

Supporting Statement

1. This Supporting Statement is prepared by Just Planning on behalf of Just Properties (Developments) Limited in support of an application for the change of use of the ground floor retail unit at 123 Station Road into a one bedroom, one person flat.
2. The application is accompanied by existing and proposed floorplans and by a highways report from Highway Planning Limited.
3. The retail unit currently offers a clothes ironing service (use class sui generis). The proposed new flat is laid out with an open-plan kitchen/living room, an en-suite single bedroom and a second WC.
4. The council does not have adopted policies protecting sui generis uses of this kind from conversion in this location.
5. The site is located within a designated conservation area. However, the application proposes no external changes to the building, apart from replacing a rear door. The traditional shopfront is retained and there is therefore no harm to the character and appearance of the building or the wider conservation area.
6. The flat meets the minimum gross internal area (GIA) for a single person unit. It has a GIA of 46sqm, in excess of the 37sqm minimum set out in policy 3.5 of the London Plan. The bedroom is not big enough to accommodate a double bed or two individuals – it is suitable only as a single person unit.
7. The proposal does not provide off-street parking. However, the parking demand associated with a single person unit is likely to be very low. It is unlikely that future occupiers would have use of a car. Average car ownership may be assumed to be substantially less than one car per household. The application is accompanied by a statement by Highway Planning Limited, which analyses the results of a parking survey carried out in accordance with the Lambeth Methodology, which shows that there is sufficient on-street car parking capacity to accommodate the new unit.
8. The site is located in very close proximity (130m) to Hampton railway station, which has regular services into London and elsewhere. The site is also well located for local shops and bus routes, further reducing reliance on the motor car. The NPPF states that proposals should only be refused on transport grounds where the residual impacts are severe.

9. The proposal provides a high-quality new dwelling in a sustainable location and the case officer is respectfully requested to recommend the application for approval.