

## Application reference: 06/2219/FUL HEATHFIELD WARD

Date application received	Date made valid	Target report date	8 Week date
05.07.2006	05.07.2006	30.08.2006	30.08.2006

### Site:

652 Hanworth Road, Whitton, Middlesex, TW4 5NP

### Proposal:

Retention of single storey rear extension and continuation of use as part storage area (Ancillary to ground floor take-away) and part single family dwelling.

### Present use:

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

### APPLICANT NAME

Abdul Karim  
16 Mount Ephram Road  
London  
SW16 1NG

### AGENT NAME

### Consultations:

#### Internal/External:

#### Consultee

#### Expiry Date

### Neighbours:

650 Hanworth Road, Whitton, Middlesex, TW4 5NP, - 10.07.2006  
 652 Hanworth Road, Whitton, Middlesex, TW4 5NP, - 10.07.2006  
 Upper Premises, 656 Hanworth Road, Whitton, Middlesex, TW4 5NP - 10.07.2006  
 10 Heathside, Whitton, Middlesex, TW4 5NN, - 10.07.2006  
 654 Hanworth Road, Whitton, Middlesex, TW4 5NP, - 10.07.2006  
 656 Hanworth Road, Whitton, Middlesex, TW4 5NP, - 10.07.2006  
 Upper Premises, 650 Hanworth Road, Whitton, Middlesex, TW4 5NP - 10.07.2006  
 Upper Premises, 652 Hanworth Road, Whitton, Middlesex, TW4 5NP - 10.07.2006  
 Upper Premises, 654 Hanworth Road, Whitton, Middlesex, TW4 5NP - 10.07.2006  
 232 Powder Mill Lane, Twickenham, Middlesex, TW2 6EJ, - 10.07.2006  
 660 Hanworth Road, Whitton, Middlesex, TW4 5NP, - 10.07.2006  
 Flat, 660 Hanworth Road, Whitton, Middlesex, TW4 5NP, - 10.07.2006  
 93 Lionel Road, Brentford, TW8 - 10.07.2006

### History:

Ref No	Description	Status	Date
03/3707	<ul style="list-style-type: none"> <li>Retention Of Single Storey Rear Extension To Provide residential Accommodation For Use In Conjunction With Takeaway/a3 Use.</li> </ul>	PDE	
90/1310/FUL	<ul style="list-style-type: none"> <li>Change Of Use Of Ground Floor From A1 (retail) Use To A3 (food &amp; Drink) Use.</li> </ul>	PCO	
06/2202/FUL	<ul style="list-style-type: none"> <li>Retention Of Single Storey Rear Extension And Continuation Of Use As Part Storage Area (Ancillary To Ground Floor Take Away) And Part As A Single Family Dwelling.</li> </ul>	PCO	
06/2219/FUL	<ul style="list-style-type: none"> <li>Retention of single storey rear extension and continuation of use as part storage area (Ancillary</li> </ul>	PCO	

06/2219/FUL  
652 HANWORTH ROAD  
HOUNSLOW

**Site, history and proposal**

The site is a two storey semi detached building with the ground floor in use as a take away located in a parade of shops designated secondary shopping frontage with first floor flats above. The building lies within an Area of Mixed Use.

An external toilet was erected was erected under permitted development ref. 70/1969 and a change of use from ground floor retail to A3 was approved under ref. 90/1310/FUL. There was a similar application, ref 03/3703, however this was withdrawn.

The applicant seeks retrospective planning permission to retain the single storey rear extension that contains 3 no. bedrooms, kitchen and dining area and a toilet and for continued use as part dwelling and part store which is ancillary to the take away. The extension would have a depth of 25m with a width of 6.2 m and a height of 3m.

**Public and other representation**

None received

**Professional comments**

Land use

The residential unit would have a floor area of approximately 115 sqm, which is considered acceptable in terms of providing adequate accommodation for occupiers of the unit.

The size of the plot is particularly large and the rear garden has a depth of 55m and this is considered suitable amenity space for occupiers.

