

Application reference: 14/3011/FUL
TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
16.07.2014	16.07.2014	10.09.2014	10.09.2014

Site:

2 Broad Street, Teddington, TW11 8RF,

Proposal:

Refurbishment and remodelling of the existing dry cleaners (Use Class A1: Shops) and workshop (Use Class B1c: light industrial) including infill extensions and alterations, conversion of seven x one self-contained flats to six residential flats (comprising 4x2 and 2x1 beds), with associated works including access and cycle parking.

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

APPLICANT NAME

Mr
C/O Agent
United Kingdom

AGENT NAME

Mr James Lloyd
15 Teddington Business Park
Station Road
Teddington
Middlesex
TW11 9BQ
United Kingdom

DC Site Notice: printed on 22.07.2014 and posted on 01.08.2014 and due to expire on 22.08.2014

Consultations:

Internal/External:

Consultee

LBRUT Transport
14D Urban D
LBRUT Environmental Health Contaminated Land

Expiry Date

05.08.2014
05.08.2014
05.08.2014

Neighbours:

7 Broad Street, Teddington, TW11 8QZ, - 22.07.2014
3 Broad Street, Teddington, TW11 8QZ, - 22.07.2014
3 Stableyard Mews, Teddington, TW11 8RG, - 22.07.2014
2 Stableyard Mews, Teddington, TW11 8RG, - 22.07.2014
Third Floor, Livingston House, 2 - 6 Queens Road, Teddington, TW11 0LB, - 22.07.2014
Flat F, 1 - 3 Queens Road, Teddington, TW11 0LX, - 22.07.2014
Flat E, 1 - 3 Queens Road, Teddington, TW11 0LX, - 22.07.2014
Flat A, 1 - 3 Queens Road, Teddington, TW11 0LX, - 22.07.2014
Flat D, 1 - 3 Queens Road, Teddington, TW11 0LX, - 22.07.2014
Flat C, 1 - 3 Queens Road, Teddington, TW11 0LX, - 22.07.2014
Flat B, 1 - 3 Queens Road, Teddington, TW11 0LX, - 22.07.2014
11B Broad Street, Teddington, TW11 8QZ, - 22.07.2014
11A Broad Street, Teddington, TW11 8QZ, - 22.07.2014
1 Stableyard Mews, Teddington, TW11 8RG, - 22.07.2014
9 Broad Street, Teddington, TW11 8QZ - 22.07.2014
Livingston House, 2 - 6 Queens Road, Teddington, TW11 0LB, - 22.07.2014
The Flat Above ,6 Broad Street, Teddington, TW11 8RF - 22.07.2014
1 Broad Street, Teddington, TW11 8QZ - 22.07.2014
Flat 10, Oval Court, 5 Broad Street, Teddington, TW11 8QZ, - 22.07.2014
Flat 8, Oval Court, 5 Broad Street, Teddington, TW11 8QZ, - 22.07.2014
Flat 5, Oval Court, 5 Broad Street, Teddington, TW11 8QZ, - 22.07.2014
Flat 3, Oval Court, 5 Broad Street, Teddington, TW11 8QZ, - 22.07.2014
Flat 1, Oval Court, 5 Broad Street, Teddington, TW11 8QZ, - 22.07.2014

6 Broad Street, Teddington, TW11 8RF, - 22.07.2014
 Flat 9, Oval Court, 5 Broad Street, Teddington, TW11 8QZ, - 22.07.2014
 Flat 7, Oval Court, 5 Broad Street, Teddington, TW11 8QZ, - 22.07.2014
 Flat 6, Oval Court, 5 Broad Street, Teddington, TW11 8QZ, - 22.07.2014
 Flat 4, Oval Court, 5 Broad Street, Teddington, TW11 8QZ, - 22.07.2014
 Flat 2, Oval Court, 5 Broad Street, Teddington, TW11 8QZ, - 22.07.2014
 4 Broad Street, Teddington, TW11 8RF, - 22.07.2014
 11 Broad Street, Teddington, TW11 8QZ, - 22.07.2014
 Flat, 4 Broad Street, Teddington, TW11 8RF, - 22.07.2014
 Room 1, 2 Broad Street, Teddington, TW11 8RF - 22.07.2014
 Room 2, 2 Broad Street, Teddington, TW11 8RF - 22.07.2014
 Room 3, 2 Broad Street, Teddington, TW11 8RF - 22.07.2014
 Room 4, 2 Broad Street, Teddington, TW11 8RF - 22.07.2014
 Room 5, 2 Broad Street, Teddington, TW11 8RF - 22.07.2014
 Room 6, 2 Broad Street, Teddington, TW11 8RF - 22.07.2014
 Room 7, 2 Broad Street, Teddington, TW11 8RF - 22.07.2014

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

Development Management Application:92/2028/FUL
 Status: REF
 Date:20/04/1993 Conversion Of First And Second Floors Into 4 Self-contained Flats And Rear Office Building Into Cottage.

