

Application reference: 14/4131/COU
TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
01.10.2014	01.10.2014	26.11.2014	26.11.2014

Site:

75 High Street, Teddington, TW11 8HG,

Proposal:

Change of use from A1/A3 use to Estate Agent Class A2

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

APPLICANT NAME

Mr Russell Day
28 Thames Road
Chiswick
W4 3RJ

AGENT NAME

Mr K Gill
Avondale
Woking
GU21 8UA

DC Site Notice: printed on 06.10.2014 and posted on 17.10.2014 and due to expire on 07.11.2014

Consultations:

Internal/External:

Consultee
14D POL

Expiry Date
20.10.2014

Neighbours:

Flat 8,68 High Street,Teddington,TW11 8JD, - 07.10.2014
Flat 7,68 High Street,Teddington,TW11 8JD, - 07.10.2014
Flat 6,68 High Street,Teddington,TW11 8JD, - 07.10.2014
Flat 5,68 High Street,Teddington,TW11 8JD, - 07.10.2014
Flat 4,68 High Street,Teddington,TW11 8JD, - 07.10.2014
Flat 3,68 High Street,Teddington,TW11 8JD, - 07.10.2014
Flat 2,68 High Street,Teddington,TW11 8JD, - 07.10.2014
Flat 1,68 High Street,Teddington,TW11 8JD, - 07.10.2014
70 High Street,Teddington,TW11 8JD, - 07.10.2014
Flat,73 High Street,Teddington,TW11 8HG, - 07.10.2014
Flat 9,68 High Street,Teddington,TW11 8JD, - 07.10.2014
77 High Street,Teddington,TW11 8HG, - 07.10.2014
77A High Street,Teddington,TW11 8HG, - 07.10.2014
75A High Street,Teddington,TW11 8HG, - 07.10.2014
73 High Street,Teddington,TW11 8HG, - 07.10.2014

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

Development Management

Status: REF

Date: 15/11/1996

Application:96/3106/FUL

Change Of Use From A1 Retail To A2 Financial/professional Services

Development Management

Status: PCO

Date:

Application:14/4131/COU

Change of use from A1/A3 use to Estate Agent Class A2

Building Control

Refurbishment of shop and basement

Deposit Date:

16.07.1996

Reference:

96/0865/1/FP

Constraints:

Professional Comments:

Site, proposal and history:

The property is a shop unit within a parade of shops with flats above. The building is a Building of Townscape Merit located in a Conservation Area. It is in a Key Shopping Frontage and within the Teddington Town Centre boundary.

A 1996 application (96/3106/FUL) for a change of use from A1 (retail) to A2 use was refused on the following grounds:

The proposal would result in the loss of retail floor space in a designated key shopping frontage to the detriment of the vitality of the shopping centre, and would therefore be contrary to Policy SHP 6 of the Unitary Development Plan.

The unit is understood to have been used as a café in recent years, being noted as 'L'Amandine' (2000 – 2009), 'Moooca Cafe (2010 – 2012) and 'The Fallow Deer' in 2013.

This application seeks permission for A2 use as an estate agent.



Public and other representations:

Letters of objection have been received from nine addresses in the vicinity (two are from estate agents). Objections are to be made to the loss of retail and overprovision of estate agents. It is also pointed out that the property does not appear to have been marketed for retail use.

Professional comments:

Mixed Use Area

Development Management Plan Policy DM TC 2 seeks to protect and improve the provision of day-to-day goods and services in smaller centres of the borough. Appropriate uses could be: new retail, business or employment developments, which should maintain suitable provision for small businesses and other uses which serve the community or attract visitors and are of a scale that enhances the vibrancy and vitality of the centre and do not erode the core function of the centre. They should also not add disproportionately to pressure on parking.

The proposal involves a commercial use which would provide employment and therefore may be appropriate in a mixed use area.

Key Shopping Frontage

Policy DM TC 3 states that proposals that result in a loss of retail (A1 use class) space in key shopping frontages will be generally resisted. The Council will support other uses converting to retail, subject to there being no adverse impact on the centre, and seek to retain key facilities, including Post Offices. The key frontages have been designated on the parades that form the core of the retail centre, and as such they are mostly A1 retail. The loss of A1 space will generally be resisted, and conversions to A1 generally supported, whilst acknowledging the contribution that non-A1 units can make to a parade.

In this case, although permission was never granted, ^{of confirmation of lawfulness} the property may have been used in a mixed A1/A3 use by one or more of the previous occupants. However, it is understood that the retail element was always maintained and that the property never became a full A3 use. ^{so further erosion of A1 floorspace if part A3 is accepted.} There is no record of any enforcement complaint in the past.

The proposal would result in there being no retail element and this would damage the vibrancy and vitality of the centre. In addition there is no evidence of any marketing of the property for retail use and there is no obvious lack of demand for retail property in this area as there are few vacant shops.

Whilst objections have been made on the grounds of overprovision of this type of use it is noted that there are only six estate agents out of 97 shop units and twelve A2 units in total. At just over 6% of the total this could not be justified as overprovision in the event of an appeal.

Reason for Refusal:

The proposal would result in the loss of ^{floor space} a retail shop and its replacement with a use which would not contribute to the retail vitality and viability of this Key Shopping Frontage and would detract from its retail integrity. The proposal would therefore be contrary to policy DM TC 3 of the Richmond upon Thames Development Management Plan 2011.

Informative

Plans: Site plan and floor plans received on 1st October 2014.

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

This application is CIL liable

YES* NO
 (*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement

YES* NO
 (*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file)

YES NO

This application has representations on file

YES NO

Case Officer (Initials): SES

Dated: 25/11/14

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:

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:	