

Application reference: 24/1088/FUL WEST TWICKENHAM WARD

Date application received	Date made valid	Target report date	8 Week date
29.04.2024	13.05.2024	08.07.2024	08.07.2024

Site:

Superstore, Twickenham Road, Hanworth, Feltham

Proposal:

The change of use of 12 parking bays to a hand car wash, to include the installation of a wet wash area, landing of a steel cabin and installation of a dry valeting area covered by a 2 post canopy.

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

APPLICANT NAME

Mr Jon-pall Bonnett
1 Castle Court
Brewhouse Lane
London
SW15 2JJ
United Kingdom

AGENT NAME

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

Consultations:

Internal/External:

Consultee

LBRUT Transport
LBRUT Environmental Health

Expiry Date

27.05.2024
27.05.2024

Neighbours:

Dental Surgery,160A Twickenham Road,Hanworth,Feltham,TW13 6HD, - 13.05.2024
160 Twickenham Road,Hanworth,Feltham,TW13 6HD, - 13.05.2024
162 Twickenham Road,Hanworth,Feltham,TW13 6HD, - 13.05.2024
158 Twickenham Road,Hanworth,Feltham,TW13 6HD, - 13.05.2024
154 Twickenham Road,Hanworth,Feltham,TW13 6HD, - 13.05.2024
156 Twickenham Road,Hanworth,Feltham,TW13 6HD, - 13.05.2024

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

Development Management

Status: WNA

Date:07/06/2000

Application:00/0346

Widening Of Existing Service Yard Access Road. New Double Gates.
Service Yard Turning Area To Be Amended To Accommodate Additional
Storage Area South East Of Main Building Within Service Yard.

Development Management

Status: REF

Date:01/11/2001

Application:01/1503

Proposed Service Yard Turning Area To Be Amended To Accommodate
Additional Storage/packing Area (variation Of Original Planning Permission)

Development Management

Status: GTD

Date:02/07/2002

Application:02/1000

Erection Of 2 Internally Illuminated Shop Signs (approved) And 1 Internally
Illuminated Shop Sign (refused)

<u>Development Management</u> Status: ROB Date:22/03/1993	Application:92/1994/CON Demolition Of Existing Buildings And Redevelopment Of Site For Non Food Retail Use (class A1) With Associated Car Parking, Servicing And Access.
<u>Development Management</u> Status: GTD Date:26/10/1994	Application:94/1493/DD01 Details Pursuant To Bd11 (canopy), Dv10 (structures On Roof/face) And Dv27 (recycling) Of Planning Permission 94/1493/ful Dated 23 August 1994
<u>Development Management</u> Status: GTD Date:23/08/1994	Application:94/1493/FUL Demolition Of The Existing Buildings And Redevelopment For Use Under Class A1 (non Food) With Associated Car Parking Servicing And Access
<u>Development Management</u> Status: GTD Date:16/01/1995	Application:94/3189/FUL Redevelopment Of Site For Class A1 Use (non Food Retail Use) Associated Car Parking, Servicing And Access (amendment To Service Yard, Open Storage Area And Garden Centre Only)
<u>Development Management</u> Status: ARD Date:02/02/1995	Application:94/3369/ADV Erection Of 3 Externally Illuminated Fascia Signs And 1 Non- Illuminated Fascia Sign
<u>Development Management</u> Status: GTD Date:27/01/1995	Application:94/3721/ADV Erection Of Free Standing Non-illuminated Sign
<u>Development Management</u> Status: GTD Date:10/01/1995	Application:94/3643/ADV Erection Of 4 Internally Illuminated Arken Box Signs
<u>Development Management</u> Status: GTD Date:03/02/1995	Application:94/3644/ADV Erection Of Two Part - Internally Illuminated Free Standing Totem Signs
<u>Development Management</u> Status: GTD Date:20/07/1995	Application:95/0623/FUL Amendment To Condition Ns01 Of Planning Permission 94/3189/ful To Allow Deliveries, Loading, Unloading And Servicing Monday-friday 8.00am-7.00pm, Saturday 9.00am-1.00p M And Not At All On Sundays.
<u>Development Management</u> Status: GTD Date:11/04/1995	Application:95/0624/ADV Erection Of Free Standing, Part Illuminated Totem Sign.
<u>Development Management</u> Status: GTD Date:12/08/1996	Application:96/1996/FUL Removal Of Condition Lp02 Of Planning Permission 95/0623/ful To Allow Permanent Use Of The Service Yard For Deliveries, Loading, Unloading And Servicing Monday To Friday 8am - 7pm, Saturday 9am - 1pm And At No Time On Sundays
<u>Development Management</u> Status: GTD Date:02/11/2006	Application:06/2996/FUL Erection Of A Garden Canopy And Part Enclosure Of Existing Canopy With Light Weight Cladding.
<u>Development Management</u> Status: SPL Date:22/07/2014	Application:14/1333/ADV SPLIT DECISION: New signage comprising: Signs A and B: 2No. illuminated fascia signs (REFUSED) and Signs C and D: 2No. internally illuminated totem signs (APPROVED).
<u>Development Management</u> Status: GTD Date:30/08/2017	Application:17/2579/ADV 4x non-illuminated wall-mounted entry board signs, 5x non-illuminated trolley bay signs, 2x externally illuminated free standing post sign and 4x non-illuminated directional signs
<u>Development Management</u> Status: GTD Date:24/10/2017	Application:17/2582/ADV Installation of 3x new illuminated fascia signs to replace existing within the gabled roof features to the side, front and rear elevations of Homebase store.

Status: GTD Date:30/08/2017	Application:17/2587/FUL Installation of new automatic bi-parting doors in rear elevation of the store.
<u>Development Management</u> Status: GTD Date:31/08/2017	Application:17/2599/FUL Installation of weather protection canopy over existing garden centre.
<u>Development Management</u> Status: GTD Date:31/08/2017	Application:17/2601/FUL Installation of a weather protection canopy to replace the existing covered storage racking to rear of building.
<u>Development Management</u> Status: GTD Date:31/08/2017	Application:17/2603/FUL Installation of a weather protection canopy within part of the service yard.
<u>Development Management</u> Status: GTD Date:17/03/2020	Application:19/3379/FUL Installation of modular retail windscreen fitting and repair kiosk with storage kiosk within an existing retail car park for a temporary period of ten years.
<u>Development Management</u> Status: GTD Date:17/03/2020	Application:19/3380/ADV Installation of non-illuminated fascia signs to kiosk.
<u>Development Management</u> Status: PDE Date:	Application:24/1088/FUL The change of use of 12 parking bays to a hand car wash, to include the installation of a wet wash area, landing of a steel cabin and installation of a dry valeting area covered by a 2 post canopy.
<u>Development Management</u> Status: PCO Date:	Application:24/1089/ADV fixed and free standing non illuminated signs related to business, fixed sign illuminated related to business
<u>Building Control</u> Deposit Date: 09.05.2002 Reference: 02/0873/FP	Fitting out of shop & installation of new mezzanine floor for sales/storage in existing store
<u>Building Control</u> Deposit Date: 19.10.1994 Reference: 94/1200/1/FP	Erection of retail warehouse and garden centre, car park and service area
<u>Building Control</u> Deposit Date: 01.02.1995 Reference: 95/0107/FP	Garden centre extension and additional internal office
<u>Building Control</u> Deposit Date: 11.06.1999 Reference: 99/1000/FP	Construction of secure goods area with mezzanine floor.
<u>Building Control</u> Deposit Date: 30.07.1999 Reference: 99/1000/1/FP	Construction of secure goods area with mezzanine floor.
<u>Building Control</u> Deposit Date: 02.10.2006 Reference: 06/2103/IN	Installation of garden centre canopy, part enclosure of existing garden centre canopy to form a conservatory
<u>Building Control</u> Deposit Date: 20.06.2014 Reference: 14/1400/IN	Alterations to accommodate an Argos insert concession within an existing Homebase retail outlet
<u>Building Control</u> Deposit Date: 14.08.2015 Reference: 15/1959/IN	Internal alterations to create a habitat concession store within the existing Homebase
<u>Building Control</u> Deposit Date: 18.10.2017 Reference: 17/2094/IN	Full store refurbishment and internal alterations to form Bunnings store
<u>Building Control</u> Deposit Date: 01.12.2020 Reference: 20/1624/IN	Internal alterations to the existing fire alarm system with regards to the existing security maglocks fitted to fire exit doors

Enforcement

Opened Date: 26.11.2001 Enforcement Enquiry
Reference: 01/00334/EN

Enforcement

Opened Date: 15.07.2002 Enforcement Enquiry
Reference: 02/00237/EN

Enforcement

Opened Date: 03.04.2018 Enforcement Enquiry
Reference: 18/0155/EN/ADV

Enforcement

Opened Date: 23.09.2019 Enforcement Enquiry
Reference: 19/0448/EN/UBW

Application Number	24/1088/FUL
Address	Superstore Twickenham Road Hanworth Feltham TW13 6EZ
Proposal	The change of use of 12 parking bays to a hand car wash, to include the installation of a wet wash area, landing of a steel cabin and installation of a dry valeting area covered by a 2 post canopy.
Contact Officer	Alice Murphy
Legal Agreement	No.

1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

Before preparing this summary report the planning officer has visited the application site, considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during the site visit, any comments received in connection with the application and any other case specific considerations which are material to the decision.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The site is located within the car park occupying 12 car parking spaces which serves Homebase (A1 Retail) (it is not an independent commercial car park).

A separate Advertisement consent has been submitted, and their assessment is not included in this application.

The application site is situated within Twickenham Village and is designated as:

- Area Susceptible To Groundwater Flood - Environment Agency
- Article 4 Direction Basements
- Highway Maintained At Public/Private Expense
- Land use past industrial.

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The application seeks the change of use of 12 car parking spaces within the Superstore car parking area for a hand car wash comprising of a wet wash area, steel cabin and dry valeting area covered by a canopy.

Details within the design and access statement also relate to a security camera pole, however this is not illustrated on the proposed drawings nor is it mentioned in the description. Should the scheme have been considered acceptable overall, this would have been clarified with the applicant.

The comprehensive list of planning history can be found above however the most recent and relevant planning history is as follows:

- **19/3379/FUL** - Installation of modular retail windscreen fitting and repair kiosk with storage kiosk within an existing retail car park for a temporary period of ten years. **Approved.**
- **19/3380/ADV** - Installation of non-illuminated fascia signs to kiosk. **Approved.**
- **24/1089/ADV** - Superstore Twickenham Road Hanworth Feltham TW13 6EZ. **Pending consideration.**

4. CONSULTATIONS CARRIED OUT

Public Consultation

The list of neighbours notified of this application are listed above.

No letters of representation were received.

Internal Consultation

LBRUT Transport Officer – objection to proposal, impact on functioning of site, potential for queueing within the car parking. More information is required, because the 12 parking bays occupied by the proposed site do not allow for waiting.

LBRUT Environmental Health Officer – Acoustic information submitted acceptable, demonstrating compliance with SPD for daylight hours. Would request restriction to hours of operation unless further acoustic assessment is submitted for review.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places

These policies can be found at:

<https://www.gov.uk/guidance/national-planning-policy-framework>

London Plan (2021)

The main policies applying to the site are:

- D3 Optimising site capacity through design-led approach
- D4 Delivering good design
- D12 Fire Safety
- D14 Noise

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan>

Richmond Local Plan (2018)

The main planning considerations applying to the site and the associated Local Plan policies are:

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No
Environmental Impacts – Noise	LP10	Yes	No
Sustainable Travel Choices	LP44	Yes	No
Parking Standards and Servicing	LP45	Yes	No

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Richmond Publication Local Plan (Regulation 19 version)

The Richmond Publication Version Local Plan (Regulation 19 version) was published on 9 June 2023 for public consultation which ended on 24 July 2023.

The Publication Version Local Plan, together with all the representations received during the representation period, the plan and its supporting documents were submitted to the Secretary of State for examination on 19 January 2024. The submission documents do not form part of the statutory development plan for the Borough, however, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the Publication Plan.

The Publication Version Local Plan, including its evidence base, are material considerations for decision-making. The weight to be given to each of the emerging policies and allocations will depend on an

assessment against the criteria set out in paragraph 48 of the NPPF. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This is addressed in more detail in the assessment below where it is relevant to the application.

Note that it was agreed by Full Council on 27 April, when the Publication Plan was approved, that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95 will continue to be used; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement; all other aspects and requirements of these policies will apply.

Issue	Publication Local Plan Policy	Compliance	
		Yes	No
Flood risk and sustainable drainage	8	Yes	No
Local character and design quality	28	Yes	No
Amenity and living conditions	46	Yes	No
Sustainable travel choices, Vehicular Parking, Cycle Parking, Servicing and Construction Logistics Management	47, 48	Yes	No

These policies can be found at:

https://www.richmond.gov.uk/media/fomccpcf/publication_local_plan_low_resolution.pdf

Supplementary Planning Documents

Development Control for Noise Generating and Noise Sensitive Development
House Extension and External Alterations
Twickenham Village Plan
Transport SPD.

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:
Community Infrastructure Levy
Article 4 Direction – restricting basement development.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Change of Use/ Parking Impacts
- ii Design and character
- iii Impact on neighbour amenity
- iv Transport
- v Fire Safety
- vi Biodiversity Net Gain

Issue i – Change of Use

The application involves the change of use of 12 car parking spaces within the Superstore car park.

The site does not fall within a Development Centre location under LP25. It is also not allocated as a Retail Frontage under LP26.

The use itself is not deemed out of keeping with the wider area's context which encompasses a range of uses.

It's noted that a temporary permission has been approved for a repair kiosk within the western portion of the site.

In principle this can be an acceptable change of use however transport impacts will be further considered in Issue iv section.

Issue ii- Design and character

Policy LP1 of the Local Plan seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area.

The site is bounded by the Homebase store to the east, the building is of a functional design. It is a single storey and contains a large pitched roof. The car park contains bushes and landscaping around its perimeter. The drive-in take away immediately to the west is a single storey and also is of a functional design, bounded by a car park with landscaping around its boundary. The northern boundary is bounded by Great Chertsey Road which is a large A road.

It is noted that there is a temporary permission (period of 10 years) for a repair kiosk to the west of the subject site. The proposed is not considered to appear out of character nor would it result in demonstrable harm to the surrounding car parking in this regard.

The scheme is considered consistent with LP1.

Issue iii- Impact on Neighbour Amenity

Policy LP8 requires all development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. This includes ensuring adequate light is achieved, preserving privacy and ensuring proposals are not visually intrusive.

Given the siting of the subject site, within the larger Homestore site, the closest residential properties are approximately 70m away, on the opposite side of Twickenham Road.

An acoustic assessment has been submitted with the application and this has been reviewed by the Council's Environmental Health Officer. The officer has specified that the report includes calculated LAeq for four scenarios ranging from 77.1 dB to 80.1dB. If the greater value is considered and the separation distance to the nearest noise sensitive receptor is around 75 metres. Thus, the Lp@75m from acoustic predictions = 42.5dB. In terms of acceptability, the Supplementary Planning Document (SPD) Development Control for Noise Generating and Noise Sensitive Development at para 6.4 allows for a desk top study to be undertaken in certain circumstances and imposes a daytime limit of 45 dB(A) LAeq,1hr. It's therefore considered that the day time limit would be complied with. A condition would have been included to restrict the use to daylight hours to ensure compliance, or a further acoustic assessment would be required to demonstrate compliance with nighttime hours.

The scheme is considered acceptable in regard to LP8 subject to a condition restricting hours of operation.

Issue iv – Transport/Parking

The loss of car parking spaces must be justified and no information has been submitted in regard to the remaining car parking spaces and whether this meets the needs of the site.

In addition to the above, the Council's Transport Officer has raised concerns in regard to how the use will be managed, particularly in regard to queuing of vehicles waiting, and the flow on impact to the safe functioning of the car parking include the disability car parks

No details of visibility and manoeuvring have been submitted.

Overall the application fails to demonstrate that the proposal would not negatively impact the safe functioning of the car parking, nor has the loss of car parking spaces been justified.

The scheme fails policy LP44 and LP45 of the Local Plan.

Issue v – Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications.

No Fire Safety Statement has been submitted with the application, nor has a Reasonable Exemption Statement.

In the absence of this information the scheme cannot be found to comply with D12.

Issue vi – Biodiversity Net Gain

Biodiversity net gain became mandatory for minor developments on applications made from 2nd April 2024. This application is exempt from mandatory biodiversity net gain on the grounds that:

- The application was made before 2nd April 2024
- The development impacts habitat of an area below a ‘de minimis’ threshold of 25m2 or 5m of linear habitat such as hedgerows, and does not impact an onsite priority habitat
- The development is for a small scale self-build or custom house building

7. LOCAL FINANCE CONSIDERATIONS AND OTHER MATTERS

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Richmond CIL are therefore material considerations.

On initial assessment this development is not considered liable for the Mayoral or Richmond CIL however this is subject to confirmation by the CIL Administration Team.

8. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process.

For the reasons set out above, it is considered that the adverse impacts of allowing this planning application would significantly outweigh the benefits, when assessed against the policies in NPPF (2021) and Development Plan, when taken as a whole.

Refuse planning permission

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 YES NO

Case Officer (Initials):AMU.....

Dated:14/06/2024.....

I agree the recommendation: CTA

Team Leader/Head of Development Management/Principal Planner

Dated:04/07/2024.....

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

U0092326	Decision Drawings
U0092327	NPPF REFUSAL - Para. 38-42