Development Management Application:93/1597/FUL
 Status: REF
 Date:09/02/1994 Conversion Of First And Second Floors From Non Self-contained Residential Use To Four One Bedroom Self-contained Flats.

Development Management Application:94/1522/FUL
 Status: REF
 Date:05/08/1994 Conversion Of First And Second Floors To Form Four One Bedroom Self Contained Flats

Development Management Application:95/1637/FUL
 Status: REF
 Date:21/12/1995 Change Of Use Of Rear Building To A Self Contained Flat

Development Management Application:78/0879
 Status: GTD
 Date:24/10/1978 Change of use of ground floor from launderette to betting office.

Development Management Application:87/2229
 Status: GTD
 Date:19/01/1988 Installation of a small receive only satellite dish aerial.

Development Management Application:13/4120/FUL
 Status: WDN
 Date:22/04/2014 Refurbishment and remodelling of the existing workshop (Use Class B1: light industrial), including infill extensions and alterations incorporating an additional storey, with the reconfiguration of the existing seven residential flats (creating net one additional unit), with associated works including access and cycle parking.

Development Management Application:14/3011/FUL
 Status: PCO
 Date: Refurbishment and remodelling of the existing dry cleaners (Use Class A1: Shops) and workshop (Use Class B1c: light industrial) including infill extensions and alterations, conversion of seven x one self-contained flats to

six residential flats (comprising 4x2 and 2x1 beds), with associated works including access and cycle parking.

Building Control

Deposit Date:

08.03.1996

Reference:

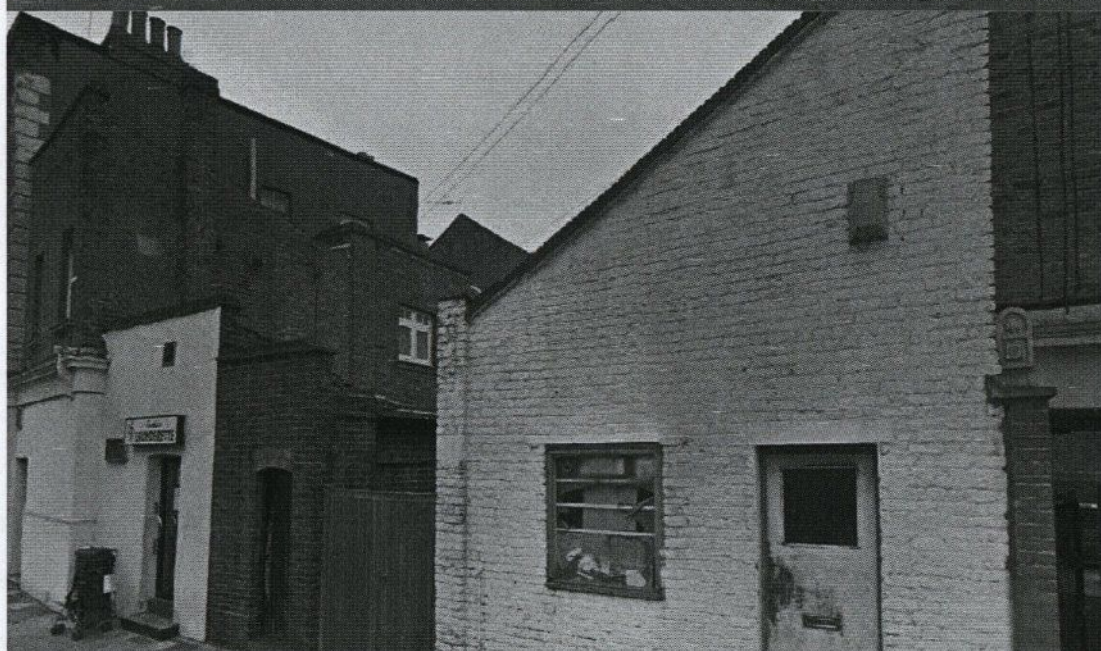
96/0282/FP

Improvements & alterations to existing property

Constraints:

Site, history and proposal:

The site comprises 2 Broad Street, a three storey building with a ground floor shop unit which has been split into two (dry cleaner and bookmaker) There are bedsits above and the building is designated as a Building of Townscape Merit. To the rear with access from Queens Road is a vacant single storey building formerly used as a workshop. To the south are residential flats in Queens Road (in another Building of Townscape Merit) which adjoin the workshop building. To the east is another shop, 4 Broad Street and its rear yard.



