

## Application reference: 19/0483/FUL TEDDINGTON WARD

Date application received	Date made valid	Target report date	8 Week date
14.02.2019	21.03.2019	16.05.2019	16.05.2019

**Site:**

8 - 10 High Street, Teddington, ,

**Proposal:**

Insertion of 3 no. rooflights on front roof slope and 2 no. rear dormer roof extension to facilitate the conversion of existing 2 no. 3 bed maisonettes at no. 8A and 10A High Street to 5 flats (4 no. 1 bed and 1 no. 2 bed)

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

**APPLICANT NAME**

Mr M. Sayed  
56 Waldergrave Park  
Twickenham  
TW1 4TQ

**AGENT NAME**

Mr Lancelot De Freitas  
11 Ickenham Road  
Ruislip  
HA4 7BT

**DC Site Notice:** printed on 26.03.2019 and posted on 05.04.2019 and due to expire on 26.04.2019

**Consultations:**

**Internal/External:**

**Consultee**

14D POL  
LBRUT Transport  
14D Urban D

**Expiry Date**

09.04.2019  
09.04.2019  
09.04.2019

**Neighbours:**

3 Station Road, Teddington, TW11 9AA, - 26.03.2019  
 Delivery Office, 19 High Street, Teddington, TW11 8EG, - 26.03.2019  
 21 High Street, Teddington, TW11 8ET, - 26.03.2019  
 23 High Street, Teddington, TW11 8EX, - 26.03.2019  
 Rear Of Harlequin House 7, High Street, Teddington, TW11 8ET, - 26.03.2019  
 Gnd Floor, Harlequin House, 7 High Street, Teddington, TW11 8EE, - 26.03.2019  
 Fifth Floor, Harlequin House, 7 High Street, Teddington, TW11 8EE, - 26.03.2019  
 Third Floor, Harlequin House, 7 High Street, Teddington, TW11 8EE, - 26.03.2019  
 Part Fourth Floor Left, Harlequin House, 7 High Street, Teddington, TW11 8EE, - 26.03.2019  
 Second Floor, Harlequin House, 7 High Street, Teddington, TW11 8EE, - 26.03.2019  
 Part Fourth Floor Rear Right, Harlequin House, 7 High Street, Teddington, TW11 8EE, - 26.03.2019  
 First Floor, Harlequin House, 7 High Street, Teddington, TW11 8EE, - 26.03.2019  
 3 Christchurch Avenue, Teddington, TW11 9AB, - 26.03.2019  
 2 Christchurch Avenue, Teddington, TW11 9AB, - 26.03.2019  
 1 Christchurch Avenue, Teddington, TW11 9AB, - 26.03.2019  
 Flat 2, 6 High Street, Teddington, TW11 8EW, - 26.03.2019  
 Flat 1, 6 High Street, Teddington, TW11 8EW, - 26.03.2019  
 Flat A, 8 High Street, Teddington, TW11 8EW, - 26.03.2019  
 10 High Street, Teddington, TW11 8EW, - 26.03.2019  
 12 High Street, Teddington, TW11 8EW, - 26.03.2019  
 6 High Street, Teddington, TW11 8EP, - 26.03.2019  
 Flat, 12 High Street, Teddington, TW11 8EW, - 26.03.2019  
 1 Station Road, Teddington, TW11 9AA, - 26.03.2019  
 10A High Street, Teddington, TW11 8EW, - 26.03.2019  
 8 High Street, Teddington, TW11 8EW, - 26.03.2019

**History: Development Management, Appeals, Building Control, Enforcements:**Development Management

Status: REF

Date:03/04/2003

Application:03/0367/FUL

Conversion Of Two Upper Floors Of No. 10 From Maisonette To Two Self Contained Flats And Ground Floor Rear Extension To Shop. Conversion Of Rooms On Two Upper Floors Of No. 8 To Two Self Contained Flats And Single Storey Rear Extension To R

Development Management

Status: REF

Date:22/07/2003

Application:03/1721/FUL

Proposed Conversion Of 1st & 2nd Floor Maisonette At 10 High Street Into Two Self Contained Flats. Extend Rear Ground Floor Shop To Convert 1st & 2nd Floor Maisonette At 8 High Street Into Two Self Contained Flats And Extend Rear Of Restaur

