

Plough Lane Unit 2 B8 to C3 replacement application for 21/2189/FUL

## **Supporting Planning Statement**

### **History and Background.**

#### General Description

Plough Lane Teddington is a town centre private road that is currently a mixture of residential and commercial units with the residential units being positioned to the rear of the High St buildings along the north side of the Lane, Units 1,2,3,4, 5 and 8 are similar sized buildings along the south side along the south side of Plough Lane backing on the residences of Springfield Rd. . Unit 7 is located across the end of the mews along the eastern boundary.

Units 1 and 2 are original storage buildings in poor condition. Units 3, 4 and 5 are partly re-built built 2- storey buildings which are in the process of being completed as Class E buisness Units.

#### **Planning History**

The site has been the subject of myriad planning applications some residential and some commercial. The previous owner of Unis 3,4 5 and also Units 1 and 2 did not act according to the permissions and the new owner seeks to redress his mistakes, For the purposes of the current application there are two relevant applications .

20/1115/FUL Demolish existing storage units (B8) and erect two houses (C3) with courtyard, shared refuse and cycle storage. This was refused for three reasons a. Loss of Industrial Floorspace B. Affordable housing C. Housing Mix

21/2189/FUL This was a full application to redevelop Units 2-5 as residential and this application was withdrawn by mutual agreement between the applicant and the case officer Thomas Faherty on the understanding that a new application would be submitted for the remaining property , Unit 2.

Context of this application and policy.

The application 21/2189/FUL was submitted after illegal works which were being carried out by the the previous owner were stopped by enforcement action by the council . The new owner and applicant Mr Danny Lawrence has reset the status of this site and is currently completing Units 3, 4 and 5 as commecial Class E business units . Unit 2 continues to be marketed according the terms of policy LP-42 . It has been offered extensively to prospective users strictly following the policy protocols.

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To date [ more than a year ] there have been no offers by tenants or buyers for this unit at any price. This is not surprising as every commercial agent approached warned that due to the condition of the Unit it would not attract customers. Restoring the unit to current regulations would be impossible.

#### Affordable Housing

The applicant fully accepts the affordable housing contribution and is willing to comply with the Richmond SPD formula for calculating the amounts payable .

#### Design.

The reason for this application is simply to acknowledge that the other three units 3,4, and 5 are no longer the subject of a residential application and a new single house application for Unit 2 is the best practical action. The design of the Unit is identical to the design of Unit 2 described in 12/2189/FUL . All the other specifications are unchanged as well. Since this is an application for a single dwelling the housing mix policy does not really apply but this small " mews " house will be very attractive to a wide range of residential occupants due to its locaton, contemporary interior, lower price and low running costs.

#### Summary.

Plough Lane has been a nightmare for everyone involved in attempting to address the issue of the disused derelict units . The residents of Plough Lane have been subjected to years of having to live in an ugly building site where fly tippers continously dump trash and they are sick of it , the planning department has been bombarded by myriad applications over decades. There is good evidence to suggest Unit 2 has not been an active employment site for 35 years. The new owner is doing his best to improve the situation for everyone and is working together with Richmond council to achieve a good outcome. A residential approval for this tiny house will result in a vastly better quality of life for the residents and a new much needed small dwelling. It will also form part of a mix of uses which conforms to all of Richmond council's stated policy targets.I appeal to the council to allow this application quickly so work can begin to heal this eyesore in the heart of Teddington.

Danny Lawrence  
Plough Lane Developments Ltd