

Application reference: 23/0493/CON

Date application received	Date made valid	Target report date	8 Week date
21.02.2023	21.02.2023	18.04.2023	18.04.2023

Site:

Stourton Nurseries, Stourton Avenue, Feltham, TW13 6LB

Proposal:

Erection of a part five- part six-storey building comprising 68 flats (all affordable tenure), multi-use community space, car and cycle parking, refuse storage and landscaping (Revised plans)

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

APPLICANT NAME

AGENT NAME

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

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

Consultations:

Internal/External:

Consultee

Expiry Date

Neighbours:

-

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

No History Dummy UPRN

No History Dummy UPRN

No History Dummy UPRN

No History Dummy UPRN

LBRuT Reference: 23/0493/CON

Hounslow Reference: 01300/B/P1

Site Address: Stourton Nurseries, Stourton Avenue, Feltham TW13 6LB

Site and Surroundings

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 applicant seeks full planning permission for: 'Erection of a part five- part six-storey building comprising 68 flats (all affordable tenure), multi-use community space, car and cycle parking, refuse storage and landscaping (Revised plans).'

History

A previous application (reference 22/0422/CON) was submitted to LBRuT for review in 2022 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.' LBRuT raised no objections to this.

Consulted by

London Borough of Hounslow.

Representations

No neighbour consultation exercise was undertaken by the London Borough of Richmond upon Thames.

Professional Comments

Character and Appearance

Taking into account National, Regional and Local policies, the proposal is considered to be of a sufficient distance (approx. 200m) 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 Amenity

There are no residential properties within Richmond Borough of close enough proximity to be unduly impacted by this proposal.

Transport and Highways

The application would provide 34 car parking spaces on site, along with 128 long-stay and 12 short-stay cycle parking spaces. 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:

The determination of this application falls within the scope of Officer delegated powers - YES /NO

I therefore recommend the following:

- 1. ~~REFUSAL~~
- 2. ~~PERMISSION~~ RAISE NO OBJECTION
- 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):TFA..... Dated:08/03/2023.....

I agree the recommendation:-A Vedi

Team Leader/Head of Development Management/Principal Planner

Dated: 05/04/2023.....

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
