

Application reference: 23/2304/DD02 HAMPTON WARD

Date application received	Date made valid	Target report date	8 Week date
17.07.2024	17.07.2024	11.09.2024	11.09.2024

Site:

173 Percy Road, Hampton, TW12 2JN,

Proposal:

Details pursuant to conditions U0179318 - Materials, PK06A - Cycling Parking, DV18A - Refuse arrangement, U0179320 - Boundary Treatment, U0179321 - Hard and soft landscaping, and DV49A - Construction Management Plan, of planning permission 23/2304/FUL.

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

APPLICANT NAME

Mr Bilal Khalid
173 Percy Road
Hampton
TW12 2JN
United Kingdom

AGENT NAME

Mr Kam Fai TAI
33 St James's Square
Morden
SW1Y 4JS

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

Consultations:

Internal/External:

Consultee

LBRUT Transport
LBRuT Waste Services
LBRUT Transport
LBRuT Ecology

Expiry Date

17.09.2024
06.08.2024
06.08.2024
06.08.2024

Neighbours:

-

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

Development Management

Status: WDN Application:92/0028/FUL
Date:13/03/1992 Formation Of Vehicular Access.

Development Management

Status: GTD Application:93/0431/FUL
Date:12/05/1993 Single Storey Rear Extension.

Development Management

Status: RSS Application:93/0432/FUL
Date:11/06/1993 Change Of Use From Residential To Beauty Salon.

Development Management

Status: GTD Application:94/1588/FUL
Date:26/07/1994 Erection Of Single Storey Rear Extension

Development Management

Status: AAPR Application:22/0428/GPD26
Date:13/04/2022 Change of use of ground floor hair salon from Use Class E Retail to Use Class C3 dwelling houses.

Development Management

Status: VOID Date:11/05/2022	Application:22/1439/VOID Conversion of the roof space 173a into a habitable room with one rear dormer extension, one side dormer extension and two roof lights.
<u>Development Management</u> Status: REF Date:12/07/2022	Application:22/1441/FUL Conversion of the roof space into a habitable room with one rear dormer extension, one side dormer extension and two roof lights.
<u>Development Management</u> Status: GTD Date:03/04/2023	Application:22/3650/FUL Conversion of the roof space into a habitable room with one rear dormer extension and three roof lights.
<u>Development Management</u> Status: REF Date:09/06/2023	Application:23/0932/FUL Conversion of ground floor hair salon (Class E Retail) to residential unit (Class C3). Single storey rear extension with associated landscaping and cycle and refuse store (amended description).
<u>Development Management</u> Status: GTD Date:23/04/2024	Application:23/2304/FUL Change of use to two self-contained units including single storey rear extension with associated landscaping and cycle and refuse stores (resubmission)
<u>Development Management</u> Status: REF Date:15/07/2024	Application:23/2304/DD01 Details pursuant to conditions U0179318 - Materials, PK06A - Cycle parking, DV18A - Refuse Arrangements, U0179320 - Boundary Treatment, U0179321 - Hard and soft landscaping, and DV49A - Construction Management Plan, of planning permission 23/2304/FUL (amended).
<u>Development Management</u> Status: PDE Date:	Application:23/2304/DD02 Details pursuant to conditions U0179318 - Materials, PK06A - Cycling Parking, DV18A - Refuse arrangement, U0179320 - Boundary Treatment, U0179321 - Hard and soft landscaping, and DV49A - Construction Management Plan, of planning permission 23/2304/FUL.
<u>Appeal</u> Validation Date: 02.11.1993 Reference: 93/0432/FUL	Change Of Use From Residential To Beauty Salon. Appeal Allowed
<u>Building Control</u> Deposit Date: 08.09.1994 Reference: 94/1260/BN	Installation of gas fired unvented hot water heater
<u>Building Control</u> Deposit Date: 31.03.1994 Reference: 94/0293/1/FP	Single storey rear extension
<u>Building Control</u> Deposit Date: 22.06.1994 Reference: 94/0831/FP	Single storey rear extension
<u>Building Control</u> Deposit Date: 06.06.2023 Reference: 23/0727/IN	Conversion of the roof space into a habitable room with one rear dormer extension and three roof lights and conversion of the Ground Floor from Shop to Dwelling

Application Number	23/2304/DD02
Address	173 Percy Road Hampton TW12 2JN
Proposal	Details pursuant to conditions U0179318 - Materials, PK06A - Cycling Parking, DV18A - Refuse arrangement, DV30 - Refuse Storage, U0179320 - Boundary Treatment, U0179321 - Hard and soft landscaping, and DV49A - Construction Management Plan, of planning permission 23/2304/FUL.
Contact Officer	Alice Murphy
Target Determination Date	19/09/2024

1. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

Details pursuant to conditions U0179318 - Materials, PK06A - Cycle parking, DV18A - Refuse Arrangements, DV30 - Refuse storage, U0179320 - Boundary Treatment, U0179321 - Hard and soft landscaping, and DV49A - Construction Management Plan, of planning permission 23/2304/FUL.

Planning permission was granted for '*Change of use to two self-contained units including single storey rear extension with associated landscaping and cycle and refuse stores.*'

Condition DV30 - Refuse storage was removed from the description of development as this does not require discharging.

2. EXPLANATION OF OFFICER RECOMMENDATION

The relevant conditions states:

Condition U0179318 Materials

The external surfaces of the building(s) (including fenestration) and, where applicable, all areas of hard surfacing shall not be constructed other than in materials details/samples of which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality

Materials proposed include red brick to match the existing property. Paving details have also been provided. Both are considered acceptable. Details of new fenestration have been provided as specified in the condition.

The condition above **can be discharged**.

PK06A Cycle parking

No building/dwelling/part of the development shall be occupied until cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof.

REASON: To accord with this Council's policy to discourage the use of the car wherever possible

Details of the proposed bicycle stores have been provided for each unit. Each store is capable of providing two cycle parks, consistent with the London Plan. The stores are acceptable and the overall height of these will be no higher than the existing boundary fence with neighbouring property no.171 Percy Road. The proposed materials and design is also acceptable and each flat will be provided with two cycle parks.

The condition above **can be discharged**.

DV18A Refuse Arrangements

None of the buildings hereby approved shall be occupied until arrangements for the storage and disposal of refuse/waste have been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the appearance of the property and the amenities of the area.

Details of the proposed bin store have been provided, and this information has been reviewed by the Council's Waste Project Officer. Each flat is provided with space for 1 x 240L refuse bin and 2 x 55L recycling boxes, and a 23L food box.

It's also noted that the flats be behind a gate, therefore to make this accessible to the Council's collection Officer Planning Report – Application 23/2304/DD02 Page 3 Of 7

crews then a standard FB key must be used. The applicant has confirmed that this will be provided.

The condition above can be **discharged**.

Condition U0179320 Boundary Treatment

None of the buildings hereby approved shall be occupied until a suitable means of enclosure has been erected along the boundaries of the site to the satisfaction of the Local Planning Authority and in accordance with details to be approved in writing by the Local Planning Authority. REASON: To safeguard the amenities of the adjoining occupiers and the area generally.

1.8m timber fence between units is proposed and this is considered acceptable. The proposed is also visually similar to the existing.

This condition can be **discharged**.

U0179321 Hard and soft landscaping

Full details of both hard and soft landscaping works must be submitted to and approved in writing by the local planning authority thereafter implemented in accordance with these details. These details shall include:

(A) Hard landscape works shall include:

- 1. Proposed finished levels or contours*
- 2. Other vehicle and pedestrian access and circulation areas.*
- 3. Hard surfacing materials; hard surface construction and drainage.*
- 4. Proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc).*
- 5. A program or timetable of the proposed works*

(B) Soft landscape works shall include:

- 1. Full Planting Plans in context with the development.*
- 2. Written specifications (including cultivation and other operations associated with plant and grass establishment).*
- 3. Plans and written specifications shall detail the quantity, density, size, species, position and the proposed time or programme of planting of all shrubs, hedges, grasses etc, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance, especially over the first 2 years.*
- 4. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).*

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests

Landscaping plans have been submitted, involving paving and grassed surfaces. No additional planting is proposed.

This condition can be **discharged**.

DV49A Construction Management Plan

No development shall take place, including any works of demolition, until a detailed Construction Management Plan (to include any demolition works) using the Council's proforma document (https://www.richmond.gov.uk/media/22165/construction_management_plan_guidance_notes.pdf) has been submitted to and approved in writing by the Local Planning Authority. The development shall not be implemented other than in accordance with the approved plan.

The Statement shall detail :

- 1. Contact details, including a 24hr emergency contact (details of which shall be displayed on any hoarding / security fencing*
- 2. Programme length and phasing*
- 3. The number, type and dimensions of vehicles required*
- 4. Vehicle routing*
- 5. Details of holding areas for construction traffic and communication strategy for their arrival*
- 6. Methods of spoil removal and concrete supply*
- 7. Details and location where plant and materials will be loaded and unloaded*
- 8. Security hoarding and maintenance of such*
- 9. Site setup drawings showing the position of vehicles, skips, concrete supply, etc. at a minimum scale of 1:200, showing the site in context of the surrounding highway and neighbouring properties*
- 10. On classified roads generally, vehicles will be expected to enter and exit the site in forward gear. Swept Path Analysis drawings will be required to demonstrate this*
- 11. Details of how the safety of highway users and vulnerable pedestrians will be managed*

- 12. Details of how access to neighbouring properties will be maintained
 - 13. Details of how any trees and street furniture (i.e. lighting columns, communications cabinets, bollards, etc.) are to be protected during the works
 - 14. Details of any required footway and/or road closures, or highway licences
 - 15. Any necessary parking suspension details
 - 16. Details of any wheel-washing facilities, if required
 - 17. Details of measures that will be applied to control the emission of noise, vibration and dust including working hours. This should follow Best Practice detailed within BS 5228-1:2009+A1:2014, Code of Practice for Noise and Vibration Control on Construction and Open Sites; as well as for dust control: COSHH 2002 (as amended 2020), The London Plan 2021 Policy SI-1-D and HSE Construction Information Sheet CIS36
 - 18. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard BS 5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7.
- REASON:** In the interests of highway and pedestrian safety together with the amenity of the area and in order to demonstrate the development would not have an unacceptable impact on the operation of the public highway and neighbours.

A CMP has been submitted in support of the application. This has been reviewed by the Council's Transport Officer who considered the CMS to provide insufficient details. Specifically, requesting greater detail in regard to measures to protect vulnerable highway users, details of the grab lorry and other vehicles anticipated, and further drawings to support the CMP.

A revised CMP was submitted and this was again reviewed by the Council's Transport Officer. Whilst the details provided are limited, the work period is limited and the provided meets the requirement of the above condition.

The condition can therefore be **discharged**.

3. RECOMMENDATION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the requirements of the above conditions have been met.

Grant discharge of conditions

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:18/09/2024.....

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner - EL

Dated: 19/09/2024

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

U0094390	Decision Drawings
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