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DRAFT REPORT/DELEGATED DECISION SHEET

1/2

Ref: 03/1758/FUL

PLANNING PERMISSION/LISTED BUILDING CONSENT  
CONSERVATION AREA CONSENT

Contact: Mr A Wilson

*Expiring 28/7/03*

Extn.: 4571

Ward:

App Rec'd: 02/06/2003

APPLICANT: N VELUPILLAI  
108 PRIORY ROAD  
HAMPTON  
TW12 2PP

AGENT: ENGLISHAUS ARCHITECTS  
Site: 106 AND 108 PRIORY ROAD  
HAMPTON

Proposal: PROPOSED GROUND FLOOR REAR EXTENSIONS TO BOTH SHOP UNITS.

*Alex / Deak*  
*Sorry, but I don't*  
*think the link with*  
*SPG is close*  
*enough to*  
*agree this under*  
*del. powers.*  
*∴ case*  
*DB*

* EH may direct		Full Planning
Decision by R.U.T.	✓	Outline
Listed Building Consent		Other
C.A. Consent		Council Committee

RECOMMENDATION:	<u>APPROVE/ CONSENT</u>	REFUSE	OTHER	ENFORCEMENT/ COURT ACTION
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Prepared by <i>A. Wilson</i>	Submitted for decision by		
Date: <i>(28.07.03)</i>	PLANNING AND TRNSPT COMMITTEE	PLANNING SUB-CTTEE	DELEGATED POWERS
TEAM LEADER <i>Deputy</i> Agreed	<i>TE/Aug.</i>		
Date:	Date:	Date:	Date:

PPO Agreed	Application dealt with under delegated authority by
Date:	.....
	on: .....

Visit neighbouring property YES / NO DATE:

THE FOLLOWING PROPERTIES WERE CONSULTED ON 13th June, 2003 (assuming that you haven't reprinted it - please check on screen)

- The Occupier, 104 Priory road, Hampton, TW12 2PN,
- The Occupier, 1 Hatherop Road, Hampton, TW12 2RG,
- The Occupier, 3 Hatherop Road, Hampton, TW12 2RG,
- The Occupier, 5 Hatherop Road, Hampton, TW12 2RG,
- The Occupier, 7 Hatherop Road, Hampton, TW12 2RG,
- The Occupier, 2 Hatherop Road, Hampton, TW12 2RH,

STANDARD CONSULTATIONS WHERE APPLICABLE CAN BE SEEN AT THE END OF THIS REPORT

DEVELOPMENT PLAN POLICIES

UDP ENV 19, 24, 25, 37, TRN 22, 23  
BCT 11, 15, 16, 30, TRN 2, 4 Specify

Supplementary Planning Guidance Shopfronts/signs, Shopfront security.  
Conservation Area Study/Proposal \_\_\_\_\_

Conservation Area Description: \_\_\_\_\_

Conservation Area Number: [ ]

Listed Building Grade: [ ]

Conflict with Development Plan: \_\_\_\_\_

Building of Townscape Merit: \_\_\_\_\_ Tick

Tree Preservation Order No.: \_\_\_\_\_

Advertised: [ ]

Site Notice: [ ]

CAAG: [ ]

Metropolitan Open Land: \_\_\_\_\_

Area of Mixed Use: \_\_\_\_\_

Key Shopping Frontage: \_\_\_\_\_ Tick

Secondary Shopping Frontage: \_\_\_\_\_ &

Archaeological Priority Zone: \_\_\_\_\_ Specify

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Other

PRESENT USE (If vacant previous use if commercial give name)

Retail  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Site

The application relates to 2 retail units on a short shopping parade of 3 units at the corner of Priory Road with Hatherop Road. ~~the~~ The units are 2 storey <sup>including</sup> ~~with~~ flats above. The footway in front of the parade is relatively deep (10m). To the rear of the shops and to the side of No. 108 is a yard. The back of the site borders an access leading to a garage, behind a 2m high boundary fence. There is a further garage at the rear of No. 108. The adjoining shop at 104 has a single storey rear extension extending to the rear of the plot. ~~There is~~

## History

01/2804/FUL - Erect single storey side extension to ~~form~~ existing ~~additional~~ retail store. Refused due to excessive bulk in streetscene, roof design and noise nuisance from ventilation unit.

## Proposal

The current scheme involves demolition of the rear garage within the site curtilage and erecting an 8.4m deep single storey extensions to the rear of both 106 and 108. The extensions would be flat roofed and 3.3m high. Additional retail floorspace would

OFFICER'S REPORT (to include the following information)

Site and Proposal.

History

Public &amp; other representations

(i) Stat./Official bodies

(ii) C.A.A.C

(v) Local Amenity groups

Amendments

Reconsultation

Professional comments

Background Papers

Comprise 48 sq. m per unit i.e. 96 sq. m. in total.

The Shopfront to No. 108 would be altered to one large display window, re-location of the shop entrance door and insertion of a door to the upper flat.

The roller shutter would be retained. No alterations to No. 106 front elevation.

Public/other Reps

One letter of objection from neighbour across Priory Rd due to ; No request to speak in Cttee.

- inadequate parking/loading/turning
- highway safety
- traffic congestion
- noise & disturbance.

Letters of support from ~~the~~ neighbours <sup>at 2 Hatherop Road</sup> (apparently co-ordinated by applicants) received, subject to no air conditioning/extractor nuisance.

## Prof. Comments

### Neighbor Amenity

Although the depth of the rear extensions would exceed the Guideline recommendation, the adjoining neighbor at No. 104 also has an extension of similar depth. The neighbor at the rear (2 Hatterop Road) would be separated from the extensions by 2 access drives and would ~~be~~ only see them from the house through obscure glass, non-habitable, secondary windows, or very obliquely from rear windows. An existing garage at the rear of No. 108 would be replaced. No mechanical plant is indicated in the vicinity of No. 2 Hatterop Road's boundary. Some servicing could occur from the existing rear access drive, but the level of activity here is not considered likely to cause significant nuisance.

### Highways/Parking

The area is not considered heavily parked on-street, but even so, the substantial space to the side of the shop at 108, would be retained for parking and servicing. This type of shops also tends to attract a large proportion of its customers on foot.

- (iii) Councillors
- (iv) Adj. residents

## Shopfront

The site is outside a conservation area and there are no objections to a modern replacement to the previous relatively drab facade. The solid roller shutters are undesirable on amenity grounds, but as they are existing, it would be difficult to refuse on these grounds.

Recommend

Approve.