HSG 5 states that new residential development will be encouraged where it is compatible with other policies. Whilst it is recognised that the proposal forms an unusual relationship with the take away, it is considered that the residential use has not had an adverse impact on the business or vice versa. There is storage area retained for the ~~unit~~ *take-away unit.*

It is therefore considered that the continued use of the extension as a separate residential unit would be not result in harm to the existing land use of the front unit, i.e. take away, or to neighbouring amenities in accordance with HSG12 and help would increase the amount of housing stock within the borough. No objection is therefore raised on land use grounds.

### Traffic and parking

There is no existing off street parking on the site and no provision is made for parking for occupiers of the residential unit. However Hanworth Road is served by two bus routes and there is a bus stop in close proximity to the site. There is a varied degree of parking beyond the pedestrian pavement to the front of the shops, predominantly for delivery/service vehicles.

In respect of off street car parking provision the relevant policy in the UDP, First Review, is TRN 4 which refers to maximum standards being set for all types of development. This proposal provides no off-street parking spaces, which is less than the maximum set for this development in the Council's adopted parking standards. Policy TRN 4 allows for a provision that is less than the maximum set providing there would not be an adverse impact on amenity, road safety or emergency access in the surrounding area, or a generation of unacceptable overspill of on-street parking in the vicinity of the site. In this case, a parking survey was undertaken in the vicinity, which reveals that there is a sufficient amount of parking in the local area. It is therefore considered that the retention of the residential unit would not lead to an unacceptable level of traffic generation or parking congestion in the area that would prejudice the free flow and safety of pedestrian and vehicular traffic.

### Design and neighbour amenity

The structure would not be alien to the established character of the area and its scale is considered to harmonise with its surroundings. There are a number of large rear extensions to the ground floor businesses in vicinity, notably the adjacent neighbours and No. 656, which projects beyond that the extension on the subject site.

The dwelling is sited behind the main building frontage and accessed via a shared drive between No. 652 and No. 654 and a pedestrian gate that leads to the building, therefore it not visible from the street. Therefore there are no impacts to the appearance of the street scene. In addition the dwelling is low in height and therefore it complies with Supplementary Planning Document for "Small and Medium Housing Sites" which states that backland buildings should be lower in scale than the frontage buildings.

Both the A5 businesses adjacent to the site have large single storey rear extensions, which serve as storerooms, preparation rooms, toilets etc. The retention of this dwelling is not considered to have an adverse impact upon occupiers of the adjacent first floor flats. The general noise and disturbance associated with the comings and going of residents and noise within the unit is not considered to be at such an unreasonable level to warrant a refusal in this case, bearing in mind those levels of noise associated with these three takeaway businesses, the location to a relatively busy highway and the existing access down the side of the property that serves the first floor flats of No. 652 and 654 and deliveries to the businesses.

The rear structure would not overshadow more than 2/5's of the adjacent gardens and it is noted that the amenity space enjoyed by the occupants of the adjacent properties is of poor quality (little grassed area, overgrown shrubs to the rear and neglected paved areas) and these rear gardens extend a further 35m beyond the extension. Furthermore, there is a large park on Hanworth Road within walking distance of the site.

#### Conclusion

It is considered that the retention of the single storey rear extension for use as a residential unit would not result in an unreasonable loss of light or privacy to and would not result in an unacceptable level of noise and disturbance to adjacent residential properties nor would it prejudice the free flow and safety of highway traffic.

Whilst an unusual site for a dwelling, the proposal would broadly comply with the aims and objectives of the Supplementary Planning Documents for Small and Medium Housing Sites in that respects character and context, layout, access, building form and some of the criteria of home design.

#### **Recommendation**

I therefore recommend Approval.

**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): CC

Dated: 16 / 08 / 06

**I agree the recommendation:**

Team Leader/~~Development Control Manager~~



Dated: 17 / 08 / 06

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: .....

<b>REASONS:</b>
<b>CONDITIONS:</b>
<b>INFORMATIVES:</b>
<b>UDP POLICIES:</b>
<b>OTHER POLICIES:</b>

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:**