

Planning Department  
London Borough of Richmond upon Thames  
Civic Centre  
44 York Street  
TW1 3BZ

JL/PB/314

**BY E-MAIL**

19 April 2016

Dear Sir or Madam,

**RE: 85 STATION ROAD, HAMPTON, TW12 2BJ  
AMENDED FP APPLICATION: CONVERT HOUSE TO 2 FAMILY DWELLINGS  
SUPPORTING PLANNING, DESIGN & ACCESS INFORMATION**

This letter provides Supporting Planning, Design and Access Information, prepared by James Lloyd Associates Limited, in support of an Amended Full Planning Application (hereafter referred to as the 'Application'), submitted on behalf of Mr. Pevin Patel (hereafter referred to as the 'Applicant'), with regard to 85 Station Road, Hampton, TW12 2BJ (hereafter referred to as the 'Site').

This Application proposes to: *"Convert the house into two family dwellings."*

This Application follows the refusal of a Full Planning Application (Council Number: 15/4084/FUL) under delegated authority on 17 December 2015. The Applicant has reviewed the Council's reasons of refusal and has provided additional supporting information to address these issues (transport and affordable housing) with all other matters agreed including the principle of conversion to two family dwellings.

The contents of this letter are as follows:

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This letter should be read in conjunction with the following (in no particular order):

- Completed Application Forms including CIL prepared by JLA Limited
  - Transport Technical Note prepared by Kronen Limited
  - Background Information including Planning History prepared by the LBRUT
  - LBRUT Decision Notice and Officer's Report (FP Application No. 15/4084/FUL)
  - Drawings and Plans prepared by PW:
- Site Location Plan
  - Block Plan
  - P583/01 - Existing Second Floor and Site Plan

- P583/02 - Existing Plans
- P583/03 - Proposed Plans
- Preliminary Assessment (BREEAM Domestic Refurbishment) prepared by Green Tiger Sustainability
- Completed LBRUT Sustainability Construction Checklist prepared by Green Tiger Sustainability
- Viability Report prepared by AGA Limited

An Application Fee is not applicable as this proposal the first revision of an application for development of the same character / description on the same site by the same Applicant within 12 months of making the earlier refused application.

This Supporting Planning and Accessing Information provides a detailed analysis of the planning merits of the proposals having regard to national and local planning policies. In conformity with the provision of the Department for Communities and Local Government Circular 01/2006: Guidance on Changes to the Development Control System (June 2006), and Section 327A of the 1990 Town and Country Planning Act (as amended), this letter sets out both the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with.

This Supporting Planning and Accessing Information has followed the guidance contained within the Commission for Architecture and the Built Environment (CABE) guidance Booklet 'Design and Access Statement, How to Write, Read and Use Them' and the Council's supplementary planning guidance.

## **1. BACKGROUND & OBJECTIVES**

### **i. Background**

The Applicants are the freeholder of the Site and wishes to redevelop in order to maximise its development potential.

Where other developers are postponing development, the Applicants are keen to proceed with the scheme on this Site without delay, given the amount of costs involved.

The proposed development is intended to achieve the important planning aims of regeneration and sustainable development, arising out of the Site's particular characteristics and accessible location, together with the existing planning policy context.

### **ii. Objectives**

The main objectives of the proposed development are:

- Effective and efficient use of the Site
- A significant enhancement to the character of the Site and surrounding area

## 2. SITE DETAILS

### i. Description

The Site is occupied by a semi-detached five bed residential house located on the southern side of Station Road within Hampton Village Conservation Area (Number: 12) and backing onto the garden of 1 Avenue Road. The adjoining semi-detached property is occupied by Hampton Bathrooms on the ground floor.

#### Site Photograph



FP Application Number: 98/2157 was granted permission for the change of use of the front part of the ground floor from retail to residential as an extension to the existing residential unit with associated alterations to the front elevation.

