

DEVELOPMENT CONTROL DELEGATED CHECKLIST / REPORT SHEET

Date application received	Date made valid	Target report date	8 Week date
25.09.2013	26.09.2013	21.11.2013	21.11.2013

Case Officer:	Mr Derek Tanner
Application No:	13/3444/VRC
Ward:	HAMPTON WARD

Site:	79 Ormond Avenue, Hampton, TW12 2RT,
Proposal:	Demolition of existing dwelling and outbuildings and construction of a detached house and 2 pairs semi-detached properties (variation of condition U60397 - approved drawing numbers to allow for changes to design and external appearance including raising eaves heights to roofs, half dormers, and changes to roof pitch, changes to internal layout)

APPLICANT NAME

Mr Martin Stamp
Unit 64 Barwell Business Park
Leatherhead Road
Chessington
Surrey
KT9 2NY

AGENT NAME

Fees due:	£195.00
Fees Received:	£195.00

Neighbours:

The Railway Bell, Station Road, Hampton, TW12 2AP, - 01.10.2013
3 Yew Tree Cottages, Station Road, Hampton, TW12 2AR, - 01.10.2013
2 Yew Tree Cottages, Station Road, Hampton, TW12 2AR, - 01.10.2013
Albion House, 113 Station Road, Hampton, TW12 2AL, - 01.10.2013
112 Station Road, Hampton, TW12 2AS, - 01.10.2013
110 Station Road, Hampton, TW12 2AS, - 01.10.2013
90 Ormond Avenue, Hampton, TW12 2RX, - 01.10.2013
Cllr Langhorne -

History: Planning – Appeal – Enforcement – Building Control

Development Management

Status: PDE

Date:

Application: 13/3444/VRC

Demolition of existing dwelling and outbuildings and construction of a detached house and 2 pairs semi-detached properties (variation of condition U60397 - approved drawing numbers of permission 13/0682/FUL to allow for changes to design and external appearance including raising eaves heights to roofs, half dormers, and changes to roof pitch, changes to internal layout)

Policies: Relevant planning history details
N.P.P.F.

Core Strategy
CP 7 - Maintaining and Improving the Local Environment

Development Management Plan
DM HD 1 - Conservation Areas - Designation, Protection and Enhancement
DM DC 1 - Design Quality
DM DC 5 - Neighbourliness, Sunlighting and Daylighting

Supplementary Planning Document/Supplementary Planning Guidance
SPD: Residential Design Standards

Representations: Response to public advertisement details

Cllr Langhorne has reiterated her concerns over the principle of the development I have previously said that to have 5 houses on this piece of land is over development. The gardens are not family sized and the end property is very near the railway line. Removing the conifers, which at present screen the land, will create a lack of privacy accentuated by the houses being so close together. The integrated garages in such a confined space will cause noise and fumes. Parking on this section of the road has always been problematic and whilst building work is carried out will become even more so. There will need to be better enforcement of the parking restrictions already in place which are constantly ignored.

A neighbour has commented

One consequence of the proposal is that traffic that currently parks outside these properties everyday to use the station will be displaced either up Ormond Avenue (most likely) or onto surrounding streets. This end of the road from Ormond Crescent Junction at No 70 Ormond Avenue to Station Road is difficult in passing and parking during rush hours and will be made considerably worse by this development. In order for you to allow this planning permission you should make the south side of Ormond Avenue double yellow lines from Station Road to No 70 Ormond Avenue.

Officer Report: Site & Proposal Details

The changes are comparatively minor and are described in the supporting statement, most notable are the introduction of half dormers in the side elevation which are as a result of reconfiguration of the staircase. In themselves they do not look out of character nor cause any serious overlooking.

The representations made are to the principle of the approved development and do not specifically relate to the modest design changes being proposed.

Conclusion: Approve

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS:

AT01 Development begun within 3 years

INFORMATIVES:

U73130 Drawings showing agreed changes

U73131 Limited permission

U73132 National Planning Policy Framework
U73133 Policies

ADDITIONAL NOTES CONTINUED FROM ABOVE:

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): *DNT*

Dated: *23.10.13*

I agree the recommendation:

Team Leader/Development Control Manager

Dated:

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:



23/10/13

Notes of Telephone calls/discussions/meetings

DATE

ACTION