The ground floor of 2 Broad Street appears to have been a launderette (and then dry cleaner) and bookmaker for many years. Several planning applications were made to convert the upstairs bedsits to flats in the 1990s but these were refused as the Council had a policy to retain non self contained accommodation.

The workshop is known to have been used as an electrics workshop and for computer repairs in the past. A 1995 planning application (Ref 95/1637) to convert to residential was refused on the following grounds:

The proposal would result in the loss of an employment use which is not seriously detrimental to the amenities of the surrounding area and would therefore be contrary to policies E MP 6 of the Richmond upon Thames Local Plan and policy EMP 5 of the Unitary Development Plan deposit draft.

The building has clearly been unused for some years.

A further application (Ref 12/0084/FUL) was made in 2012 for demolition of the workshop and erection of a three storey building to contain three two-bed flats. This was refused permission on a number of grounds:

The proposed building, by reason of its height, siting and design would detract from the character and setting of the adjoining Building of Townscape Merit, 1-3 Queens Road and would therefore be contrary to policy DM HD 3 of the Richmond upon Thames Development Management Plan.

By reason of the siting of upper floor windows facing 2 Broad Street in close proximity to existing windows in that property the proposal would be unneighbourly resulting unreasonable loss of privacy contrary to policy DM DC 5 of the Richmond upon Thames Development Management Plan and Supplementary Planning Document 'Small and Medium Housing Sites'.

By reason of the limited size of the accommodation provided the proposal fail to meet baseline standards and would not constitute a satisfactory form of development contrary to policy DM HO 4 of the Richmond upon Thames Development Management Plan and Supplementary Planning Document 'Residential Design Standards'.

The submitted information does not adequately demonstrate that the sustainable measures to be taken can achieve a 20% reduction in carbon emissions from on-site renewables or why this cannot be achieved. The proposal would therefore be contrary to policy DM SD 2 of the Richmond upon Thames Development Management Plan and CP2 of the adopted Core Strategy.

The vehicular access and parking layout do not achieve acceptable standards for sight lines and turning within the site and would consequently be unacceptable as they would cause danger to pedestrians and traffic. The proposal would therefore be contrary to policy DM TP 2 of the Richmond upon Thames Development Management Plan and Supplementary Planning Document 'Front Garden and Other Off Street Parking Standards'.

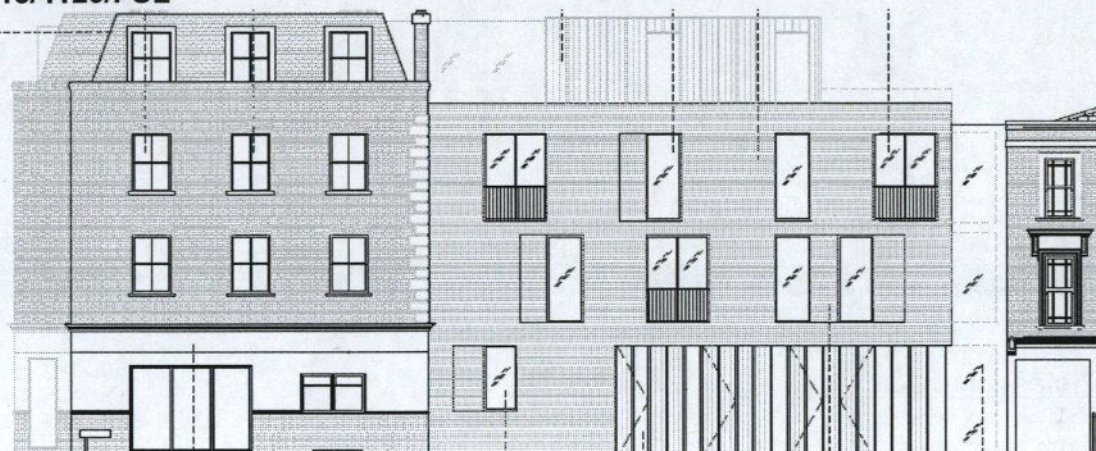
The proposal would result in the loss of an employment site and no evidence has been submitted to show that completion over an extended period of time of a full and proper marketing exercise of the site at realistic prices has been undertaken. The proposal would therefore be contrary to policy DM EM 2 of the Richmond upon Thames Development Management Plan.

