

## Planning Statement.

Sandford House and Jardine House,  
1b and 1c Claremont Road, Teddington, TW11 8DH.



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## 1. Introduction.

- 1.1. Hollins Planning have been appointed to submit a prior notification application for a proposed development under Schedule 2, Part 3, Class O of the Town and Country Planning General Permitted Development Order (2015).
- 1.2. This also incorporates the amended provisions in Section 7 of the Town and Country Planning Act (General Permitted Development) England) (Amendment) Order 2016 and the amended provisions of Part 3, Class of the Town and Country Planning (Permitted Development and Miscellaneous Amendments) England Order 2020.
- 1.3. The application for prior approval seeks to convert the office accommodation in Sandford House into 6 self-contained flats and Jardine House into 4 self-contained flats.

## 2. Site and Surroundings.

- 2.1. Sandford and Jardine House are 2-storey, detached office buildings with accommodation in the roof. There are on the northern side of Claremont Road.
- 2.2. Both buildings were permitted in 2000 for business use (see following history section).
- 2.3. The site is not in a conservation area. It is also not covered by the Council's 2016 Article 4 Direction. This removed permitted development rights in certain areas of the borough for changes of use from office to residential.

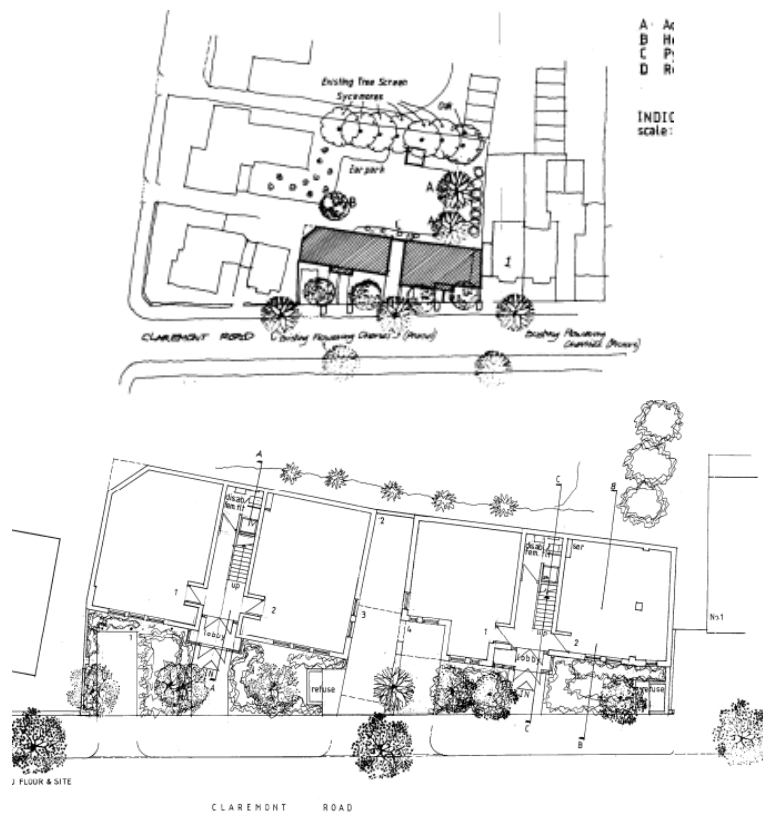
### 3. Planning History.

- 3.1. The site used to be occupied by car repair garage until it was developed in 2000. Other than application to clear conditions and an application to slightly increase the footprint (see below) there have been no further planning application on the site since this date.

00/0396 **GRANT** (19/05/2000)

*Demolition of Repair Garage and Replacement with Business units*

Approved drawing layouts



#### Claremont Garages (teddington) Ltd, Claremont Road Teddington

[01/1025](#)

Alteration To Increase Footprint Of Building By App. 6sq Metres.

**Granted Permission 02/08/2001**

[00/3113](#)

Alteration To Increase Footprint Of Approved Unit And Relocation Of Car Parking Space.

**Withdrawn by the Applicant 14/06/2001**

[00/0396/DD02](#)

Details Pursuant To Condition Ns01u (decontamination Measures) Of Planning Permission 00/0396/ful D...

**Granted Permission 12/10/2000**

Other sites.

2b Claremont Road.

20/0857/GPD15 **Prior approval consent issued** (27/01/2021)

*Change of Use of B1(a) (Office) accommodation to provide 3 no. self-contained flats (C3 Residential) and associated refuse, recycling and cycle parking.*

## 4. The Application

- 4.1. The application seeks prior approval to convert the office accommodation into 10 self-contained flats. The proposed accommodation would be arranged as follows.

Sandford House	Jardine House
Ground floor	
2 x 1 bed units	2 x 1 bed studio flats
First floor	
2 x 1 bed flats	1 x 1 bed flat
Second floor	
2 x 1 bed studio flats	1 x 1 bedroomed flat.

- 4.2. No external changes are proposed.
- 4.3. As detailed on the submitted drawings there are 3-hard standing spaces. These would be retained. There are also bin stores. These would be re- purposed to provide domestic refuse and recycling storage.
- 4.4. Each unit also has integral bike storage on the ground floor. These would be retained for the occupiers of the proposed development. Each unit also has 2 Sheffield stands on the forecourt. These would be retained for visitor use.

## 5. NPPF

5.2. The Council should consider applications for prior approval in the spirit of the following NPPF objectives.

### NPPF (2019)

Section 2. Achieving Sustainable Development.

Section 5. Delivering a sufficient Supply of Homes.

Section 6. Building a Strong Competitive economy.

Section 11. Making effective use of land.

Objectives (sustainable development).

- A presumption in favour of sustainable development (para 11).

Objectives (Supply of Homes)

- Small sites can make an important contribution to housing provision and can be built quickly (para 68).

Objectives (Efficient use of land)

- Decisions should promote the effective use of land in order to meet the need for new homes (para.117).
- Use of brownfield land should be given substantial weight (para 118).
- Development that makes efficient use of land should be supported (para 122).
- Decisions should avoid homes being built at low densities. (para 123).
- Applications that fail to make an efficient use of land should be refused (para 123).

## 6. Existing Use.

- 6.1. The buildings lawful use are offices. Both have also been in continuous use as offices since construction was completed.
- 6.2. Sandford House is currently occupied by 3 companies; a legal construction company, a trading company (it also offer training off site) and a building project consultancy.
- 6.3. Jardine House is currently occupied by 4 companies; x 2 property contractors a web site design company and a recruitment consultancy.



## 7. Conditions.

*Transport and Highways impact of the development.*

**NPPF (2019)**  
**Section 9 Promoting Sustainable transport.**

**Objectives**

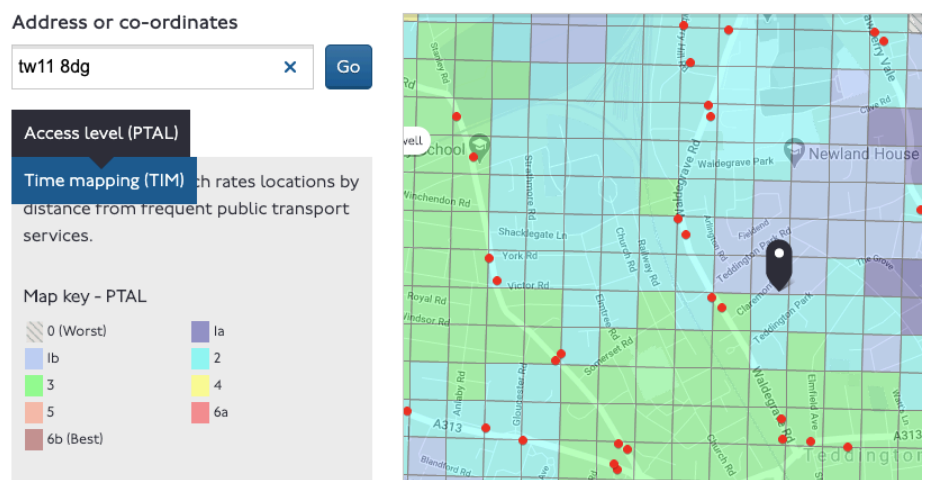
- Development should only be refused if there is an unacceptable impact on highway safety or the impact on the road network would be severe (Para 109).
- Development should prioritise pedestrian and cycle movement and promote access to public transport (Para 110).

**London Plan (intend to publish)**  
**Policy T4 Assessing and mitigating transport impacts**  
**Policy T5 Cycling**  
**Policy T6 Car parking.**

**Objectives**

- Development should not increase road danger (T4).
- Development must provide fit for purpose and appropriate levels of cycle parking (1 space per 1-person unit, 1.5 spaces per 2-person unit and 2 spaces for all other dwellings (T5).
- In outer London the maximum amount of parking provision (PTAL 2) should be up to 1 space per dwelling (T6)

### 7.1. The site is in a PTAL 2 area.



Extract from TFL's webtools map

- 7.2. The development would provide 3 off street parking spaces.
- 7.3. In common with the recent prior approval consent to convert No 2b Claremont Road into 3 flats the applicant seeks to avoid a car free agreement. However, it is accepted that parking stress conditions on the road are high as a result of a parking beat survey that was undertaken in support of this application.
- 7.4. If required, the applicant would be willing to enter into a car free agreement.
- 7.5. As detailed on the submitted drawing each building would have an integral bike store. Both can accommodate 6 bikes. This would meet the standards set by the intent to publish version of the London plan.
- 7.6. As stated, both units have external refuse stores which as detailed on the submitted drawings can both accommodate 3 x 360 ltr wheelie bins.
- 7.7. If assessed against the council's Refuse and Recycling requirements, SPD. then the size of each store is not quite large enough. (420ltr for general waste, 240ltr for paper, 240ltr for mixed recyclables and 140ltr food waste). Therefore, the existing stores will need to be extended. However, in common with the recent decision relating to No. 2b these details can be conditioned.

*Flooding*

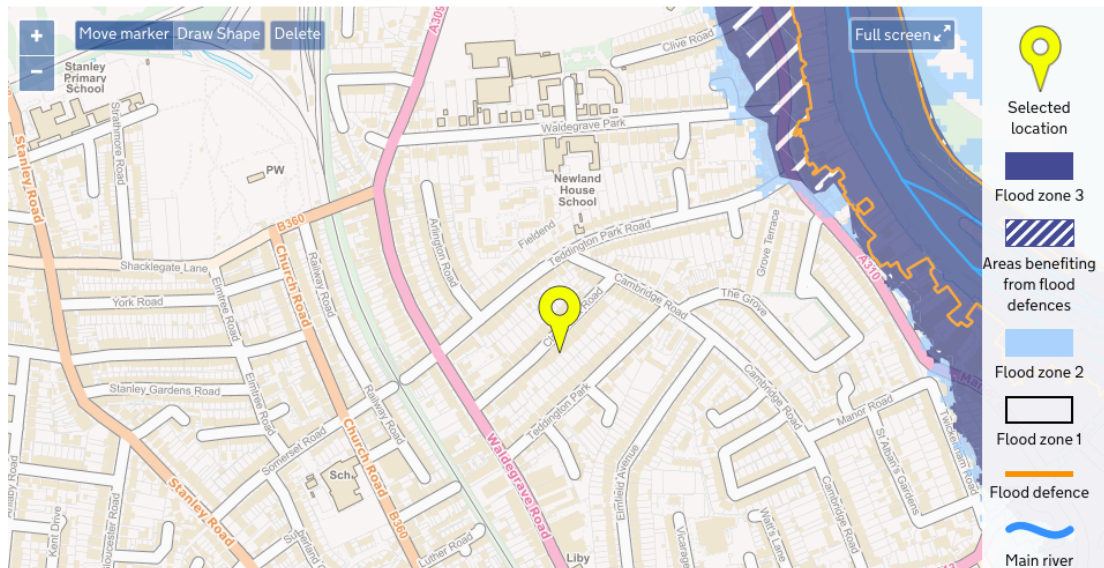
**NPPF (2019)**

Section 14. Meeting the challenge of climate change, flooding and coastal change.

Objectives

- Inappropriate development in high flood risk areas should be avoided (Para 155).

7.8. The site is within Flood Zone 1. It is also under 1ha so there is no requirement for a Flood Risk Assessment.



Extract from EA's Planning Flood Map.

*Contamination.*

7.9. The site is not contaminated as described in Part 2A of the Environmental Protection Act. No excavation works are required for the conversion.

7.10. Also, as detailed in the history section of this statement the site was decontaminated as part of the original permission to develop the site (ref: 00/0396/DD02).

*Impacts of noise from commercial premises on the intended occupiers of the development.*

7.11. The amendments arising from the introduction of the 2016 GDPO enables councils to consider the impact of noise from adjoining premises on the living conditions of potential occupiers.

7.12. This is a predominantly residential area. There are no existing uses which would create undue noise and disturbance.

*The provision of natural light in all habitable rooms of the dwelling houses.*

7.13. The recent 2020 amendments to the GDPO means that daylighting issues are now a condition of class O.

7.14. The building has a southerly aspect and therefore conditions of natural light to the proposed open plan units would be very good. As built, both blocks have large sash style windows.

*Internal flat size.*

7.16. This has not been formally introduced as a condition of Class O. However, the government have announced they will be introducing new legislation in April this year to ensure that all flats created under class O would be required to meet the national minimum technical standards. Therefore, in anticipation of this change the layouts have been designed to meet these standards.

Sandford House

Flat	Type	Size (sqm)	Technical Housing Standards (sqm)
Ground Floor			
1	1b 2p	52.3	50
2	1b 2p	54.3	50
First Floor			
3	1b 1p	55.2	50
4	1b 2p	57.2	50
Second Floor			
5*	1b 1p	39.1	37
6*	1b 1p	41.7	37

Jardine House

Flat	Type	Size (sqm)	Technical Housing Standards (sqm)
Ground Floor			
1	1b 1p	47.1	37
2	1b 1p	44.1	37
First Floor			
3	1b 2p	85.6	50
Second Floor			
4*	1b 1p	49	37

\*The GIA of the second-floor flats excludes 1.5m under eaves space.

## 8. Conclusion.

8.1. The council is respectfully asked to grant prior approval for the development as sought.

Andy Hollins

**Consultant Chartered Planner**

**MA MRTPI**

