

Application reference: 13/2630/FUL
TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
19.07.2013	23.07.2013	17.09.2013	17.09.2013

Site:

37 - 39 Broad Street, Teddington, TW11 8QZ,

Proposal:

Installation of external plant within existing service yard, associated with a convenience store.

Status: Pending Consideration (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

Mr N Skundric
Abbey Road
Park Royal
London
NW10 7SJ

AGENT NAME

Mr Matthew Bradbury
17 broomgrove road
sheffield
South Yorkshire (Met County)
s10 2lz

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

LBRUT Environmental Health

Expiry Date

12.08.2013

Neighbours:

Flat 1,43 - 45 Broad Street, Teddington, TW11 8QZ, - 29.07.2013
43 Broad Street, Teddington, TW11 8QZ, - 29.07.2013
First And Second Floors, 43 - 45 Broad Street, Teddington, TW11 8QZ, - 29.07.2013
Flat 4,5 Elfin Grove, Teddington, TW11 8RD, - 29.07.2013
Flat 3,5 Elfin Grove, Teddington, TW11 8RD, - 29.07.2013
Flat 2,5 Elfin Grove, Teddington, TW11 8RD, - 29.07.2013
Flat 1,5 Elfin Grove, Teddington, TW11 8RD, - 29.07.2013
3 Elfin Grove, Teddington, TW11 8RD, - 29.07.2013
35A Broad Street, Teddington, TW11 8QZ, - 29.07.2013
35 Broad Street, Teddington, TW11 8QZ, - 29.07.2013

History: Development Management, Appeals, Building Control, Enforcements:

Development Management

Status: GTD

Date: 04/03/1987

Application: 87/0131/ADV

Externally illuminated fascia lettering.

Development Management

Status: PCO

Date:

Application: 13/2630/FUL

Installation of external plant within existing service yard, associated with a convenience store.

Building Control

Deposit Date:

13.03.2009

Reference:

09/0378/IN

Internal alterations and refurbishment of existing retail unit to form a
bed/furniture store

Constraints:

Professional Comments:

Site, proposal and history:

The application relates to a larger shop unit near the corner with Elfin Grove and there is an access to the rear part from Elfin Grove. The property is in Teddington Town Centre and is in a Key Shopping Frontage. There are residential properties above this and adjoining shops. To the north of the site, beyond a narrow path leading to the rear of other shops, is a bungalow with rooms in the roofspace, 3 Elfin Grove.

The shop is currently used by 'Dreams' selling beds. It is to be taken over by Morrisons for use as a convenience store. This application relates to the installation of external plant which will be at the rear of the building. View from Elfin Grove below.



There is to be a 2m high refrigeration unit which will be 4.5m long and 2.3m wide. This will be in the rear yard along with two air conditioning units 1.4m x 1m. An extract fan is proposed on the rear elevation by the baking area.

Public and other representations:

A letter has been received which expresses concerns about possible noise impact, but does not object in principle.

Amendments:

A revised plan shows the refrigeration unit in a slightly different location set off the wall by 0.2m rather than up against it. There are also minor changes in its dimensions, the main change being a reduction to 1.3m in height.

Professional comments:

The Environmental Health Officer has considered the proposal and recognizes the possibility of a harmful impact on neighbours from noise pollution. Consequently there was no objection subject to a condition requiring the submission and approval of an acoustic report prior to the

equipment being installed. The report was submitted prior to a decision being taken and the following is to be added to the condition: *A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services commissioning, in order to demonstrate that condition 1(a&b) above has been achieved. The results of the test shall be submitted to and approved in writing by the LPA.*

The physical presence of the equipment will not result in any detriment to neighbour amenity. The appearance of this loading bay would not be worsened by the presence of the equipment.

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES / NO

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

Case Officer (Initials): SGS

Dated: 17/9/13

I agree the recommendation:

[Signature]

Team Leader/Development Control Manager

Dated: 17/09/13

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager:

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:	
INFORMATIVES:	

ADDITIONAL NOTES CONTINUED FROM ABOVE: