

Application reference: 15/2248/FUL
TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
25.05.2015	12.06.2015	07.08.2015	07.08.2015

Site:

Park Lane Stables, Park Lane, Teddington, TW11 0HY

Proposal:

Renewal and reconfiguration of existing roof over the existing riding school and stables. Improvement of existing tack room, meeting and teaching facilities within the new roof space, and improving access to these facilities for less able people, with new stair and disabled wc.

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

APPLICANT NAME

Ms Natalie O'Rourke
Park Lane
Teddington
TW11 0HY

AGENT NAME

Mr Dean Griffiths
4 Ivory Wharf
4 Elephant Lane
London
SE16 4JD

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

Consultations:

Internal/External:
Consultee

Expiry Date

Neighbours:

8 St Marys Avenue, Teddington, TW11 0HZ, - 16.06.2015
10 St Marys Avenue, Teddington, TW11 0HZ, - 16.06.2015
12 St Marys Avenue, Teddington, TW11 0HZ, - 16.06.2015
4 St Marys Avenue, Teddington, TW11 0HZ, - 16.06.2015
6 St Marys Avenue, Teddington, TW11 0HZ, - 16.06.2015
2 St Marys Avenue, Teddington, TW11 0HZ, - 16.06.2015
54 Park Lane, Teddington, TW11 0HX, - 16.06.2015
48 Park Lane, Teddington, TW11 0HX, - 16.06.2015
44 Park Lane, Teddington, TW11 0HX, - 16.06.2015
Scorpius House, Park Lane, Teddington, TW11 0HY, -- 16.06.2015
52 Park Lane, Teddington, TW11 0HX, - 16.06.2015
50 Park Lane, Teddington, TW11 0HX, - 16.06.2015
46 Park Lane, Teddington, TW11 0HX, - 16.06.2015
42 Park Lane, Teddington, TW11 0HX, - 16.06.2015
40 Park Lane, Teddington, TW11 0HX, - 16.06.2015
38 Park Lane, Teddington, TW11 0HX, - 16.06.2015
36 Park Lane, Teddington, TW11 0HX, - 16.06.2015
34 Park Lane, Teddington, TW11 0HX, - 16.06.2015
32 Park Lane, Teddington, TW11 0HX, - 16.06.2015

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

Development Management

Status: PCO

Date: 20/10/1989

Application: 89/1050/DD01

Extension To Roof And Use Of Part Of Premises As Ancillary Residential Accommodation (details Pursuant To Condition (c) (details Of Windows) Permission 89/1050 Of 31/7/89)

Development Management
Status: PCO
Date: 30/06/1989

Application: 89/1050/FUL

Extension To Roof Of End Stable And Use Of Part Of Premises As Ancillary Living Accommodation. Internal Alterations And Front Elevation

Development Management
Status: GTD
Date: 14/09/1993

Application: 93/0993/FUL

Extension Of Existing Dwelling Attached To Stables To Form Two Bedrooms And A Dining Room.

Development Management
Status: GTD
Date: 10/10/1989

Application: 89/1050/DD1

Extension to roof and use of part of premises as ancillary residential accommodation (Details pursuant to Condition (c) (details of windows) permission 89/1050 of 31.7.89). (Amended Plan No. 16489/1, and door & window detail received on 3.10.89.)

Development Management
Status: PCO
Date:

Application: 15/2248/FUL

Renewal and reconfiguration of existing roof over the existing riding school and stables. Improvement of existing tack room, meeting and teaching facilities within the new roof space, and improving access to these facilities for less able people, with new stair and disabled wc.

Building Control
Deposit Date:
27.09.1993
Reference:
93/1076/BN

Provision of habitable rooms in existing stable building

Constraints:

Professional Comments:

15/2248/FUL

Park Lane Stables, Park Lane, Teddington

Site, history and proposal

The application site comprises a roughly rectangular plot of land which is narrow at one end and widens where it adjoins a neighbouring residential property known as Dean House/Scorpius House, located on the NE side of Park Lane. At the rear is an access road serving the rears of the gardens of properties in St Mary's Avenue. The site is occupied by Park Lane Stables which comprise horse riding stables and a riding school with attached living accommodation of the riding school proprietor..

