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**PLANNING APPLICATION BY:
EVERETT PROPERTY CONSULTANTS**

**RELATING TO:
UNIT 1, PLOUGH LANE, TEDDINGTON, TW11 9BN**

PLANNING STATEMENT

APRIL 2021

1. INTRODUCTION

1.1. We are instructed by Everett Property Consultants to prepare this Planning Statement in support of an application for the following development at Unit 1, Plough Lane, Teddington:

“Demolition of existing storage building; erection of 1no. two bedroom dwelling with associated works”.

1.2. We are familiar with the site and the surrounding area and have studied carefully the site’s planning history and have then advised on the preparation of this application for planning permission.

1.3. The application is supported by a drawing package prepared Union Architecture and the following technical planning documents:

- Design and Access Statement
- Transport Technical Note
- Geo-Environmental Assessment (Ground Investigation) Report
- Sustainable Construction Checklist
- Inclusive Access Statement
- Residential Standards Statement
- Construction Method Statement
- Affordable Housing Commuted Sum Calculator
- Archaeological Desk Based Assessment
- Energy and Sustainability Assessment
- Open Market Appraisal – June 2020
- Report in Respect of Market Demand – October 2020

2. THE APPLICATION SITE AND SURROUNDING AREA:

2.1. The site is located on Plough Lane in Teddington and consists of a storage unit and a small section of vacant land. The lawful use of the building is B8 storage. Plough Lane is accessed off the eastern side of Field Lane, and south of the High Street.

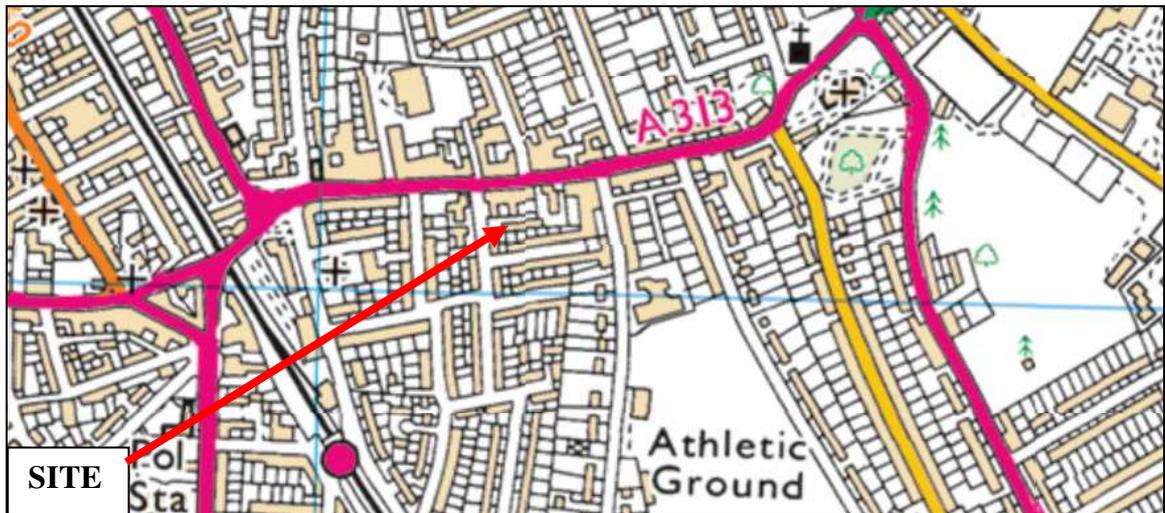


Figure 1: OS Map of Site.



Figure 2: Aerial image of site.

- 2.2. Plough Lane and the surrounding area exhibits a mixed character of buildings with a variety of styles and tenures including flatted blocks, large Edwardian pre-war housing and 1960s post war houses, and shops to the north along the High Street. The back of some of the High Street shops facing onto Plough Lane have been extended and converted into residential properties. There is therefore an established residential character within Plough Lane.
- 2.3. In terms of planning designations, the site is not located in a Conservation Area, nor is the building listed. The site is situated in the town centre boundary, although it is not designated as protected employment land.



Figure 3: Extract from Proposals Map.

3. **PLANNING HISTORY:**

Site

3.1. There has been a lot of recent planning history attributed to Plough Lane. For the purposes of this planning application, this Statement will review the relevant history associated with Unit 1 only. The following history is therefore outlined:

- 17/3402/GPD16 - Change of use from B8 (Storage) to C3 (Residential) to create 1 no. studio flat – Approved.
- 17/2594/GPD16 – Change of use from B8 (storage) to C3 (residential) - 1 studio unit – Refused 22/08/2017.
- 17/1500/GPD16 – Change of use from B8 (storage) to C3 (residential) - 1 studio unit – Refused 29/06/2017.
- 17/0123/ES191 – Establish use of property as B8 (storage purpose) – Approved 0/03/2017

3.2. There is therefore an extant prior approval for conversion of Unit 1 to residential use (17/3402/GPD16) for a studio apartment.

3.3. A copy of the approved plans is outlined below:

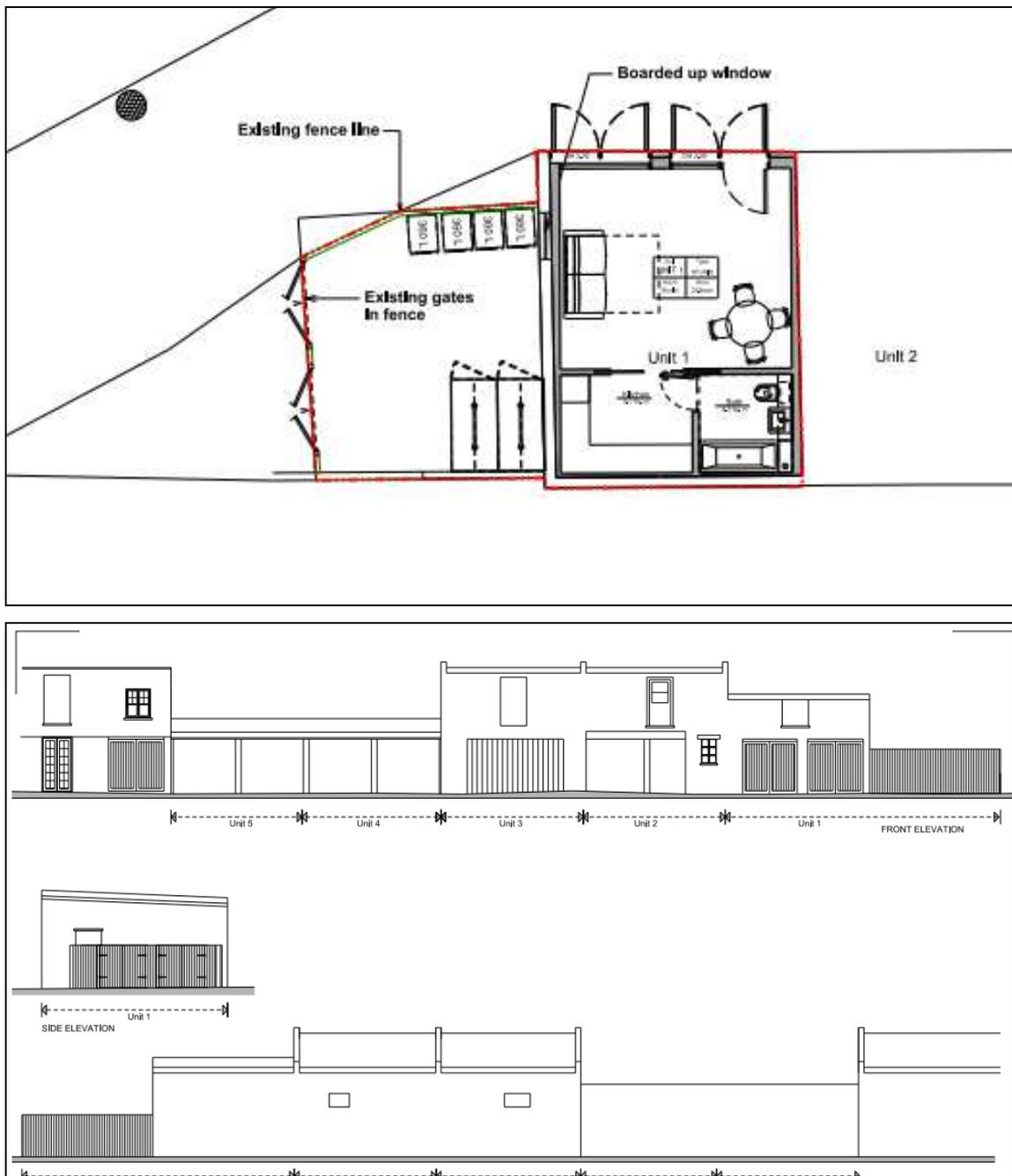


Figure 4: Approved drawings 17/3402/GPD16.

3.4. A recent application 20/1115/FUL was submitted for Units 1 and 2 for the following development:

Demolish existing storage units (B8) and erect two houses (C3) with courtyard, shared refuse and cycle storage area.

3.5. This was refused on the following grounds:

U0097253 Refusal - Loss of industrial floorspace

The scheme would result in the loss the existing B8 industrial units, and in the absence of a full and proper marketing exercise to demonstrate a lack of demand for the continued use of the premises for office purposes, the scheme would be contrary to Policies LP40 and LP42 of the Local Plan (2018), the GLA Industrial Land Supply and Economy Study (2015), and the Mayor of London's Land for Industry and Transport Supplementary Planning Guidance (2012).

U0097255 Refusal - Affordable Housing

In the absence of a binding legal agreement to secure an appropriate contribution towards off-site affordable housing, the scheme fails to address this recognised housing need and will be contrary to policy LP36 of the Local Plan and Supplementary Planning Document on Affordable Housing (2014).

U0097254 Refusal - Housing Mix

The application would result in 2 x 2 bedroom units which fails to reflect the correct unit mix required in a Main Centre location, and no information has been put forward to justify this. As such, the application would fail to comply with the outcomes sought in the Local Plan (2018), in particular, Policy LP35.

3.6. The conclusions of this recent refusal have informed this resubmission.

4. THE APPLICATION PROPOSAL:

- 4.1. The application proposal seeks to demolish the existing building on the site and to erect a part one, part two storey two bedroom dwelling.
- 4.2. The ground floor of the dwelling will comprise an open plan kitchen/dining and lounge area, with downstairs WC. This will have access onto a private courtyard garden. The first floor will consist of 2no. bedrooms and a bathroom.



Figure 5: Proposed Northern elevation.

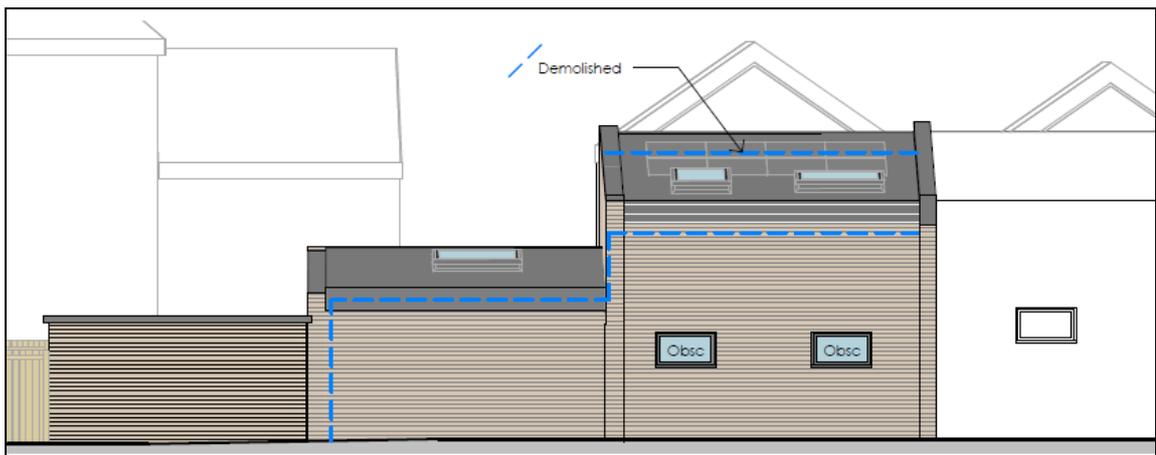


Figure 6: Proposed southern elevation.

- 4.3. To the west of the building will be refuse and cycle storage. The proposal is car free.

5. PLANNING POLICY:

5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 Act states that applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. This is reinforced in paragraph 11 of the Framework (outlined below). Having reviewed relevant policy, it is our view that the proposal complies with the development plan and there are no material considerations that would indicate that planning permission should be refused. The development, therefore, benefits from the statutory presumption in favour of development that accords with the development plan.

5.2. Of relevance to this application are the strategic policies in the London Plan 2021 (and SPG) and the detailed policies within the Richmond Local Plan 2018. The following documents have also been reviewed:

- Design Quality SPD
- Planning Obligation Strategy SPD
- Sustainable Construction Checklist
- Residential Development Standards SPD (Incorporating Nationally Described Space Standards)
- Small & Medium Housing Sites – SPD

5.3. It is also necessary to consider the Government's planning policy objectives as set out in the National Planning Policy Framework.

National Planning Policy Framework

Section 2 - Achieving Sustainable Development

- 5.4. Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 5.5. Paragraph 8 outlines that the planning system has three overarching objectives to achieve sustainable development:
- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy
- 5.6. So that sustainable development is pursued in a positive way, paragraph 10 states that at the heart of the Framework is a presumption in favour of sustainable development.
- 5.7. Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:
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- c) approving development proposals that accord with an up-to-date development plan without delay; or
 - d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date ⁷, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed ⁶; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 5.8. Footnote 7 to paragraph 11 states that out of date policies involving the provision of housing will include where a Local Planning Authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 73) or where the housing delivery test indicates that the delivery of housing was substantially below less than 75% of the housing requirement over the previous three years.
- 5.9. Footnote 6 to paragraph 11 sets out a list of areas or assets of particular importance referred to in 11 (d) i.

Section 5 - Delivering a sufficient supply of homes

- 5.10. To support the Government's objective of significantly boosting the supply of homes, Paragraph 59 advises that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

5.11. Paragraph 63 states that provision of affordable housing should not be sought for residential developments that are not major developments.

5.12. Paragraph 68 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
- c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
- d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

Section 7 - Ensuring the vitality of town centres

5.13. Paragraph 85 states that planning decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

Section 9 – Promoting sustainable transport

5.14. Paragraph 109 of the Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Section 11 - Making effective use of land

5.15. Paragraph 117 states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

5.16. Paragraph 122 states that planning decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places.

Section 12 – Achieving well designed places

5.17. Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design

expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

5.18. Section 127 outlines that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.19. Paragraph 130 advises that where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Paragraph 131 builds on this stating that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

London Plan 2021

5.20. The London Plan 2021 has now been adopted. The following policies have been reviewed as part of this submission:

- GG2 – Making the best use of land
- GG4 – Delivering the homes Londoners need
- D2 – Infrastructure requirements and sustainable densities
- D3 - Optimising site capacity through the design-led approach
- D4 – Delivering good design
- D6 – Housing quality and standards
- H1 – Increasing housing supply
- H2 – Small sites
- H4 – Delivering affordable housing
- H10 – Housing size mix
- E2 - Providing suitable business space
- E4 - Land for industry, logistics and services to support London’s economic function
- E7 - Industrial intensification, co-location and substitution
- SD6 - Town centres and high streets
- T6.1 – Residential Parking

Richmond Local Plan 2018

5.21. The following policy has been assessed as part of the preparation of this planning application:

LP 1 - Local Character and Design Quality

LP 8 - Amenity and Living Conditions

- LP10 - Local Environmental Impacts, Pollution and Land Contamination
- LP 20 - Climate Change Adaptation
- LP 22 - Sustainable Design and Construction
- LP 24 - Waste Management
- LP 34 - New Housing
- LP 35 - Housing Mix and Standards
- LP 36 - Affordable Housing
- LP 40 - Employment and Local Economy
- LP 42 - Industrial Land and Business Parks
- LP 44 - Sustainable Travel Choices
- LP 45 - Parking Standards and Servicing

6. PLANNING MERITS:

6.1. We have reviewed the above planning policy as well as the Officers Report for planning application **20/1115/FUL**. Based on this background, the following main issues will be considered as part of this planning assessment:

- Principle of Development / Loss of Employment Use
- Housing Mix
- Affordable Housing

6.2. For completeness this section will also assess other planning considerations associated with the development which are:

- Design, Scale and Bulk/Street Scene
- Residential Amenity
- Quality of Accommodation
- Highways/Access/Parking
- Sustainability

Principle of Development / Loss of Employment Use

6.3. Policy as set out in the NPPF states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. Weight is given to small and medium development sites to deliver housing. The importance of making best and most efficient use of land has been strengthened within Section 11 of the NPPF 2019. To ensure the ongoing vitality of High

Streets, paragraph 85 of the NPPF promotes residential use on suitable sites in the town centre.

- 6.4. The London Plan 2021 also sets out housing targets for the Borough, which places weight on small sites to deliver housing as identified in policies H1 and H2.
- 6.5. In our view, the delivery of housing on this sustainable brownfield site should be attributed significant weight in the overall planning balance of this proposal.
- 6.6. Notwithstanding the above policies promoting residential development, it is accepted that policy LP40 of the Local Plan seeks to retain land in employment use for business, industry or storage whereby the Council's objective is to retain land, sites and buildings which were last used for employment purposes, in employment use.
- 6.7. In addition to this, policy LP42 states, there is a presumption against the loss of industrial land in all parts of the borough and sets out that loss of industrial space will only be supported where;
 - Robust and compelling evidence is provided which clearly demonstrates that there is no longer demand for an industrial based use in this location and that there is not likely to be in the foreseeable future.
 - A sequential approach to redevelopment or change of use is applied to consider redevelopment for office or alternative employment uses; followed by mixed use including other employment generating or community uses and residential which maximises the amount of affordable housing provided as part of the mix; followed by residential with maximum provision of affordable housing in accordance with policy LP 36 Affordable Housing.
- 6.8. London Plan policies, E2, E4 and E7 are also relevant. Policy E4 states that any release of industrial capacity should be focused in locations that are (or are planned to be) well-connected by public transport, walking and cycling and contribute to other planning

priorities including housing (and particularly affordable housing), schools and other infrastructure.

- 6.9. Regarding the loss of employment land, the lawful use of the site is B8 storage, following the approval of 17/0123/ES191. However, an extant permission exists for the building to change its use from B8 (Storage) to C3 (Residential) to create 1 no. studio flat under reference 17/3402/GPD16. This is a material consideration for this application.
- 6.10. When assessing planning application 20/1115/FUL, the Council gave the fallback position of the prior approval limited weight as the proposal was to redevelop both Units 1 and 2. The proposal before the Council now only relates to Unit 1, meaning that substantial weight can now be attributed to the prior approval, in line with case law (*Mansell v Tonbridge and Malling BC (2017) EWCA Civ 1314*).
- 6.11. To further support the change of use of the site and to support the legitimacy of the fallback position, the applicant has instructed Market Appraisals for the application property. Featherstone Leigh Commercial have submitted an estimation of the commercial value and advises that the inherent deficient characteristics demonstrate why the building would not offer viable commercial space for business owners. In addition, a marketing demand report has been submitted by Vokins and relates to the potential for re-letting the buildings in their existing condition for B8 storage and/or alternative commercial uses. It is reported that the condition of the buildings is poor (semi-derelict) and occupiers would not be forthcoming.
- 6.12. The reports outline that the refurbishment work required to upgrade Unit 1 to be suitable for commercial storage/employment space cannot be carried out due to the uncertainty around future demand for the space. A structural report has also been submitted by GAP Ltd which confirms that the existing buildings are degraded and have structural deficiencies, and it advises that these inherent defects are unlikely to be successfully addressed even if extensive remedial works are undertaken.

6.13. Given the overwhelming conclusions of the market/employment and structural reports which outline that there is no reasonable prospect of the unit being brought back into employment use, as well as the prior approval fallback position for the unit, it is assessed that the redevelopment of the existing building to residential use is acceptable in this instance. The weight given to a dwelling in a sustainable location should also justify the change of use of the building.

6.14. On balance therefore, for the above reasons the proposal is acceptable in terms of the NPPF, London Plan 2021 and polices LP40 and LP42 of the Richmond Local Plan.

Housing Mix

6.15. The proposal seeks to provide a two bedroom dwelling in the place of the existing storage building. As identified in the assessment of the site, the dwelling is situated within the town centre boundary albeit on the very edge of the designation (see Figure 3). The site therefore in a transient location between the built up High Street the suburban areas surrounding the main centre.

6.16. Policy LP35 (A) seeks a higher proportion of small units within this Main Centre location. Outside the five main centres, the policy states that development should generally provide family housing. In the glossary of the Local Plan – family housing is defined as:

“Family housing is generally defined as having three or more bedrooms, however if of a suitable size (meeting the Nationally Described Space Standard and the external amenity standards) a two bedroom property can be designed for 3 or 4 persons and would be considered as family housing.”

6.17. Policy H10 of the London Plan 2021 states that in respect of housing mix, decision makers should have regard to the nature and location of the site, with a higher proportion of one and two bed units generally more appropriate in locations which are closer to a

town centre or station or with higher public transport access and connectivity. Policy H10 also highlights the need for additional family housing and the role of one and two bed units in freeing up existing family housing. The London Plan 2021 defines family housing as:

“A dwelling that by virtue of its size, layout and design is suitable for a family to live in and generally has three, four, five, or more bedrooms.”

6.18. Although we acknowledge the definition of family housing within the Local Plan (which includes two bedroom dwelling), we are inclined to attribute more weight to the more recent definition of the London Plan 2021 which excludes two bedroom dwellings as family units. Planning application **20/1115/FUL** was refused on the basis that *“the proposal is for 2 x 2 bed houses, which are not considered small units (which are 1 bedroom or studios). The policy does recognise that the housing mix should be appropriate to the site-specifics of the location. However, there is no justification submitted in the application regarding the housing mix.”*

6.19. The proposal now only seeks the creation of 1no. two bedroom dwelling. As outlined, the site is in the town centre boundary. The London Plan 2021 supports the provision of one and two bedroom units which are close to the town centres and close to sustainable transport modes. The more recent definition of family housing within the London Plan 2021 highlights that two bedroom units are no longer considered family units, and therefore the dwelling must be considered a small unit on this basis.

6.20. As required by Policy H10 of the London Plan, the use of Unit 1 as a two bedroom unit optimises the use of the site and will free up family housing and provide an option for downsizers within the Borough.

6.21. With reference to the above discussion, the provision of 1no. two bedroom unit will provide a small unit within the town centre in line with Policy H10 of the London Plan

2021. In addition, it is our view that there is suitable justification given the location and nature of the site for a two bedroom property in line with Policy LA35 of the Local Plan.

Affordable Housing

6.22. Paragraph 63 of the NPPF states that only major developments (10 units or more) should provide affordable housing. However, when adopting the Local Plan, the Secretary of State outlined that while being mindful of the weight to be afforded to national policy, the evidenced local circumstances of the Borough exceptionally warrant the content of LP36 in this regard, with the Inspector concluding that, ‘Overall, the policy is justified adequately.

6.23. Policy LP36 states that on sites below the threshold of ‘capable of ten or more units gross’, a financial contribution to the Affordable Housing Fund commensurate with the scale of development, in line with the sliding scales set out below and in the Affordable Housing SPD. For 1no. dwelling replacing an employment site, the amount is 10% financial contribution. On this basis, the relevant commuted sum assessment has been filled out and submitted with this application.

6.24. The applicant hereby confirms that they will enter into a S106/unilateral undertaking to secure this which addresses the previous ground of refusal.

Other Planning Considerations

(i) Design, Scale and Bulk / Street Scene

6.25. The assessment under **20/1115/FUL** made the following conclusions on design:

“The proposed buildings have been sensitively designed to maintain the form and character of the existing buildings for both Units 1 and 2. Of note, they would remain

broadly the same height and proportions as the existing buildings on the site and within the lane. This would include parapet walls to the front with sloping roofs to the rear. Unit 2 would be the exact same height as the existing while Unit 1 would be increased slightly in height to match Unit 2. The footprint of the buildings would be slightly reduced due to the introduction of a courtyard area beside Unit 1. New fenestration designs would be introduced to both the front and rear of the new buildings, including shutters to the front elevation. Although the fenestration would be evidently modern in design, this is not considered to be out keeping with the area which contains a wide variety of fenestration styles and designs. In terms of materials, London stock brick is proposed to the exterior of the buildings. This will match the materials of the existing buildings, and further details including material samples can be conditioned as part of any approval.

In light of the above, the design of the proposed development would retain the character and appearance of the existing buildings and the surrounding area. It was also not adversely impact on the setting and character of the adjacent conservation area to the North of the site.”

6.26. The proposal for Unit 1 retains the design, mass and height of the scheme presented under planning application **20/1115/FUL**. Therefore, it can be assessed that the proposals accord with Policy LP1 of the Local Plan and associated SPD guidance.

(ii) Residential Amenity

6.27. When assessing residential amenity under planning application **20/1115/FUL** the Council made the following conclusions:

“The proposed development is not considered to result in significant adverse impacts on the amenity of neighbouring occupants. The proposed buildings would incorporate roughly the same massing and design as the existing buildings at Units 1 and 2, and as

such it is not considered to result in materially worsened impacts on the residential amenity of neighbouring occupants. The front elevation of the buildings would be a maximum of 5.5m height. This would match the height of Unit 2, while Unit 1 would be increased by 1.1m from 4.4m to 5.5m. This would not impact any surrounding properties due to the separation. This would also match the height of the extant approval at the adjoining Unit 3, reference 17/3001/GPD16. The height of the rear elevation would be 4.2m which would match the height of the existing rear elevation of Unit 2, while Unit 1 would be increased by 0.3m in height from 3.9m to 4.2m. This would maintain the existing distance of approximately 1.2m to the rear gardens of properties facing onto Springfield Road. The limited increase in height is not considered to be visually intrusive to any of these properties noting the setback, and it is not considered likely to impact on existing sunlight/daylight levels due to its orientation to the north of the properties. One new bike store would be constructed beside Unit 1 along the rear boundary, however this would only be 2m in height and would have the same impact on neighbour amenity as a boundary fence.

The roof lights proposed to the rear of the building are not considered to result in harm to the residential amenity of any neighbouring occupants, as they would be positioned and orientated in such a way that they would not introduce harmful views to properties to the rear of the site. As part of any permission they could be conditioned to be obscure glazed and non-opening to further protect neighbouring properties from any harmful overlooking.”

- 6.28. The proposal for Unit 1 retains the design, height and fenestration of the scheme presented under planning application **20/1115/FUL**. As such the proposed development would preserve neighbour amenities in accordance with Policy LP8 of the Richmond Local Plan.

(iii) Quality of Accommodation

6.29. The Council when reviewing planning application 20/1115/FUL concluded that the quality of the internal and external accommodation was compliant with space standards. The proposed dwelling at Unit will continue to be 85.4sqm in size which exceeds London Plan Space Standards and Policy LP 35 (B) of the Richmond Local Plan. The courtyard garden continues to be 8.3sqm in size which will provide a discreet and private amenity space for future occupiers.

(iv) Highways / Access / Parking

6.30. The proposed development is car free and provides policy compliant cycle and refuse storage. When assessing planning application **20/1115/FUL** the Council concluded that Teddington station is just an 8 minute walk and the nearest bus stop is just two minutes' walk from the application site. As such, due to the accessibility it was advised that the car free nature of the proposal can be accepted in this instance. For this reason, it was assessed that the proposal would not contribute to undue parking stress on the surrounding roads, and as such it is considered to comply with Policy LP45. The applicant agrees to enter into a S106 which would exclude future residents of the unit from any CPZ that might be implemented in future.

6.31. The applicant also agrees to the proposed conditions relating to construction management, cycle and refuse storage.

(v) Sustainability

6.32. Policy LP22 states that development will be required to conform to the Sustainable Construction Checklist. The London Plan requires that all new development should achieve a reduction in carbon dioxide emission of 35% from on-site renewable energy generation. Development proposals of 1 dwelling unit or more will be required to reduce

their total carbon dioxide emissions. A reduction in water consumption should also be demonstrated.

6.33. An updated Sustainable Construction Checklist and Energy Report have been prepared for the purpose of this application which demonstrate compliance with the above planning policy.

7. CONCLUSION

- 7.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 Act states that applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. This is reinforced in paragraph 11 of the Framework. Having reviewed relevant policy, it is our view that the proposal complies with the development plan and there are no material considerations that would indicate that planning permission should be refused. The development, therefore, benefits from the statutory presumption in favour of development that accords with the development plan.
- 7.2. In respect of the principle of development, the proposal provides a dwelling in a sustainable location close to the High Street and transport modes. The provision of a new dwelling is in line with the NPPF and the London Plan 2021. The site benefits from an extant approval for residential use which can now be attributed substantial weight in the assessment of this application. Furthermore, owing to the nature and location of the site, the applicant has fully demonstrated the loss of the employment use in line with policies LP40 and LP42 of the Richmond Local Plan.
- 7.3. With regard to housing mix, the proposal provides a small unit within the town centre as supported by Policy H10 of the London Plan 2021.
- 7.4. The applicant has provided updated commuted sums for affordable housing and will enter into a S106/unilateral undertaking.
- 7.5. The statement has also demonstrated that following the conclusions made by the Council under planning application **20/1115/FUL**, the erection of 1no. dwelling at Unit 1 will be acceptable in terms of design, residential amenity, quality of accommodation, highways and sustainability.
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- 7.6. In view of the above, it is concluded that the development proposed in this application is consistent with the aims and detailed requirements of the National Planning Policy Framework and the Development Plan and as such, should be given planning permission.