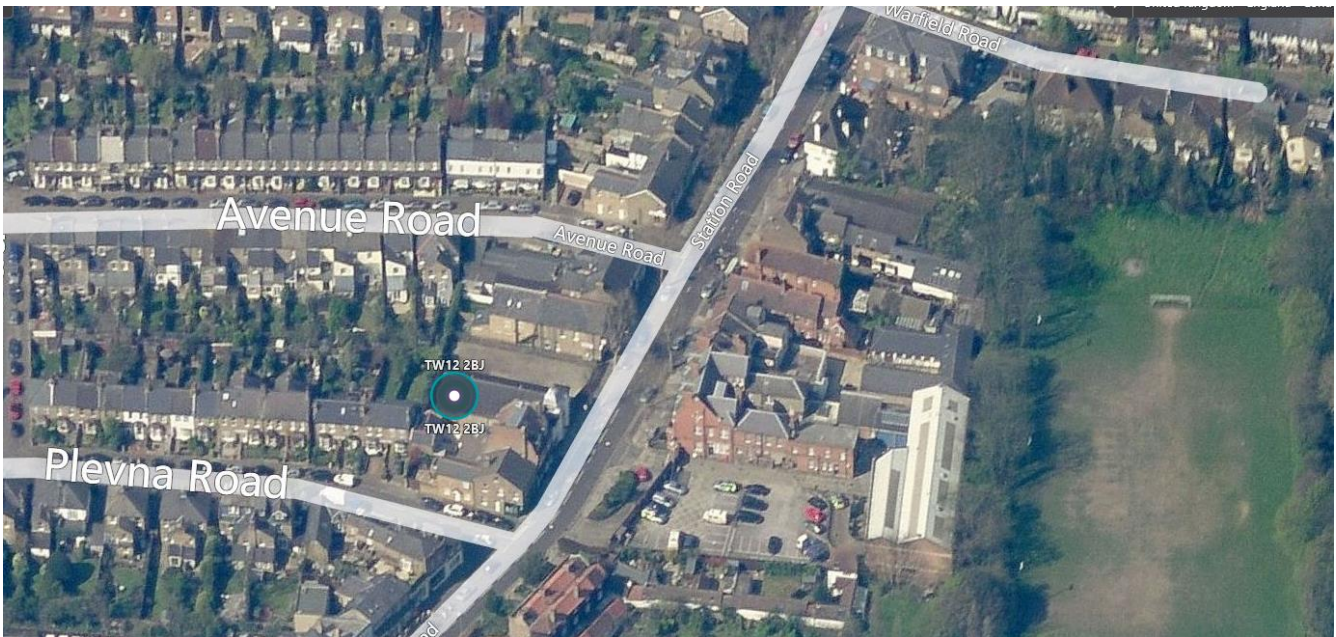
### ii. Context

The surrounding built environment is comprised of different properties of differing scales varying from terraced houses to small rise office blocks. Overall, the area is predominantly urban with the immediate surroundings mostly residential. There is no apparent consistency of style nor an obvious local character.

#### Site Location Plan



**Aerial Photograph of the Site & Surrounding Area**



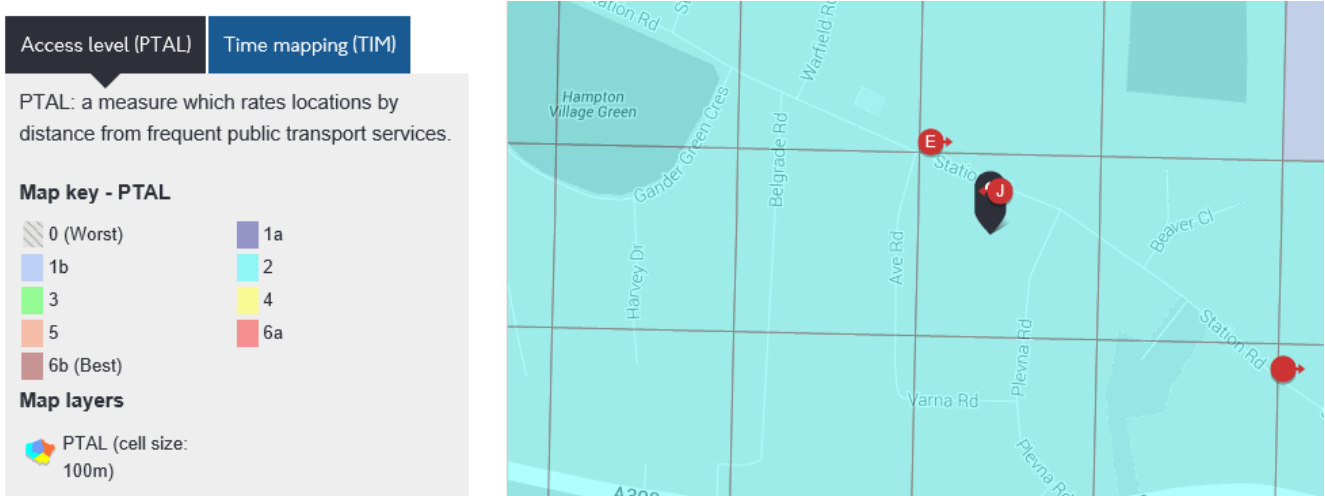
**Transport & Accessibility**

Please refer to the supporting Transport Technical Note prepared by Kronen Limited.

The public transport accessibility level (PTAL) is a method sometimes used in United Kingdom transport planning to assess the access level of geographical areas to public transport.

PTAL is a simple, easily calculated approach that hinges on the distance from any point to the nearest public transport stop, and service frequency at those stops. The result is a grade from 1–6 (including sub-divisions 1a, 1b, 6a and 6b), where a PTAL of 1a indicates extremely poor access to the location by public transport, and a PTAL of 6b indicates excellent access by public transport. The Site has a PTAL rating of 2.

**TfL Planning Information Database: Public Transport Accessibility Level (PTAL)**



The Site and surrounding streets are not located in a Controlled Parking Zone.

## Street Map



## Flood Risk

The Site is not located in an area at risk of flooding.

## Heritage Assets

The Site is designate within the Hampton Village Conservation Area (Number: 12).

Centred on Church Street, High Street and Thames Street, this area contains the major part of the early development of Hampton. Thames Street itself acts as a division between the river and the village with the historic core centred upon the church now less well defined. Commercial activity has mostly moved into Station Road and river related leisure and industrial uses, once an integral part of village life, now subsist within the strip of ground between the road and the river.

High Street and Church Street contain many fine listed buildings, some behind high boundary walls; others in the centre of Hampton stand tight to the back of pavement. The junction of these two roads now acts more as the village centre.

### iii. Planning History

A planning history search of the Site has been undertaken by making use of the online property search engine on the Council's website.

Application Number	Status	Proposal
15/4084/FUL	refused permission 17/12/2015	CONVERT HOUSE INTO 2 FAMILY DWELLINGS
15/3688/PS192	withdrawn by the applicant 23/09/2015	Division of property into 2 units
02/2709	refused permission 18/10/2002	Erection Of First Floor And Roof Extension To Rear
00/0308	granted permission 14/04/2000	Internal Alterations And Conversion Of Property Into Two Flats.
98/2157/DD02	granted permission 07/05/1999	Details Pursuant To Condition Bd04u (windows) And Bd11u (fascia Panel) Of Planning Permission 98/21...
98/2157/DD01	granted permission 03/03/1999	Details Pursuant To Condition Bd06u (materials) Of Planning Permission 98/2157/ful Dated 5th Novemb...
98/2157	granted permission 26/02/1999	Change Of Use Of Front Part Of Ground Floor From Retail To Residential As An Extension To The Exist...
88/0559	refused permission 13/04/1988	Erection of a first floor rear extension over existing ground floor extension.
86/1787	granted permission 08/01/1987	Erection of rear extension.
86/1220	refused permission 03/10/1986	Erection of single storey extension.

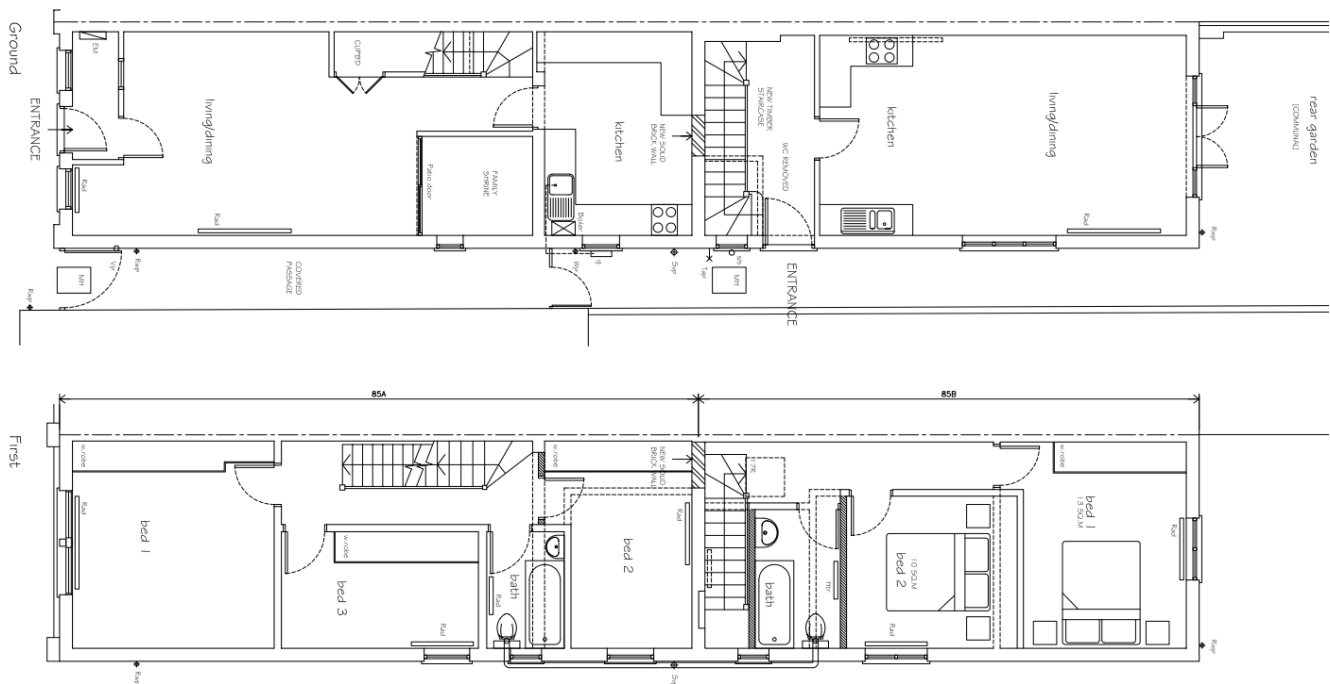
### 3. PROPOSED DEVELOPMENT

This Application proposes to: *“Convert the house into two family dwellings.”*

This Application follows the refusal of a Full Planning Application (Council Number: 15/4084/FUL) under delegated authority on 17 December 2015. The Applicant has reviewed the Council's reasons of refusal and has provided additional supporting information to address these issues (transport and affordable housing) with all other matters agreed.

The Application proposes the conversion of the building to two flats comprising one x two bed unit and one x three unit. An existing door accessed from the covered side passage will be used to access the rear flat. No elevational alterations are proposed as a result of this proposal.

## Dwg No. P583/03 - Proposed Plans



### 4. RELEVANT PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the Development Plan, and the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

#### i. Development Plan

##### Greater London Authority (Published)

- The London Plan: Spatial Development Strategy for Greater London (2015)

##### London Borough of Richmond upon Thames (Adopted)

- Local Development Framework: Core Strategy Development Plan Document (April 2009) – CP7 (Maintaining and Improving the Local Environment; CP14 (Housing))
- Local Development Framework: Development Management Plan (November 2011) – DM DC 1 (Design Quality); DM DC 5 (Neighbourliness, Sunlighting and Daylighting); DM HD 1 (Conservation Areas - designation, protection and enhancement); DM HO1 (Existing Housing); DM TP 2 (Transport and New Development); DM TP 7 (Cycling); DM TP 8 (Off Street Parking - Retention and New Provision); DM TC 3 (Retail Frontages)
- Online Proposals Map (July 2015)



## ii. Supplementary Planning Guidance (SPG) & Documents (SPDs) / Evidence

### London Borough of Richmond upon Thames (Adopted)

- Design Quality SPD (February 2006)
- Sustainable Construction Checklist SPD (August 2011)
- Design for Maximum Access SPG
- Planning Obligations Strategy SPG (June 2003)
- Recycling for New Developments SPG
- Security by Design SPG

## iii. National Planning Policy Guidance

### Department for Communities and Local Government (Published)

- National Planning Policy Framework (March 2012)



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## 5. PLANNING CONSIDERATIONS

This Application follows the refusal of a Full Planning Application (Council Number: 15/4084/FUL) under delegated authority on 17 December 2015. The Applicant has reviewed the Council's reasons of refusal and has provided additional supporting information to address these issues (transport and affordable housing) with all other matters agreed including the principle of conversion to two family dwellings.

The Council's refused your Full Planning Application (Number: 15/4084/FUL) for the following reasons:

### i. Addressing the Council's Reasons for Refusal Full Planning Application (Number: 15/4084/FUL)

#### **U94162 Reason for refusal-lack of parking**

The proposal would result in an intensification of the use of the site without the provision of parking required to comply with published guidelines and the parking standards. Parking surveys suggest that the surrounding area is already heavily parked and the additional demand created by the proposal would exacerbate the situation. The proposal is therefore contrary to policy DM TP 8 of the Richmond upon Thames Development Management Plan 2011 and Supplementary Planning Document 'Front Garden and other Off Street Parking Standards'.

Please refer to the supporting Transport Technical Note prepared by Kronen Limited.

The Applicant has explained that up until recently his family / the occupants of the existing five-bedroom house had owned and generated an on-street parking demand of up to five vehicles; at the time of writing this is slightly lower at three vehicles.

Based on the maximum parking standards for new development the planning application is considered to have no parking impact.

It is acknowledged that the Site is in an area of existing high parking stress as recorded by the parking surveys recently carried out.

However, the Application is not anticipated to have any parking impact and specifically not a significant or severe impact in the context of The National Planning Policy Framework and is therefore considered acceptable / not objectionable on parking or transport grounds.

#### **U94163 Reason for refusal-affordable housing**

In the absence of a binding obligation towards the provision of an affordable housing contribution the proposal will prejudice the delivery of affordable housing in the Borough, the proposal would be contrary to policy DM HO 6 of the Richmond upon Thames Development Management Plan 2011 and policy CP 15 of the Richmond Upon Thames Core Strategy 2009 as well as Supplementary Planning Document 'Affordable Housing'

The Applicants have provided a viability assessment (prepared by AGA Limited) to support their case.

The proposal results in the creation of a new dwelling unit, and this therefore falls within the remit of Policy DM HO6, which requires a provision for affordable housing, either in kind or as a contribution into the Council's Affordable Housing Fund. As the Site is unlikely to be of interest to a housing association, a contribution is acceptable based on the principle set out in Development Management Plan Policy DM HO6 of capturing the subsidy that a developer would have put in, had the scheme been for affordable housing. This is set out in the Affordable Housing SPD. The policy contribution sought is discounted to represent 5% affordable housing, given the proposal creates one unit.

## **ii. Other Material Considerations**

### **Design Quality**

The proposal does not involve any external alterations and, therefore, there would be no adverse impact on the streetscape nor the wider locality. As such, the aims and objections of Development Management Plan DPD Policy DM DC 1 are not compromised.

### **Neighbour Amenity**

Policy DM DC 5 of the Development Management DPD advises that the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance.

As no physical alterations or extensions are proposed, the proposal will not adversely impact on neighbour amenity. In terms of changes of use, as noted within the Officer's Report (Full Planning Application (Number: 15/4084/FUL), while there would be a more intensified residential use of the premises, it is not considered that the additional noise, coming / going as a result of the proposal by an additional occupiers would be so harmful as to warrant the withholding of planning permission.

### **Residential Standards**

The proposal meets the baseline standards in terms of general space standards. As noted within the Officer's Report (Full Planning Application (Number: 15/4084/FUL), the property has a rear amenity area that is sub-divided as a result of this proposal. Even if it were it would comply with the Council's amenity standards.

### **Sustainability**

The Application is accompanied by a BREEAM Domestic Re-furbishment Report and a Sustainability Construction Checklist (SCC) prepared by Green Tiger Sustainability. The BREAM report concludes that the mandatory issues for BREEAM domestic refurb excellent level will be achieved (score of 72.35%). The SCC would achieve 'B' rating that will help to significantly improve the Borough's stock of sustainable development. The proposal is, therefore, considered to meet the

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## Community Infrastructure Levy

The Mayors CIL came into force on 1 April 2012 and the Council CIL from 1 November 2014 and is levied on planning permissions granted from this date. This permission is a single flat for the private market and therefore this is a category which both CIL payments will be payable. The Applicant has been made aware of this payment and has completed a CIL form to accompany the Application.

## 6. CONCLUSIONS

This Application follows the refusal of a Full Planning Application (Council Number: 15/4084/FUL) under delegated authority on 17 December 2015. The Applicant has reviewed the Council's reasons of refusal and has provided additional supporting information to address these issues (transport and affordable housing) with all other matters agreed.

The Application proposes the conversion of the building to two flats comprising one x two bed unit and one x three unit. An existing door accessed from the covered side passage will be used to access the rear flat. No elevational alterations are proposed as a result of the proposal.

The proposal would provide a two units, which would be in keeping with the character and appearance of the locality without compromising neighbour amenities, or parking and highway safety in the surrounding area. The proposal complies with relevant policy requirements relating to sustainability, land use and quality of residential accommodation.

I trust this letter is satisfactory for the registration and validation of the Application and I look forward to receiving an acknowledgement of this letter shortly. However, please let me know should you require any additional information or have any queries.

Yours faithfully,



**James Lloyd** B.Sc (Hons) M.Sc TCP MRTPI  
**Managing Director**