The proposal fails to make any provision towards affordable housing in association with the development. It would therefore be contrary to policy CP15 of the London Borough of Richmond upon Thames Local Development Framework Core Strategy

and policy DM HO 6 of the Richmond upon Thames Development Management Plan as well as draft Supplementary Planning Document 'Affordable Housing'.

A further application was made in 2013 (13/4120/FUL) proposing refurbishment and remodelling of the property including infill extensions and alterations incorporating an additional storey, with the reconfiguration of the existing seven residential flats (creating net one additional unit), with associated works including access and cycle parking. This was withdrawn by the applicant following concerns expressed at design, the additional storey, parking and affordable housing.

13/4120/FUL



The new proposal is for refurbishment and remodelling of the building including extensions and alterations. The seven one-bed flats are to be replaced by four two-bed flats and two one-bed flats.

Public and other representations

The Teddington Society acknowledges that this scheme is an improvement on the previous application in terms of design but remains concerned about the treatment of the space between the existing 2 Broad Street and the Queens Road properties.

The owner of 4 Broad Street objects on the grounds of overdevelopment, proximity to the boundary, refuse/recycling arrangements and his property becoming land-locked.

Internal:

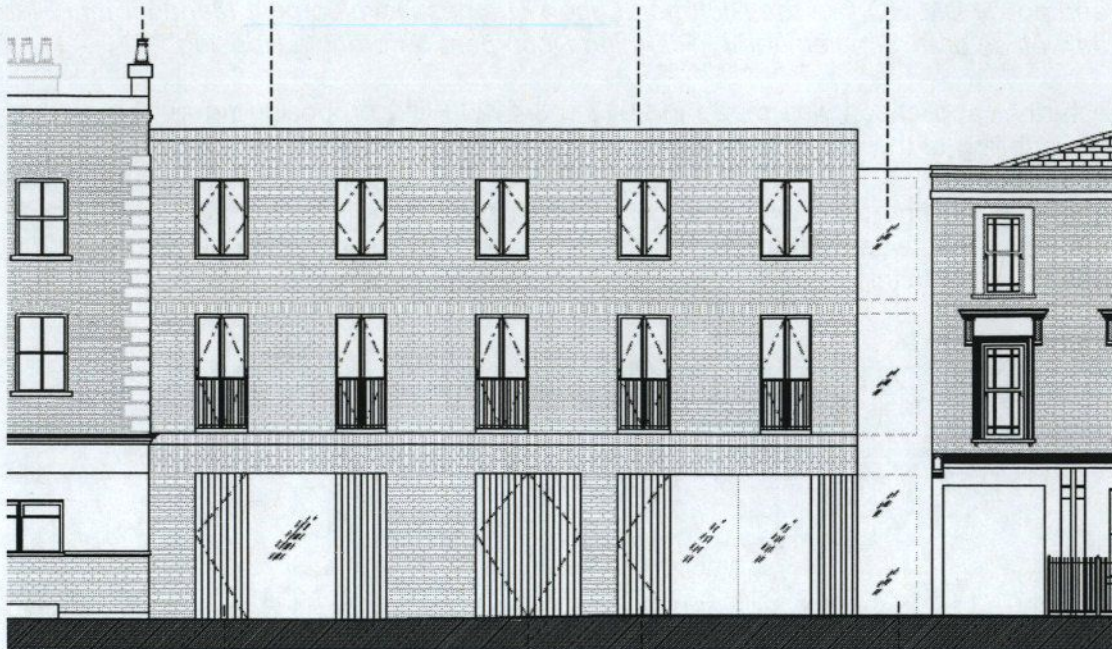
Transport – Parking survey queried, but now considered to be acceptable following clarification. No objection subject to conditions.

Urban Design – Meets concerns expressed on the previous application.

Contamination – No objection as no change of use taking place

Amendment:

The Queens Road frontage has been redesigned to give a more conventional appearance:



Professional Comments

Land Use

The scheme involves a minor increase in the amount useable of B1 floorspace to that which currently exists and there is no objection to this.

