground floor kitchen window.

Block 2 has moved 3m eastwards, and Block 3 has moved 3.5m northwards and 9m eastwards at first floor level, in comparison to the appeal scheme. Resulting from such, the reduction in the blocks height and bulk, and the rear dormers being omitted and rear roof shape being altered to half hip/gable on Block 2, a suitable physical relationship has been achieved, which will not appear unreasonably visually obtrusive, cause unacceptable privacy implications or unacceptably compromise the enjoyment, character and appearance of No.8s garden.

In response to the blocks being sited further off the south and west boundaries, there will be less pressure to fell / heavily prune the trees that provide valuable screening.

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The Inspector raised concerns over the intensification of actively from four four-bed houses and two flats at the rear of No.8s garden, and considered this would have an unreasonably intrusive effect upon the enjoyment of their garden. In response to this scheme incorporating only one family garden and a communal garden adjacent to No.8 (half of the latter will serve small units and unlikely to cater for families), and there being a reduction in the number of habitable rooms from 34 to 26 in Blocks 2 and 3, this scheme has satisfactorily reduced the level of actively to a reasonable level, that will protect No. 8s level of amenities.

The Inspector did not consider the proposal would cause loss of light to surrounding properties. In response to such, the siting not being so dissimilar to this scheme, and the height and bulk of Blocks 2 and 3 being reduced, the same view is adopted.

Traffic and parking

The maximum number of spaces permitted on site is 13 spaces and cycle facilities, of which are provided in the form of eleven free standing spaces at the rear, and one garage space and one forecourt space for the property on Glamorgan Road. Two bicycle sheds are also provided as sought by policy TRN 4. I also do not consider the proposal will not create traffic generation that would harm residential amenities. The Councils Highways Officer also raised no objection on highway grounds, however, does has concerns over the siting of the refuse storage. I therefore recommend an appropriate condition. Whilst the scheme proposes one less space than the appeal scheme, the Inspector did not consider the appeal would be materially harmful to the on-street parking demand in the local area.

Alterations are being made to No.10, including enlarged vehicular access and installation of gates. These are both satisfactory on a highway and design viewpoint.

Education

The site is within Local Planning Area 2 - Hampton Wick and Teddington, where there is a projected shortage of school places, and therefore a contribution is necessary to ensure the development does not add to this problem, in accordance with policies HSG 18 and CCE 8. The calculated pupil yield of primary and secondary age children from the development is five primary and one secondary pupils with an infrastructure costs of £29,044. The applicant has agreed to pay such a contribution, and therefore the scheme is compliant with the relevant policies.

Conclusion:

The scheme has overcome the principle grounds of the previously dismissed and refused scheme. This proposal also strikes an appropriate balance between using the site intensively, as sought by local and national policy, whilst protecting existing residential amenities and the character, appearance and setting of the site, Conservation Area and surrounding BTMs.

I therefore recommend PERMISSION, subject to the following conditions and informatives:-

Standard conditions:

- BD12 - Details materials to be approved
- BD04 - Details to specified scale - '1:20' 'windows and doors'
- DS02 - Wheelchair housing
- DV02A - Boundary fencing - development commencement
- DV15 - Windows obscure glazed and non-openable
- DV17A - Dustbin enclosure required
- DV20A - Parking / private vehicles
- DV33A - No reduction in dwelling units

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- GD02A - Restriction on alterations / existing general amenity
- GD08A - Restrict outbuildings - amenity adjacent occupiers
- LA11A - Landscaping required - hard and soft
- LA16 - Written notification to start work
- LA23 - Protective fencing congested sites
- LA27 - Root treatment
- LA28 - Hand excavation only
- LA32 - Replacement tree planting
- LA33 - Landscape management plan - large scheme

Non-standard conditions:

- NS01 - The development permitted by this planning permission shall not be initiated by the undertaking of a material operation as defined in section 56(4)(a)-(d) of the Town and Country Planning Act 1990 in relation to the development until a planning obligation pursuant to Section 106 of the said Act relating to the land has been made and lodged with the local planning authority and the local planning authority has notified the person(s) submitting the same that it is to the Local Planning Authority' approval. The said planning obligation will provide that the sum of £29,044 will be paid to the local planning authority for the purpose of educational facilities. REASON: To ensure the proposed development does not put undue pressure on the existing education facilities within the Borough.
- NS02 - A Tree Protection Method Statement prepared by a suitably qualified and experienced Arboriculturalist should be submitted which covers all the general tree protection issues and, in particular, outlines precautions and construction methods which will be required to ensure that retained trees are safely integrated within the proposals in cases where works are required within the defined tree protective areas. REASON: To ensure that trees are not damaged or otherwise adversely affected.
- NS03 - Details of all existing and proposed soil levels within tree protective areas and service routes are to be submitted prior to the commencement of development. REASON: To ensure that trees are not damaged or otherwise adversely affected.
- NS04 - Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences. REASON: To prevent the increased risk of flooding and to improve water quality.

Standard Informatives:

- IE05A - Noise control - building sites
- IH02 - Refuse storage and collection
- IH03 - Vehicle crossover
- IH06A - Damage to public highway
- IL12 - Approved drawing Nos - '2430 D 503B, 2430 D 505, 2430 D 506 and 2430 D 507 received on 20 June 2003, 2430 D 500 C, 2430 D, 501C, 2430 D 502C and 2430 D 504C received on 30 July 2003, Arboricultural Assessment received 20 June 2003, Updated Transport Report received on 18 August 2003'
- IL16 - Relevant policies and proposals - 'STG 2, 5, ENV 8, 10, 13, 19, 22, 23, 24, HSG 1, 4, 6, 7, 8, 11, 17, 18, TRN 22, 23' 'BLT 2, 4, 11, 14, 15, 16, ENV 9, HSG 1, 4, 6, 8, 11, 17 'Backland and infill development', TRN 2, 4'
- IM13 - Street numbering

Non-standard informatives:

- NI01 - Tree Protection Areas are as defined in Section 7 of BS 5837 (1991) 'A Guide for Trees in Relation to Construction'.

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Background papers

Letters of representation

Correspondents from English Heritage and Thames Water

Previous applications (refs: 03/1266/FUL, 02/2350/FUL, 02/0355/CAC, 02/0354/FUL, 02/0352/FUL, 02/0353/CAC)
