

Application reference: 22/0422/CON

Date application received	Date made valid	Target report date	8 Week date
09.02.2022	09.02.2022	06.04.2022	06.04.2022

Site:

Stourton Nurseries, Stourton Avenue, Feltham, TW13 6LB

Proposal:

Demolition of existing buildings and erection of a part four part five storey building comprising 68 flats (all affordable tenure), multi-use community space, car and cycle parking, refuse storage and landscaping

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

APPLICANT NAME

Olivier Nelson
London Borough Of Hounslow
Hounslow House, 7 Bath Road
Hounslow TW3 3EB

AGENT NAME

X

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

73 STOURTON AVENUE, FELTHAM, TW13 6LB -

History: Planning – Appeal – Enforcement – Building Control

No History Dummy UPRN
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Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

Case Officer (Initials): JSI

Dated: 05/04/2022

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:06/04/2022.....

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:

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

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

LBRUT reference: 22/0422/FUL
Your reference: 01300/B/P1
Site address: Stourton Nurseries, Stourton Avenue, Feltham, TW13 6LB
Contact Officer: Ms Joanne Simpson

Delegated Report

Site Description: The application relates to a 0.59ha site located to the south of Twickenham Road, north of Stourton Avenue, in the London Borough of Hounslow (LBH). The boundary with the London Borough of Richmond upon Thames (LBRUT) lies approx. 200m to the east and south east, where to the east is Longford E & Schools designated Metropolitan Open Land (MOL) and residential streets to the south (Longford River Estates). This area sits within LBRUT's Hampton Village Planning Guidance (Area 1).

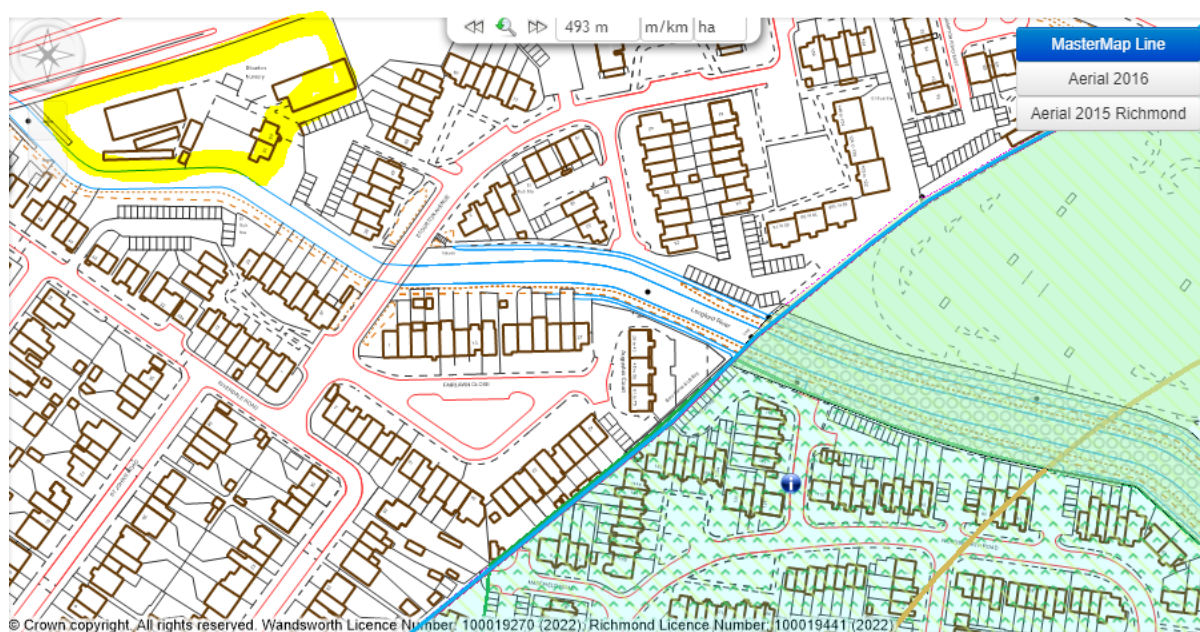


Figure 1: Application site shown in yellow. LBRUT boundary shown in blue to the east (shaded green).

The accompanying information with the application states that the application site, known as 'Stourton Nurseries', was originally in use as a plant nursery, which then closed in 2013. It currently comprises a pair of residential semi-detached dwellings and a group of green houses and ancillary structures. Vehicular access is via Stourton Avenue through a garage courtyard. There is no parking currently on site.

Proposal: The application seeks full planning permission for: *'Demolition of existing buildings and erection of a part four part five storey building comprising 68 flats (all affordable tenure), multi-use community space, car and cycle parking, refuse storage and landscaping.'*

Local Planning Authority: London Borough of Hounslow

Neighbour representations: One letter of objection has been received from a resident of LBH which raises the following concerns:

- Access road unsuitable
- Parking stress
- Area already over-populated
- Insufficient infrastructure and school places

- Ecology matters

As these matters have been raised by a LBH resident and do not specifically apply to the impact of the development on LBRUT, LBRUT do not wish to provide any comment.

Main LBRUT Development Plan Policies:

Local Plan (2018)

- Policy LP1 Local Character and Design Quality
- Policy LP8 Amenity and Living Conditions
- Policy LP10 Local Environmental Impacts, Pollution and Land Contamination
- Policy LP13 Green Belt, Metropolitan Open Land and Local Green Space
- Policy LP44 Sustainable Travel Choices
- Policy LP45 Parking Standards and Servicing

Supplementary Planning Documents (SPDs):

- Air Quality SPD (June 2020)
- Development Control for Noise Generating and Noise Sensitive Development (September 2018)
- Transport SPD (June 2020)
- Hampton Village Planning Guidance (June 2017)

Professional Comment:

Character and Appearance

The proposal is considered to be of a sufficient distance from the borough boundary to have no adverse impact on views from or the character and appearance of LBRUT land including the openness of the MOL.

Neighbouring Amenities

The proposal is considered to be of a sufficient distance from the borough boundary to have no adverse impact on neighbouring amenities of occupiers of residential properties in LBRUT.

Transport and Highways

The application would provide 34 car parking spaces on site. It is not considered that the application site is within close enough proximity to LBRUT residential streets for potential overspill parking to be unduly problematic.

Recommendation: No objection raised