Previous history relates to extensions to the stables and an extension of the dwelling that is attached to the stables to form additional bedrooms.

The current proposal involves the :-

-the configuration of the existing sloping roof to form a new roof with a gable face with tiled sides with existing parapets to be continued over. A large glazed opening is proposed in the front elevation. This area would be used as a teaching and event space. Slate clad with detailing to match existing. To the rear, there would be a raised section of matching brickwork and parapet.

-the formation of a new external stair to the side of the above extension with a new opening in the existing wall to form a pedestrian entrance with metal gate. An existing side wall to the stairs will be retained.

-repairs to existing fencing

-the addition of a steel guard rail around a new first floor opening to enable deliveries of hay to be taken directly into the hay loft.

-to the rear, existing vent openings would be made good and in some of the openings double glazing would be inset.

Works of re-pointing and repair to rear brickwork.

Public and other representations

Neighbours- 2 letters have been received from residents in St Mary's Avenue raising the following points:-

-both writers state that they are supporters of the Stables which provides a great community facility and wish it to survive and thrive./

-the vents in the brickwork which are to be made good should have obscure glazing and be non-openable if windows are to be inserted into them as the use of the tack/store rooms to teaching /birthday party facilities could lead to loss of privacy.

-impact on light entering the rear of houses in St Marys Avenue from the increased height of the rear wall.

-use of the tack and store rooms as would impact privacy if the vents are converted to windows.

Amendments

The Agent has written confirming that the made good vents on the rear elevation will be obscure glazed and fixed shut/non-openable.

Professional Comments

Policy DM SI 1 of the Development Plan encourages new social infrastructure provision and states permission will be granted for new or extensions to existing uses where it provides for an identified need, is practicable in multi-use flexible/adaptable buildings, is in an accessible location, is of a high quality design, does not adversely impact on residential character or amenity, does not adversely effect traffic movement/highway safety and accords with other relevant policies.

In this case, the existing stables are a long established use in this residential area providing a valuable service to the community. Hence the improvement and extension of the existing facilities is to be encouraged so as to enable the existing use to continue on this site, further employment opportunities, provide teaching-facilities and to be used for children's parties. The site has been used for a considerable number of years as stables with ancillary residential accommodation, without any off-street parking. Site visit confirms that the existing stables are in a poor state and require up-dating and modernisation. Its continued use as stables with improved facilities is therefore to be encouraged and the proposal is considered to accord with the aims and objectives of policy DM SI 1.

In terms of the design and appearance, site inspection reveals that gables are very much part of the character of the existing stables and the street-scene in this location with the neighbouring residential property at Dean House also having staggered gables. The proposed gable is not balanced in appearance but given the constraints of the site and since the adjoining gable is also un-balanced, a refusal of permission on design grounds is not considered sustainable.

The proposal is not considered to harm the amenities of neighbouring occupiers given the gable extension will be stepped behind the adjoining Scorpius House/Dean House. Further this residential property has a blank flank dormer and secondary window openings adjoining. To the rear, the property is divided from houses in St Marys Avenue by an access road and the rear gardens of the houses. Hence given this separation and orientation of the site, it is not considered that the increased height from the formation of the gable would appear unduly over-bearing/un-neighbourly or lead to an undue loss of light to neighbouring residential occupiers in St Mary's Avenue.

In terms about the vents/openings to the rear being made good, The Agent has confirmed that these would be fixed shut and have obscure glazing. A condition is attached accordingly.

The stables are a long established and valuable community facility use and have co-existed with adjoining residential properties for a considerable period of time without causing undue

harm to residential amenity. Hence there is no objection to their continued use and extension.

As such the granting of planning permission is justifiable in this case.

Neighbour impact

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): AW

Dated: 14/8/15

I agree the recommendation:

Team Leader/Development Control Manager

[Signature]
14/08/15

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:	