With fairly recent changes to the permitted development allowances the retention of non self contained units is no longer required by the Council. The remodelled residential accommodation will comprise one and two bed units which are considered acceptable in a town centre location and in accordance with Policies CP14 (Core Strategy) and DM HO 4 (DMP).

A mixed use scheme with residential above in this town centre location would contribute to the vitality and viability of the area and in principle accords with Policies CP1 and CP14 of the Core Strategy. The factors set out in Policy DM DC 2 (Layout and Design of Mixed Use Schemes) in the DMP appear to be generally satisfied.

Transport

The area is not a Controlled Parking Zone and it is considered that the demand for on street parking from more and larger flats would increase. Policy DM TP 8 of the Development Management Plan states that the parking standards will be expected to be met, unless it can be shown that in proposing levels of parking applicants can demonstrate that there would be no adverse impact on the area in terms of street scene or on-street parking. As off street parking is not provided a car parking survey showing the availability of car parking within 200m of the site, was required to support any formal application submitted for dwellings without off street car parking.

A parking survey has been received and officers are satisfied that as a result of the proposal (compared to the current situation) on-street parking would not exceed

90%. Consequently the proposal is considered to be acceptable without parking provision.

Details of refuse/recycling and cycle storage will need to be conditioned. This will include all retail/commercial uses on site which need separate storage.

The existing crossover by the workshop should be reinstated to 1.0m width to allow for bin collection, at cost to the applicant.

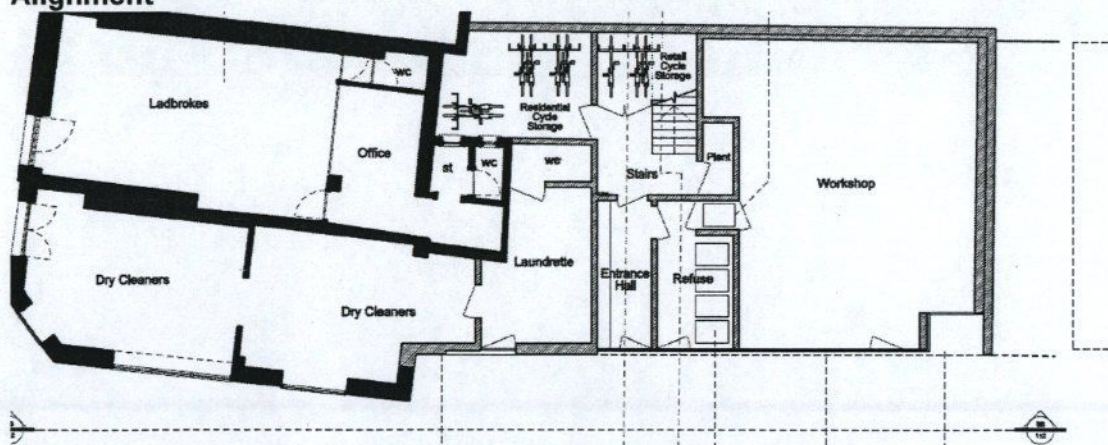
Design and Appearance

The frontage on to Broad Street will not change greatly. No objection is seen to the new upstairs timber windows and replacement fascia board for the dry cleaner which will match that over the bookmaker.

On the Queens Road elevation new timber windows are also planned for the upstairs with two added to the existing building. The two storey rear element and the workshop are replaced by a three storey flat roofed rear extension which is set back from the Queens Road frontage of the existing building by 1.2m. This will be 0.5m shorter than the building to be retained and a similar height above the parapet roof of 1 Queens Road. This stepping down in height from Broad Street to the first Queens Road building is considered to be acceptable in visual terms. The proposed glazing respects adjoining buildings without replicating them. Juliet balconies at first floor level serve to give the elevation some interest. The ground floor entrance to the flats and to the commercial unit will be glazed. Providing a break between the brick rear extension and the side wall of 1 Queens Road is a glazed 1.4m wide element which is set back from the Queens Road frontage by 0.9m

The removal of the additional storey to the main building and the careful height adjustments and recesses of the rear extension are considered to overcome previous design concerns. The existing workshop projects forward of 1 Queens Road but this will not be the case for the proposed extension which will have a better relationship.

