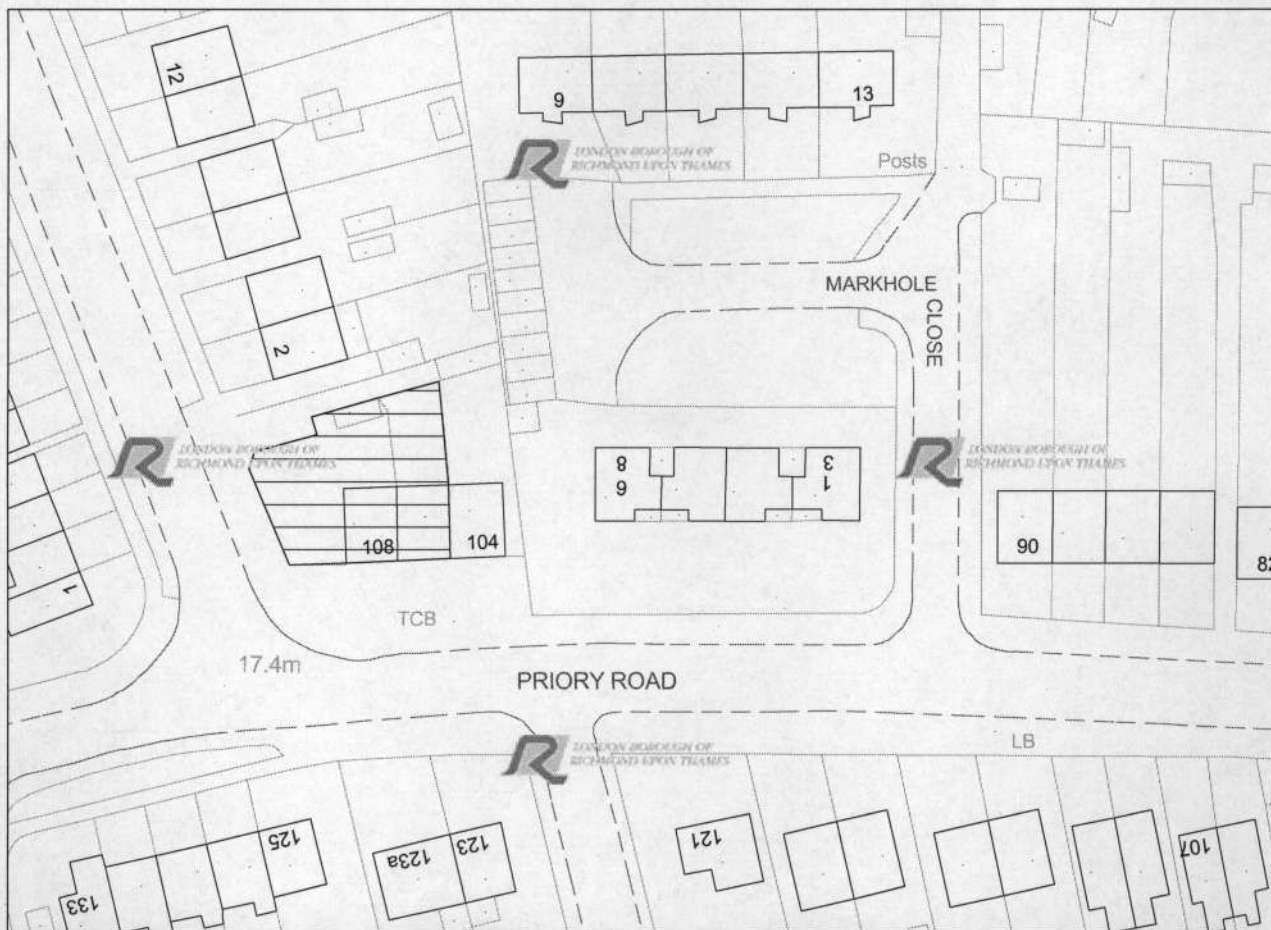


**PLANNING COMMITTEE - 14 AUGUST 2003**

**03/1758/FUL  
106 AND 108 PRIORY ROAD  
HAMPTON**

**HAMPTON WARD  
Contact Officer:  
A Wilson**



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Do not scale

**Proposal:** Demolition of rear garage and erection of ground floor rear extensions to both shops and alterations to shopfront of No.108

**Applicant:** Englishhaus Architects for Mr N Velupillai

**Application received:** 2 June 2003

**Main development plan policies:**  
UDP ENV 19, 24, 25 and 37, TRN 22 and 23  
UDP - First Review BLT 11, 15, 16 and 30, TRN 2 and 4

**Present use:** Retail units

**Site, history and proposal:** The application relates to two retail units on a shopping parade of three units at the corner of Priory Road and Hatherop Road. The units are two storey including the 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. There is a garage to the rear of No.108. Behind the 2m high boundary fence at

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the rear of the site is an access way leading to another garage. The adjoining shop at No.104 has a single storey extension extending to the rear of its plot.

### History

(ref: 01/2084/FUL) - Proposal to erect single storey side extension to existing retail store at No.108 was refused due to excessive bulk in streetscene, roof design and noise nuisance from ventilation unit.

### Current proposal

The current scheme involves demolition of the rear garage within the site curtilage and the erection of 8.4m deep single storey extensions to the rear of both Nos 106 and 108 Priory Road. The extensions would be flat roofed and 3.3m high. Additional retail floor space would comprise 48m<sup>2</sup> per unit, i.e. 96m<sup>2</sup> in total. The shop front to No.108 would be altered to one large display window, re-location of the shop entrance door and insertion of a second front door to serve the upper flat. The existing roller shutter would be retained. No alterations to the front elevation of No.106 are proposed.

**Public and other representations:** Two letters of objection have been received from local residents objecting on the following grounds:-

1. Inadequate parking, loading and turning area.
2. Highway safety.
3. Traffic congestion.
4. Noise and disturbance, potentially also from air conditioning or extractor.
5. Drawings unclear.

One letter of support has been received, subject to there being no air conditioning or extractor nuisance affecting his property.

### **Professional comments:**

#### Neighbour amenity

Although the depth of the rear extensions would substantially exceed the guideline recommendations used for residential extensions, there would be no loss of amenity to neighbouring properties. The adjoining retailer at 104 Priory Road has an extension of similar depth and could therefore not suffer any loss of amenity. The house to the rear at 2 Hatherop Road would be separated from the extensions by two access drives and on its facing flank wall has only obscure-glazed, non-habitable and secondary windows. The existing view, as such, from the side of 2 Hatherop Road, is onto No.108s existing rear garage, which is to be demolished. No mechanical plant is indicated in the vicinity of 2 Hatherop Road's boundary, and should that be a later requirement, a planning condition would ensure that neighbour amenity was protected. Some servicing could occur from the existing rear access drive, but the level of activity is not likely to be significant enough to cause serious nuisance.

#### Highways and parking

The adjacent streets are not generally heavily parked, but even so the substantial space to the side of the shop at No.108 would be retained for parking and servicing. This type of shop also tends to attract a large proportion of its customers on foot. Officers are therefore satisfied that the parking and servicing arrangements would not lead to congestion or be hazardous to road safety.

#### Shop front

The site is outside a conservation area and there are no objections to a modern replacement for the existing relatively drab shop front. The solid roller shutters are undesirable in visual terms, but as they are existing they do not form part of the current proposal.

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I therefore recommend **PERMISSION**, subject to the following conditions and informatives:-

**Standard Conditions:**

- BD08 - Materials to match existing
- DV14U - No storage other than within building
- GDO1A - Restriction on use of roof

**Non-standard conditions:**

- NS01 - The area indicated as 'existing off-street parking available' on drawing 2302/02 shall be clearly marked out on site and used only for the purposes of vehicular parking and servicing by the occupiers and visitors to the premises, and the existing vehicular access to this area shall be permanently maintained. REASON: In order that satisfactory off-street parking and servicing facilities are available in the interests of the local amenity, road safety and the free flow of traffic.
- NS02 - No air conditioning, extractor or mechanical equipment shall be installed on the premises without the prior written approval of the Local Planning Authority. REASON: To safeguard the amenities of neighbouring properties and the area in general.

**Standard informatives:**

- IE05A - Noise control - building sites
- IH06A - Damage to public highway
- IL10 - Building regulations
- IL12 - Approved drawing Nos - 'OS plan, 2302/01, 02 received on 2 June 2003
- IL16 - Relevant policies and proposals - 'ENV 19, 24, 25 and 37, TRN 22 and 23' 'BLT 11, 15, 16 and 30, TRN 2 and 4'

**Background papers:**

- Application forms and drawings
  - Letters of representation
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