

PLANNING REPORT

Printed for officer by Thomas Faherty on 8 March 2023

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).

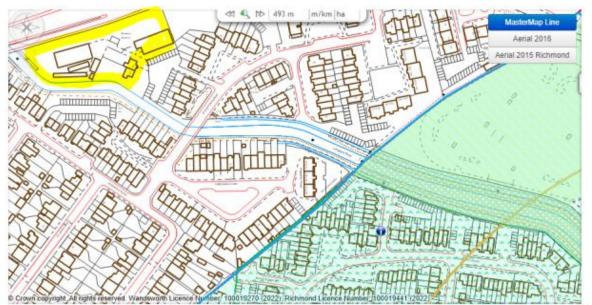


Figure 1: Application site shown in yellow. LBRUT boundary shown in blue to the east (shaded green).

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

Officer Planning Report - Application 23/0493/CON Page 2 of 5

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 | |
| 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 | U YES |
| Case Officer (Initials):TFA | Dated:08/03/2023 |
| I agree the recommendation:-A Vedi | |
| Team Leader/Head of Development Manageme | ent/Principal Planner |
| Dated: 05/04/2023 | |
| Head of Development Management has co | tations that are contrary to the officer recommendation. The onsidered those representations and concluded that the nice to the Planning Committee in conjunction with existing |
| Head of Development Management: | |
| Dated: | |
| REASONS: | |
| | |
| CONDITIONS: | |
| | |
| INFORMATIVES: | |

Official

| UDP POLICIES: | | |
|-----------------|--|--|
| | | |
| OTHER POLICIES: | | |
| | | |

| SLIMMARY OF CONDITIONS AND INFORMATIVES |
|---|
| Uniform |
| The following table will populate as a quick check by running the template once items have been entered int |

| SUMMART OF CONDITIONS AND INFORMATIVES | | |
|--|--|--|
| CONDITIONS | | |
| | | |
| | | |
| INFORMATIVES | | |