Alignment



Impact on neighbours

The nearest residential properties are 1 Queens Road and the residential accommodation above 4 Broad Street. 1 Queens Road will be adjoined by a taller building than at present, but it will not project rearward of it. There are no side windows at 1 Queens Road and it is not considered that this property would be unreasonably impacted on.

4 Broad Street has a ground floor restaurant and has been extended to cover almost the whole site. Whilst there is a rear facing bedroom window near the side boundary in the roofspace (second floor level), the existing three storey element already projects rearward beyond it by about 3m. There is a recess in the proposed extension to allow for the balconies and consequently it is not considered that this window will be greatly affected in terms of light. Other rear facing windows on the upper floors of No 4 are on the opposite side of the rear elevation. A first floor kitchen is already blocked to some extent by a first floor rear extension. The second floor bedroom window will be some distance from the proposed extension.





Residential Standards

The standards set out in Policy DM HO 4 of the DMP and the Residential Development Standards Supplementary Planning Document for internal and external spaces need to be considered.

The unit sizes for all of the flats satisfy the Council's baseline standards for net internal floor area set out in the SPD of 45sqm for a one bed flat and 60sqm for a 2 bed flat. The amenity space standards are not met as only a 10 sq m terrace can be provided for one of the flats (flat 1) and a minimal one for flat 4. It is appreciated that it may not always be possible to meet the amenity space standards in a town centre location. Bushy Park is within reasonable walking distance.

Affordable Housing

As there is no reduction in employment floorspace and the number of units is less than 10 no affordable housing contribution is sought.

Sustainability

An energy strategy has been supplied with the application which indicates a score of 38 on the Sustainable Construction Checklist (a high 'C'). BREAAAM Refurbishment 'Excellent' should be achieved. Refurbishment and the use of PV panels will result in an almost 60% improvement on existing CO2 emissions. The proposal is considered to be satisfactory in relation to the sustainability policies of the Council.

Contamination

The site was previously used as a commercial printers with other commercial printers and a blacksmith nearby. However, since the application is not for a change of use, there are no objections.

The applicants attention is drawn to the sites previous land uses and to the need to ensure that adequate health and safety precautions are employed during the construction works.

CIL

Mayor of London – Commercial increase of 15 sqm x £50 = £750

Residential increase of 168 sq m x £50 = £8400

Council

No charge for commercial

Residential increase of 168 sq m x £190 = £31,920

Conditions

AT01 – 3 years

BD12 – Materials to be approved

DV11 – Use of roof restricted

DV18A – Refuse arrangements

DV33A – No reduction in number of dwellings

DV45B – BREEAM Refurbishment 'Excellency

DV47 Lifetime Homes

DV48 – Approved Drawings –

Site Plan

047_3_101_PL1 – Proposed GA

047_3_103_PL1 – Proposed First Floor Plan

047_3_104_PL1 – Proposed Second Floor Plan

047_3_105_PL1 – Proposed Roof Plan

047_3_111_PL1 – Proposed Section AA

047_3_113_PL1 – Proposed Section CC and DD

047_3_114_PL1 – Proposed Section EE

Received on 16th July 2014

047_3_112_PL2 – Proposed Section BB

047_3_102_PL2 – Proposed Ground Flood Plan

Received on 31st March 2015

DV43 – Construction Method Statement

PK06A – Cycle Parking

NS01 – Highway works – The development hereby approved shall not be occupied until a scheme has been submitted showing how the existing drop kerb on Queens Road will be reduced in size to 1m width in order to allow for refuse collection and this has been constructed and completed in agreement with the Council's highways section.

REASON: To ensure a satisfactory form of development.

Informatives:

Composite – Policies – Core Strategy – CP1, 2, 7, 8, 14, 16

DMP: DM SD 1,2; HD 3; HO 1, 2, 4; EM 2; TP 2; DC 1, 5, 6

Sustainable Construction Checklist, Residential Development Standards,

NPPF Approval

NI01 - The applicants attention is drawn to the sites previous industrial land uses (printing works, blacksmith) and to the need to ensure that adequate health and safety precautions are employed during the construction works.

NI02 - The applicant is advised of the need to have separate cycle/refuse storage for the residential and commercial elements.

Recommendation:

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

DCM

I therefore recommend the following:

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

Case Officer (Initials): SGS

Dated: 8/2/15 1/4/15

I agree the recommendation:

- Save reports on electronic file only.

BS
Team Leader/Development Control Manager

Dated: 10-2-15

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: [Signature]

Dated: 17/04/15

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:

Professional Comments: