

Application reference: 23/1306/FUL TEDDINGTON WARD

| Date application received | Date made valid | Target report date | 8 Week date |
|---------------------------|-----------------|--------------------|-------------|
| 12.05.2023 | 05.06.2023 | 31.07.2023 | 31.07.2023 |

Site:

Garage Rear Of, 140 - 142 Waldegrave Road, Teddington,

Proposal:

Replacement of domestic garage with building containing basement and mezzanine floors for office use (Use Class E(g)(i)).

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

APPLICANT NAME

MR CARMELO MERMINA
34 CHURCH STREET
TWICKENHAM
TW13NR

AGENT NAME

Mr. Lewis Barker
20 Church Street
Twickenham
TW1 3NJ
United Kingdom

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

Consultations:**Internal/External:****Consultee**

14D POL
LBRUT Transport
LBRuT Lead Local Flood Authority

Expiry Date

19.06.2023
19.06.2023
19.06.2023

Neighbours:

166 Waldegrave Road, Twickenham, TW1 4TD, - 05.06.2023
Flat, 199 Waldegrave Road, Teddington, TW11 8LX, - 05.06.2023
199 Waldegrave Road, Teddington, TW11 8LX, - 05.06.2023
Flat, 197 Waldegrave Road, Teddington, TW11 8LX, - 05.06.2023
Flat, 195 Waldegrave Road, Teddington, TW11 8LX, - 05.06.2023
197 Waldegrave Road, Teddington, TW11 8LX, - 05.06.2023
195 Waldegrave Road, Teddington, TW11 8LX, - 05.06.2023
142 Waldegrave Road, Teddington, TW11 8NA, - 05.06.2023
55 Arlington Road, Teddington, TW11 8NL, -
53 Arlington Road, Teddington, TW11 8NL, - 05.06.2023
51 Arlington Road, Teddington, TW11 8NL, - 05.06.2023
140 Waldegrave Road, Teddington, TW11 8NA, - 05.06.2023
138 Waldegrave Road, Teddington, TW11 8NA, - 05.06.2023

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

Status: WDN

Application: 21/4081/FUL

Date:18/02/2022 Replacement of domestic garage with building containing basement and mezzanine floors for office use (Use Class E(g)(i)).

Development Management

Status: PCO Application:23/1306/FUL
Date: Replacement of domestic garage with building containing basement and mezzanine floors for office use (Use Class E(g)(i)).

Development Management

Status: GTD Application:16/3752/HOT
Date:19/10/2016 Single storey rear extension

Development Management

Status: GTD Application:16/3921/PS192
Date:19/10/2016 Hip to gable and rear dormer roof extensions. Rooflights to front elevation.

Development Management

Status: WDN Application:21/4081/FUL
Date:18/02/2022 Replacement of domestic garage with building containing basement and mezzanine floors for office use (Use Class E(g)(i)).

Development Management

Status: INV Application:22/2527/HOT
Date: Excavation to form basement storage and change of use of garage to Class E use

Development Management

Status: PCO Application:23/1306/FUL
Date: Replacement of domestic garage with building containing basement and mezzanine floors for office use (Use Class E(g)(i)).

Building Control

Deposit Date: 02.06.2008 Installed a Gas Boiler Vented Hot Water Cylinders
Reference: 08/COR01187/CORGI

Building Control

Deposit Date: 09.05.2015 Install replacement windows in a dwelling
Reference: 15/FEN00896/FENSA

Building Control

Deposit Date: 15.07.2015 Install replacement windows in a dwelling
Reference: 15/FEN01301/FENSA

Building Control

Deposit Date: 13.12.2016 Loft conversion and single storey rear extension
Reference: 16/2636/FP

Building Control

Deposit Date: 10.12.2017 Install a gas-fired boiler Install a hot water system with unvented hot water storage
Reference: 18/FEN00360/GASAFE

Building Control

Deposit Date: 09.02.2018 Install one or more new circuits Install a replacement consumer unit
Reference: 18/NAP00082/NAPIT

Enforcement

Opened Date: 20.12.2005 Enforcement Enquiry
Reference: 05/0628/EN/UBW

REASON FOR TAKING NO FURTHER ACTION ON APPLICATION:

(IF REASON RELATED TO WITHDRAWAL FOLLOWING ADVICE THAT PROPOSAL IS NOT ACCEPTABLE PLEASE GIVE REASONS)

The following email has been sent to the applicant:

As you may be aware, the application site is located in an area with 75% + susceptibility to groundwater flooding so a basement screening assessment is required.

As to provide this assessment would require sometime, due to detailed borehole information on-site or from nearby to the development site are required along with at least two data recordings which should take place within at least a 12-month period to demonstrate any potential seasonal variations, I would suggest withdrawing the application and resubmit it once a satisfactory basement screening assessment is ready (this would be a first option).

If you wish you can remove the basement from the proposal (this would be a second option).

The applicant emailed the 12th of July 2023 expressing their agreement in following the first option.

Therefore, the application is recommended to be withdrawn.

DATE OF N.F.A.:
13/07/2023

AGREED BY: CTA
(Officer who has delegated authority to deal with such an application)

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
- 4. WITHDRAWAL

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): GAP

Dated: 13/07/2023

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:

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
