

Application reference: 06/1981/FUL
EAST SHEEN WARD

Date application received	Date made valid	Target report date	8 Week date
13.06.2006	13.06.2006	08.08.2006	08.08.2006

Site:

302 Upper Richmond Road West, East Sheen, London, SW14 7JG

Proposal:

Conversion of upper floors to two self contained flats (1 x 1 _ 1 x 2 bed units) and change of use from office to residential

Present use:

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

APPLICANT NAME

S And R Raithatha
302 Upper Richmond Road West
East Sheen
London
SW14 7JG

AGENT NAME

Dixon Payne
8 Palewell Park
East Sheen
SW14 8JG

Consultations:

Internal/External:

Consultee

LBRUT Environment Policy And Design

Expiry Date

24.07.2006

Neighbours:

26 Colston Road, East Sheen, London, SW14 7PG, - 10.07.2006
28 Colston Road, East Sheen, London, SW14 7PG, - 10.07.2006
30 Colston Road, East Sheen, London, SW14 7PG, - 10.07.2006
2 Elm Road, East Sheen, London, SW14 7JQ, - 10.07.2006
308 Upper Richmond Road West, East Sheen, London, SW14 7JG, - 10.07.2006
413 - 415 Upper Richmond Road West, East Sheen, London, SW14 7PJ, - 10.07.2006
419 - 423 Upper Richmond Road West, East Sheen, London, SW14 7PJ, - 10.07.2006
27 Colston Road, East Sheen, London, SW14 7PG, - 10.07.2006
29 Colston Road, East Sheen, London, SW14 7PG, - 10.07.2006
298 Upper Richmond Road West, East Sheen, London, SW14 7JG, - 10.07.2006
304A Upper Richmond Road West, East Sheen, London, SW14 7JG, - 10.07.2006
300 Upper Richmond Road West, East Sheen, London, SW14 7JG, - 10.07.2006
304 Upper Richmond Road West, East Sheen, London, SW14 7JG, - 10.07.2006
306 Upper Richmond Road West, East Sheen, London, SW14 7JG, - 10.07.2006
417 Upper Richmond Road West, East Sheen, London, SW14 7PJ, - 10.07.2006
288 - 296 Upper Richmond Road West, East Sheen, London, SW14 7JG, - 10.07.2006
308A Upper Richmond Road West, East Sheen, London, SW14 7JG, - 10.07.2006
306A Upper Richmond Road West, East Sheen, London, SW14 7JG, - 10.07.2006

History:

Ref No	Description	Status	Date
00/2402	• Proposed Advertisement Fascia.	REF	04/12/2000
06/0482/FUL	• change of use from Office use to residential involving conversion of upper floors into two self contained flats (1 x 1 bed and 1 x 2 bed units) with	REF	11/04/2006

06/1981/FUL



- loft conversion including Rear Dormer
- Conversion of upper floors to two self contained PCO flats (1 x 1 _ 1 x 2 bed units) and change of use from office to residential

Constraints:

Professional Comments:



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

Case Officer (Initials):

Dated:

I agree the recommendation:

Team Leader/Development Control Manager

Dated:

This application has been subject to representations that are contrary to the officer recommendation. The Development Control Manager has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Development Control Manager:

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:	

ADDITIONAL NOTES CONTINUED FROM ABOVE:

Notes of Telephone calls/discussions/meetings

DATE



ACTION

Contact Officer:
A Wilson x7300

06/1981/FUL
302 UPPER RICHMOND ROAD WEST
EAST SHEEN

Proposal:

Convert upper Floors from Office to two Flats (one one-bed., one two-bed) with loft conversion including Rear Dormer

Applicant:

Sheila and Raj Raithania

Application Received:

13 June 2006

Main Development Plan Policies:

IMP 2, BLT 11, 15, 16, TRN 2, 4, 11, HSG 5, 11, 13, 14, EMP 4, TC6. Secondary Shopping Frontage

Present Use:

Class A2 (Financial and Professional Services)

Site, History and Proposal:

The application refers to a 3 storey property within a secondary shopping frontage near the Waitrose supermarket and the heart of the East Sheen shopping centre which has a ground floor retail use. Though now empty, the upper floors were last occupied by a solicitors business. The site is also with a Mixed Use Area. The building is a Building of Townscape Merit.

06/0482/FUL - Change of Use from Office to residential converting upper floors into 2 self-contained Flats (1 x 1 bed and 1x 2-bed) with loft conversion and rear dormer. Refused due to loss of employment floorspace and the bulk of the dormer.

The current proposal shows strong similarities to the previously refused scheme. It is also for the conversion of the upper floors from office use into one x one-bedroom and one x two bedroom flats. It differs from the 06/0482/FUL proposal due to the reduction in the size of the rear dormer which would be 3.9m wide, 200mm under ridge height and 750mm above eaves. This would be approximately one metre narrower than the previous submission. On this occasion marketing information has been submitted with information from commercial agents stating that the property has been marketed for 18 months. As previously, three veluxes are proposed in the front roof plane and access to the flats would be via the existing separate doorway onto URRW. There would be no off-street parking or amenity space for the flats. The ground floor retail unit would remain.

Public and Other Representations:

None

Professional Comments:

Land Use

The applicants have on this occasion provided marketing information showing that the property has been marketed as offices for 18 months without success. It is stated that the property has remained empty for 2 years. The agent also states that the staircase access to the upper floors is awkward and this has made the premises less attractive for office and other employment generating uses such as health, leisure, childcare, hotels etc.

The proposal would result in the loss of employment space which has not been adequately justified. The relevant Policy EMP 4 allows alternatives to employment uses where it has been demonstrated by full marketing evidence that an employment use cannot be found. In such circumstances, the applicants would then have to demonstrate that the proposed use selected was appropriate. Such alternatives with an employment component, e.g. health, leisure, hotels are considered more appropriate. Where none of these are practicable, EMP 4 states that permanently affordable housing should be proposed. In this case, the applicants have failed to provide thorough marketing evidence that an employment use could not be provided, and then have selected market residential flats above other more appropriate uses. The site is within a Mixed Use Area where uses serving the local community or attracting visitors are favoured. (Policy IMP 2).

Flats Design and suitability of Building

Aside from the employment use issue discussed above, the size of the building would be suitable for a flat conversion, and there are no objections to the layout, spacing standards and access arrangements of the units, in terms of HSG's 13 and 14, although exclusively small units would have been preferred.

Roof Conversion

The dormer to the rear is considered overdominant in relation to the original roof. The inset from either side would be 500mm in each case, though this would be reduced further by the parapets along the rear party walls. This is considered inadequate and would detract from the intrinsic architectural quality of the building as a BTM. It would also sit within a terrace, where hitherto there have been no intrusions in the rear roof slopes, and it would therefore appear out of keeping and would be detrimental to its character.

Parking

No off-street parking is proposed. However, Policy TRN 4 allows for a provision which is less than the maximum parking standard set, providing there would not be an adverse impact on amenity, road safety or emergency access. In this case there has not been any on site parking, and although the maximum standard is slightly higher for the 2 flats rather than the office (2 spaces as opposed to one), the site is very well situated for public transport on URRW, and is within walking distance of the East Sheen local centre with its shops and services.

I therefore recommend **REFUSAL**, (see CAPS for reasons)-