Development Management

Status: GTD

Date:08/12/2004

Application:04/3335/FUL

Conversion of 1st and 2nd floor maisonette at 10 High Street into 2 self contained flats. Single storey rear extension to both units and conversion of 1st and 2nd floor maisonette at 8 High Street into 2 self contained flats

Development Management

Status: GTD

Date:01/03/2005

Application:05/0007/FUL

Erection of two single storey rear extensions and conversion of first and second floor maisonettes into four self contained flats(2 no. 2 bed and 2 no. 1 bed)

Development Management

Status: GTD

Date:24/02/2010

Application:05/0007/EXT

Erection of two single storey rear extensions and conversion of first and second floor maisonettes into four self contained flats(2 no. 2 bed and 2 no. 1 bed)

Development Management

Status: WDN

Date:01/09/2014

Application:12/3304/FUL

Erection of two single storey rear extensions and conversion of first and second floor maisonettes into four self contained flats(2 no. 2 bed and 2 no. 1 bed)

Development Management

Status: WDN

Date:17/11/2017

Application:17/3140/FUL

Erection of rear dormer roof extension and installation of 2 no. rooflights on front pitched roof to 8a High Street and combine existing 3 bedroom maisonettes at 8a and 10a High Street to facilitate the provision 3 no. one bedroom and 2 no. two bedroom flats. Alterations to rear extension rear of no. 10 to provide cycle store New refuse store to rear.

Development Management

Status: PCO

Date:

Application:19/0483/FUL

Insertion of 3 no. rooflights on frotn roof slope and 2 no. rear dormer roof extension to facilitate the conversion of existing 2 no. 3 bed maisonettes at no. 8A and 10A High Street to 5 flats (4 no. 1 bed and 1 no. 2 bed)

Development Management

Status: GTD

Date:11/05/2004

Application:04/0824

Erection Of Single Storey Rear Extension.

Development Management

Status: GTD

Date:27/01/1992

Application:91/2196/FUL

Change Of Use Of Ground Floor From Shop To Estate Agency

Development Management

Status: GTD

Date:04/06/1992

Application:92/0744/FUL

Change Of Use From Retail To A3 Coffee Shop Use From 7am To 7pm.

Development Management

Status: GTD

Date:13/01/1993

Application:92/1959/FUL

Modification Of Condition Rs01 Of Planning Consent 92/0744/ful To Allow Use From 7am-11pm.

Development Management

Status: GTD

Date:19/08/1993

Application:93/0913/FUL

Erection Of A Conservatory To Provide Covered Access To Toilets With Additional Seating Area.

<u>Development Management</u> Status: REF Date:19/08/2010	Application:10/1735/FUL Alterations including removal of shop frontage and replacement with inwardly opening windows, installation of canopy, tiled forecourt and new signage.
<u>Development Management</u> Status: VOID Date:11/02/2015	Application:10/1736/VOID Removal of shop frontage and replacement with inwardly opening windows and new signage.
<u>Development Management</u> Status: GTD Date:26/08/2014	Application:14/2346/FUL Alterations, including removal of shop frontage and replacement with inwardly opening windows, installation of canopy, tiled forecourt and new signage.
<u>Development Management</u> Status: GTD Date:18/08/2014	Application:14/2686/FUL Extend rear of restaurant and install a solid roof with a raised canopy section.
<u>Development Management</u> Status: GTD Date:09/11/2016	Application:16/3322/ADV internally lit (letters only) fascia sign
<u>Development Management</u> Status: PCO Date:	Application:19/0483/FUL Insertion of 3 no. rooflights on frotn roof slope and 2 no. rear dormer roof extension to facilitate the conversion of existing 2 no. 3 bed maisonettes at no. 8A and 10A High Street to 5 flats (4 no. 1 bed and 1 no. 2 bed)
<u>Appeal</u> Validation Date: 14.02.2011 Reference: 11/0039/AP/REF	Alterations including removal of shop frontage and replacement with inwardly opening windows, installation of canopy, tiled forecourt and new signage. <b>Appeal Allowed</b>
<u>Building Control</u> Deposit Date: 09.05.2005 Reference: 05/0912/FP	Conversion to self-contained flats at 8/10 and rear ground floor extensions at 8 and 10
<u>Building Control</u> Deposit Date: 12.07.2005 Reference: 05/0912/RS1/FP	Conversion to self-contained flats at 8/10 and rear ground floor extensions at 8 and 10
<u>Building Control</u> Deposit Date: 16.04.1992 Reference: 92/0445/BN	Replace existing drains & rebuild toilets
<u>Building Control</u> Deposit Date: 23.12.1993 Reference: 93/1458/FP	Conservatory
<u>Building Control</u> Deposit Date: 10.09.2014 Reference: 14/FEN04078/GASAFE	Install a gas-fired boiler
<u>Building Control</u> Deposit Date: 20.05.2016 Reference: 16/1100/IN	Internal refurbishment, external ground floor decoration and single storey rear extension

**19/0483/FUL**  
**8 - 10 High Street Teddington**

**Site and Surrounding**

The application site is situated with frontage to High Street, Teddington. The site at no.8 and 8A currently contains an existing an estate agents on the ground floor and a three-bedroom residential dwelling above with the entrance to the above flat from the Teddington High Street. The site at no.10 and 10A contains a retail unit at ground floor level with an entrance to a three-bedroom residential dwelling above from the rear garden.

The property backs onto a service lane. The building is a Building of Townscape Merit and is located within the High Street Teddington Conservation Area 37. The shops are located on a Key Shopping Frontage and within the Main Centre Boundary.

**Proposal**

The application seeks planning permission for the insertion of 3 no. rooflights on front roof slope and 2 no. rear dormer roof extensions to facilitate the conversion of existing 2 no. 3 bed maisonettes at no. 8A and 10A High Street to 5 flats (4 no. 1 bed and 1 no. 2 bed). This will include the conversion of the loft into a third floor level. The existing entrance from Teddington High Street will be retained as existing.

**Relevant Planning History**

Ref	Proposal	Decision	Dec Date
<b>10 High Street, Teddington TW11 8EW</b>			
16/2099/FUL	New shopfront installation and new fascia sign.	withdrawn by the applicant	14/06/2016
16/2100/ADV	Fascia sign, stating "Hamptons International".	decided as no further action be taken	15/09/2016
96/3901	Rear Access Stairway to Upper Maisonette	granted permission	10/01/1997
91/0291/FUL	Rear Access Stairway to Upper Maisonette.		25/03/1991
60/0959	Installation of dry cleaning plant.	granted permission	26/10/1960
<b>10A High Street, Teddington TW11 8EW</b>			
16/3101/FUL	Extension into the loft space with a rear facing dormer and one Velux window on the front roof slope.	granted permission	20/09/2016
16/1267/FUL	Rear dormer roof extension, one rooflight to the front roof slope.	decided as no further action be taken	04/05/2016
<b>Flat A 8 High Street Teddington TW11 8EW</b>			
16/3105/FUL	Extension into the loft space with a rear facing dormer and two Velux windows on the front pitched roof.	granted permission	20/09/2016
16/1272/FUL	Rear dormer roof extension, two rooflights to the front pitched roof.	decided as no further action be taken	04/05/2016

**Main development plan policies**

NPPF (2021)

London Plan (2021)

- D1 – London's form, character and capacity for growth
- D3 – Optimising site capacity through design led approach
- D4 – Delivering good design
- D5 – Inclusive Design

- D6 – Housing quality and standards
- D12 – Fire Safety
- D14 – Noise
- H4 – Delivering affordable housing
- H10 – Housing size mix
- S12 – Minimising greenhouse gas emissions
- S18 – Waste capacity
- T4 – Assessing and Mitigating transport impacts
- T5 – Cycling
- T6 – Car Parking
- T7 – Deliveries, servicing and construction

#### Local Plan (2018):

- LP1 Local Character and Design Quality
- LP3 Designated Heritage Assets
- LP4 Non-Designated Heritage Assets
- LP8 Amenity and Living Conditions
- LP20 Climate Change Adaptation
- LP22 Sustainable Design and Construction
- LP24 Waste Management
- LP26 Retail Frontages
- LP34 New Housing
- LP35 Housing Mix and Standards
- LP36 Affordable Housing
- LP40 Employment and Local Economy
- LP44 Sustainable Travel Choices
- LP45 Parking standards and servicing

#### Supplementary Planning Guidance:

- Small and Medium Housing Sites SPD
- Residential Development Standards SPD
- Sustainable Construction Checklist SPD
- Affordable Housing SPG
- Design Quality SPD
- Planning Obligation Strategy SPD
- Transport SPD
- Building of Townscape Merit SPD
- Hampton Wick & Teddington Village Planning Guidance

#### **Public Representations**

No public representations have been received during original neighbour consultation.

#### Internal consultees

Policy (Housing) – No objections subject to legal agreement for an affordable housing contribution.

Transport – No objections subject to CMS condition.

Urban Design – Objection to box style dormers, comments discussed below.

#### **Amendments**

The applicants have amended the drawings to change Flat 5 from a 2 bedroom 3 person unit to a 1 bedroom 1 person unit in order to comply with internal space standards. Revised drawings were submitted to the Council on the 15<sup>th</sup> of October 2019. It was not considered necessary to re-consult the neighbours as this did not result in an increase in the overall scale of the development or increase the proposed number of units or occupants.

#### **Professional comments**

Key Issues

The main issues for consideration would be:

- Principle of Development;
- Standards of Accommodation;
- Affordable Housing;
- Sustainability;
- Design and siting;
- Parking and transport considerations;
- Residential Amenity of Neighbouring Properties;
- Fire Safety

Principle of Development

Policy LP38 (B) sets out that proposals for conversions should assess the suitability of the property and design considerations, with further guidance at paragraphs 9.5.7 and 9.5.8. Issues relating to the design, amenity, parking as further addressed below.

In principle, additional residential accommodation in a Main Centre can bring a net gain (of three units) in residential, which is in accordance with Policy LP34, particularly additional residential above commercial use which can bring vitality and viability, providing the introduction of residential does not have any negative impact on the commercial space (in terms of access, servicing, or any conflict such as hours of operation, noise), and provides an appropriate balance of uses, to accord with Policy LP1 (A.6). It is noted that there is an existing separate access to residential on the upper floors.

Any residential use in this Main Centre would be expected to include a high proportion of small (studio or 1 bed) units in accordance with Policy LP35 (A). The proposal is for three small one bed units (60%) which provides more small units than the existing larger maisonettes, and therefore no objections are raised to the increase to housing supply in the main centre.

Residential Standards for Future Occupants

The standards set out in Policy LP 35 and the Residential Development Standards SPD should be addressed. Since 1 October 2015 the Council has been applying the nationally described space standard.

**Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)**

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	

The applicants propose the following:

*Internal Areas*

Each unit would have the following gross internal area:

Flat 1: 1B 2P – GIA: 50.5 sqm	Flat 4: 1B 1P – GIA: 40.0sqm
Flat 2: 2B 3P – GIA: 61.3 sqm	Flat 5: 1B 1P – GIA 45.6 sqm
Flat 3: 1B 2P – GIA:52.2sqm	

The proposal would meet the minimum gross internal floor area and storage as per the Nationally Described Space Standards.

In light of the above, the development on these grounds would be acceptable as the proposed scheme would provide adequate internal space to meet the needs generated by the development and would meet nationally described space standards.

Policy LP 35 (B) requires new housing to comply with the nationally described space standard - which sets a minimum gross internal floor area of 61sqm for a 2 bed 3 person one storey dwelling, 50sqm for a 1 bed 2 person one storey dwelling, and for a 1 bed 1 person one storey dwelling a minimum of 39sqm, or 37sqm where a one person unit has a shower room rather than a bathroom. The proposed units would meet the relevant minimum standards.

The Nationally Described Space Standard also sets a minimum ceiling height of 2.3 metres for at least 75% of the gross internal area of the dwelling. This is repeated in the Local Plan, so that new housing is of adequate quality, especially in terms of light, ventilation and sense of space. Although there is a limitation to the amount of headroom available for Flat 5 in that only 31.9sqm of the total 45.6sqm can meet 2.3m height, it is a one 1 bedroom/1 person dwelling which exceeds the gross internal area required of a one person unit. Noting the constraints associated with converting BTMs, the proposal is considered to provide a satisfactory standard of accommodation.

#### Amenity space

The requirements of Policy LP35 and the Residential Development Standards SPD continue to apply to external amenity space. For flats a minimum of 5sqm of private outdoor space for 1-2 person dwellings should be provided and an extra 1 sqm should be provided for each additional occupant.

The applicants have proposed a shared garden area at approximately 39 square metres. No private amenity space is provided.

The constraints of the site are recognised, and the nature of residential above commercial uses within this smaller centre where amenity space might not be expected by future occupiers should be considered when conducting an on-balance assessment of the submitted proposals. There is some garden space provided at the rear of the site measuring approximately 39sqm, but this only appears to be accessible for Flat 2. Although the external garden area is not private for the other 4 units, the Council acknowledges that the site is locally listed and there are a number of constraints with any conversion. In addition to this, the site is also noted to be located in close proximity to Bushy Park and the local High Street which assists in compensating for the shortfall. On this basis, it is considered that the proposal would provide adequate access to amenity for the occupants of each of the flats.

Policy LP35 (E) requires all new build housing is required to meet Building Regulation Requirement M4 (2) 'accessible and adaptable dwellings'. As Building Regulation M4(2) cannot be applied to conversions and change of use proposals, it should not be applied. The mandatory M4(1) would be applicable, as that is the default it does not need to be secured by condition.

In light of the above, the development on these grounds would be acceptable as the proposed scheme would have access to adequate public amenity space to meet the needs generated by the development.

#### Affordable Housing

*Local Plan Policy LP36 states some form of affordable housing contribution will be expected on all new housing sites. The Council will seek the maximum reasonable amount of affordable housing when negotiating on private residential schemes, further details are set out in the Affordable Housing SPD. The contribution that would be sought would be discounted to represent 16% affordable housing, given the proposal is for four units created predominantly by conversion.*

*The Council has considered the Secretary of State's Written Ministerial Statement of 28 November 2014 (and any future reinstatement of Planning Policy Guidance in this respect) in light of the Court Officer Planning Report – Application 19/0483/FUL Page 7 of 13*

*of Appeal's judgement of 11 May 2016. The Council contend that its local evidence of affordable housing need remains substantial and small sites make a significant contribution to housing supply and therefore need to contribute to affordable housing provision through continued implementation of Policy LP36.*

*The recently published Inspector's report on the Examination of the Richmond upon Thames Local Plan has been published which supports the Local Authority's approach to securing affordable housing. The Inspector stated 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'.*

*The Council will continue to seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed-use schemes, having regard to the strategic borough-wide target and the individual circumstances of the site, in accordance with LP36 as adopted 3rd July 2018.*

Policy LP36 sets out the framework to require contributions to affordable housing from all small sites, further details are set out in the Affordable Housing SPD. The financial contribution that would be sought would be discounted to represent 20% affordable housing, given the proposal creates five units predominantly through converted floorspace. The commuted sum can be calculated using the pro-forma Annex A to the Affordable Housing SPD.

There is an Affordable Housing Statement submitted which includes details on values and a pro-forma, which suggests a contribution of £151,436. This follows the Council's benchmarks and assumptions for use in the pro-forma. Council's Planning Viability Advisor has reviewed the submitted information and the contribution of £151,436 is agreed. This amount has been secured via a S106 legal agreement.

### Sustainability

*Policy LP22 states that development will be required to conform to the Sustainable Construction Checklist. The London Plan (5.7) requires that all new development should achieve a reduction in carbon dioxide emission of 20% from on-site renewable energy generation. Development proposals of 1 dwelling unit or more will be required to reduce their total carbon dioxide emissions.*

*Conversions and extensions that can be assessed under the BREEAM Domestic Refurbishment scheme are required to meet the "excellent" standard. If a scheme cannot be assessed under BREEAM (such as where the proposal only relates to minor internal re-modelling work), written confirmation will have to be provided as part of the planning application by an accredited assessor.*

The Proposed Development has been assessed against the BREEAM Domestic Refurbishment 2014 scheme and achieves a 'Excellent' rating in line with Local Policy Requirements.

Proposed Development has achieved a 5.2% improvement in CO2 emissions over the Building Regulations Part L1B baseline. As the scheme is not considered to be a major development in the context of both the London Plan and the LBRuT Sustainable Construction Checklist, no contribution to the Carbon Offset fund is required.

The Proposed Development has been assessed against the LBRuT Sustainable Construction Checklist (SCC) and aims to comply with this in all possible areas. Overall, the scheme achieves a score of 39 (C rating).

As such the proposed scheme is consistent with local/national sustainability measures and Local Plan Policy LP22.

### Design and Siting

*Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 - In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or*



*its setting or any features. Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990, requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. There is a statutory presumption and a strong one, against granting planning permission for any development which would fail to preserve the setting of a listed building or character and appearance of a conservation area.*

*Paragraph 193 of the National Planning Policy Framework (NPPF) states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

*Local Plan Policy LP1 states new development must be of a high architectural quality based on sustainable design principles. Development must respect local character and contribute positively to its surrounding based on a thorough understanding of the site and its context. In addressing design quality, the Council will have regards to the following:*

- Compatibility with local character including relationship with existing townscape and frontages, scale, height, massing, proportions and form*
- Sustainable development and adaptability, subject to aesthetic considerations*
- Layout and access*
- Space between buildings and relationship to the public realm*
- Detailing and material*

*LP3 states the Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal.*

*Local Plan Policy LP4 specifies that the Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit.*

*The Council does not wish to encourage a particular architectural style or approach but expects each scheme to be justified as a result of a sound understanding of the site and its context. The Council will generally be opposed to any development or re-development that will be out of scale with existing surrounding development. The policy is intended to encourage analysis and sympathy with existing layout and massing, while respecting important historical styles.*

*The Small and Medium Housing Sites SPD provides design guidance on this and the Design Quality SPD provides the overall context for design guidance in the Borough and applies to the design of all new buildings regardless of use and size.*

The applicants propose the construction of two dormer roof extensions and the installation of two roof lights to the front roof slope. The Council's Urban Design Officer reviewed the application and raised an objection to the proposed box style dormers. However, planning permission for the two dormer roof extensions and rooflights has previously been obtained under applications 16/3105/FUL (8A High Street) and 16/3101/FUL (10A High Street). The officer for these planning applications stated in their reports that the dormers had been reduced in size to sit comfortably within the rear roof slopes and this thus would not appear dominant while leaving a sufficient amount of the roof around them. The rooflights were also deemed appropriate under their assessment. Although there have been minor policy changes since these applications were granted, it is noted that the underlying policy guidance has largely remained unchanged and the proposed dormers and rooflights are considered appropriate on this basis.

Paragraph 196 of the NPPF states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Given the proposed dormers have previously been supported by the Council and the proposal would result in the creation of 3 additional residential units on the site, the benefits of the proposal are considered to outweigh the harm identified above.

## Highway, Parking and Refuse

*Local Plan Policy LP45 states that new development should provide appropriate cycle access and sufficient, secure cycle parking facilities. The minimum cycle parking requirement for 1-bed units is one space, with two spaces required for 2-bed and 3-bed units. The submitted proposed site plan identifies that secure cycle parking serving the proposed dwellings would be sited within the flats. Whilst indicative details of a cycle store/parking arrangement have been provided within the flats on-site; in the event of approval, further details of the design of a suitable cycle parking arrangement and means of securing any cycles should be secured by an appropriately worded condition in order to ensure compliance with Policy LP45.*

*In accordance with policy LP45 developments and redevelopments have to demonstrate that the new scheme provides an appropriate level of off street parking to avoid an unacceptable impact on on-street parking conditions and local traffic conditions. For developments in areas with a PTAL of 0-3; 1-2 bedroom dwellings are required to provide 1no. off-street parking spaces, and 3 bedroom dwellings are required to provide 2no. Off-street parking spaces as set out within appendix 3 of the Local Plan. Whilst the Council's parking standards are set to a maximum, these standards are expected to be met unless it can be shown there would be no adverse impact on the area in terms of street-scene or on-street parking. This is reiterated in the parking standards set out in the London Plan which specifies that in outer London areas with low PTAL, borough should consider higher levels of provisions, especially to address overspill parking pressures.*

The site falls within a Controlled Parking Zone (CPZ) labelled Zone T – Teddington, although it is noted that other streets surrounding the site are unrestricted. The site has a PTAL-3 rating which indicates a moderate level of public transport availability in the area. The proposed development will see the conversion of two three-bedroom maisonettes into five self-contained flats including four one-bedroom flats and one two-bedroom flat. No off-street parking is proposed under the proposal.

It is noted that the nearest railway station to the site is Teddington Railway Station which is located approximately 0.3 miles to the south of the site, and there are several bus routes that serve Teddington High Street.

The applicants have submitted a parking survey with the application demonstrating that the surrounding streets can accommodate the level parking required for the proposed 5 flats – constituting a maximum of 5 parking spaces as per Council standards. The applicants have demonstrated a parking stress of 76% uptake of overnight kerbside parking within the CPZ and 67% for unrestricted car parks.

Council's Transport Officer has raised no objection to application. The applicant has provided a parking stress survey which indicates that there is sufficient capacity on the highway to accommodate the estimated 5 extra private vehicles. A condition is recommended that a comprehensive pre-commencement CMS is provided for review prior to the start of any works.

The applicants have proposed eight long-stay cycle parking spaces located in the rear garden of no.10 High Street and is access by the occupants of the flats via the access road at the rear. Further details are recommended to be secured via condition.

To mitigate considerable impacts on transport and amenity during construction; it is recommended that a full Construction Method Statement should be required to be submitted to and approved in writing by the Local Planning Authority in the event of approval.

### *Refuse and cycling*

The applicants have sited the refuse and cycling storage at the rear of the site. It is considered that, in the event of granting planning permission in any resubmission; specific details should be conditioned in order to safeguard the appearance of the surrounding locality and residential amenity of neighbouring occupiers and to ensure compliance with Policy LP24 and the Refuse and Recycling Storage Requirements SPD.

### Residential Amenity of Neighbouring Properties

*Policy LP8 state in considering proposals for development, the Council will seek to protect adjoining properties from unreasonable loss of privacy, pollution, visual intrusion, noise and disturbance. The Council will generally seek to ensure that the design and layout of buildings enables sufficient sunlight and daylight to penetrate into and between buildings and that adjoining land or properties are protected from overshadowing in accordance with established standards.*

*1. ensure the design and layout of buildings enables good standards of daylight and sunlight to be achieved in new development and in existing properties affected by new development; where existing daylight and sunlight conditions are already substandard, they should be improved where possible;*

*4. Ensure that proposals are not visually intrusive or have an overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure;*

*5. Ensure there is no harm to the reasonable enjoyment of the use of buildings, gardens and other spaces due to increases in traffic, servicing, parking, noise, light, disturbance, air pollution, odours or vibration or local micro-climatic effects.*

Given that the proposal is to create new residential units, issues of noise could arise. However, it is thought that as the upper floor levels of this road are predominantly residential, and the noise generated from the existing commercial units, the creation of a new residential unit at ground floor level to the rear would not raise significant concerns of noise.

Given the location of the dormers at roof level, this would not appear unduly overbearing or visually intrusive from the surrounding properties.

Consequently, it is not considered that the neighbouring properties would not be unreasonably affected by the proposal and would be in general accordance with Policy LP8 of the Local Plan in this regard.

### Fire Safety

*Under Policy D12 of the new London Plan (2021), there is requirement that all developments must be designed to achieve the highest standards of fire safety to reduce the risk to life or serious injury in the event of a fire. This includes providing appropriate alarm systems, a suitable means of escape for all building users, and access to equipment for firefighting which is appropriate to the size and use of the development.*

The applicant has submitted a Fire Safety Statement in response to the requirements of Policy D12 (A). This discusses:

- unobstructed outside space for fire appliances to be positioned on;
- appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures;
- design measures that minimise the risk of fire spread;
- means of escape and an associated evacuation strategy for all building users;
- a robust strategy for evacuation which can be periodically updated and published;

suitable access and equipment for firefighting

This level of information is considered appropriate for the scale of development proposed.

The applicant is advised that alterations and extensions to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made.

In light of the above, the proposed fire safety measures are considered to comply with Policy D12 of the London Plan.

**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~~

This application is CIL liable  YES\*  ~~NO~~  
(\*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement  YES\*  ~~NO~~  
(\*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file)  YES  NO

This application has representations on file  YES  NO

Case Officer (Initials): .....TF.....

Dated: .....27/08/2021.....

**I agree the recommendation:**

Team Leader/Head of Development Management/Principal Planner

Dated: .....

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management: .....RDA.....

Dated: .....27/08/21.....

<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**

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**CONDITIONS**

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**INFORMATIVES**

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