

DM

PLANNING REPORT

Printed for officer by
Mrs Helen Donnelly on 10 March 2009

Application reference: 09/0382/FUL
TEDDINGTON WARD

Baseline Standards

Date application received	Date made valid	Target report date	8 Week date
19.02.2009	27.02.2009	24.04.2009	24.04.2009

Site:

30 Broad Street, Teddington, Middlesex, TW11 8RF

Proposal:

Loft conversion, new second floor on the rear addition, rear extension & conversion into 6 studios & a 1 two bed flat

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

APPLICANT NAME

Mr H Patel
30 Broad Street
Teddington
Middlesex
TW11 8RF

AGENT NAME

Mr Michael Snellgrove
30 Van Diemens Road
Chelmsford
Essex
CM2 9QQ

DC Site Notice: printed on 10.03.2009 and posted on 20.03.2009 and due to expire on 10.04.2009

Consultations:

Internal/External:

Consultee
LBRUT Transport

Expiry Date

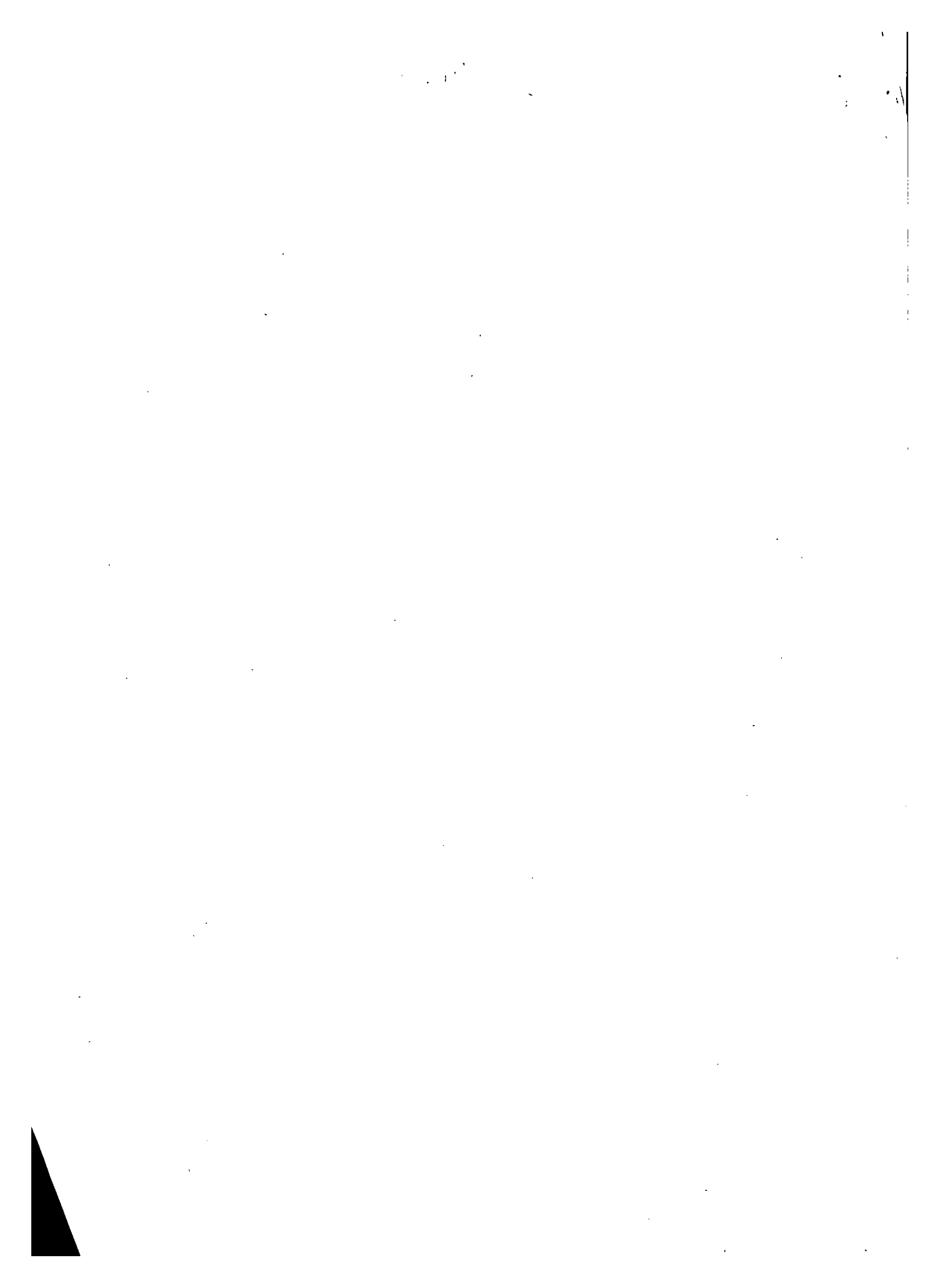
24.03.2009

Neighbours:

- 20 - 28 Ground Floor, Broad Street, Teddington, Twickenham, Middlesex, TW11 8RF - 10.03.2009
- Flat D, 32 Broad Street, Teddington, Middlesex, TW11 8RF - 10.03.2009
- Flat C, 32 Broad Street, Teddington, Middlesex, TW11 8RF - 10.03.2009
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- Flat, 30 Broad Street, Teddington, Middlesex, TW11 8RF, - 10.03.2009
- 33 Broad Street, Teddington, Middlesex, TW11 8QZ, - 10.03.2009
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History:

Ref No	Description	Status	Date
87/0002	• Provision of a new shopfront. (Amended Plan No. HSL/50/01C received on 30.4.87).	GTD	08/05/1987
87/0042	• Single storey side/rear extension. (Amended Plan SHT 3 of 4, SHT 4 of 4 received on 4.3.87).	GTD	12/03/1987
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09/0382/FUL	• Loft conversion, new second floor on the rear addition, rear extension & conversion into 6 studios & a 1 two bed flat	PCO	
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Constraints:

09/0382/FUL
30 Broad Street, Teddington

Site and history

The site is a three storey mid-terrace property with a shop at ground floor and a four bedroom residential apartment above. To the rear is a 10.7m deep two storey outrigger with pitched roof with the ground floor extending with a flat roof 4.6m beyond the end of the two storey element. There is a 3m gap between the side elevation of no.30 Broad Street and the side elevation of no.32 Broad Street with windows on both elevations. It is situated within the key shopping frontage of Teddington and to the rear of the premises is the car park which serves the adjacent Tesco.

In 2002, planning permission was granted for a two storey rear extension 19.6m deep and dormer roof extension to create 3 self contained flats at the neighbouring property, 32-34 Broad Street (ref. 01/2504/FUL). The approved plans show the layout of the flats which are supposed to have obscured glazed windows at first floor within the west elevation. However, it appears that the windows have not been inserted entirely in accordance with the approved plans and not all of them are obscure glazed. However, due to the length of time which has lapsed since this development was constructed, it is either not expedient or would not be expedient to enforce against this non-compliance to plans/conditions. These windows facilitate habitable rooms and therefore the residential amenity of the occupants is important.

In August 2008, pre-application advice was given for a similar scheme which suggested a reduced size dormer and reduction in height of the outrigger. The advice also included the need for a financial contribution.

Proposal

Permission is sought for the extension of the building with a two storey rear outrigger and dormer roof extension to provide 1no. two bedroom flat within the second and third floor and 5 studios on the first floor and one studio on the ground floor with a garden, bike store and bin store to the rear at ground level (i.e. 6 studios and 1x2 bed). No car parking spaces are proposed. Materials to match existing with the use of hardwood windows (not upvc as indicated on the application form).

The two storey outrigger would extend out 21.6m for three storeys (ground, first and second) with the dormer measuring 2.5m wide by 1.9m high by 3.5m deep, set down from the ridge by 400mm and up from the eaves by 1.2m.

Letters of representation

None received

Professional comments

The main issue for consideration is the impact the proposed extension would have upon the amenities of the neighbouring property and the impact the design has upon the building itself and the surroundings.

Land use

The housing policy HSG4 seek an increase in dwellings within the borough and policy HSG11 expects a reasonable number of units should be either bedsits or one bedroomed. The proposed units are off the main shopping street of Teddington, close to public transport (buses and train) and is therefore ideally located in terms of proximity to services and facilities in walking distance. This proposal is wholly in accordance with these policies and is acceptable in land use terms.

Design

The most relevant policies in the UDP are STG2 and BLT11 and Supplementary Planning Document on 'Design Quality' and 'House Extensions and External Alterations'.

All schemes must be of a high standard of design and be compatible with the scale and character of existing development. The Council will take into account the following factors in considering applications: scale, layout and access arrangements, and relationship to existing townscape in terms of height, form, frontage, building materials, colour and detailing.

The dormer is of a similar size and scale to that on the neighbouring property and is compliant with the Council's guidelines for dormers within the House Extensions SPG which states that they should be modest in scale, would not dominate the roofscape and be set in on all sides.

The site adjoins the huge side wall of Tesco's and therefore its impact next to this is reduced. The two storey rear extension is similar to that at the adjoining property (no.32) and is of a height, bulk and design which is acceptable in this rear of shop location.

Residential amenity

The impact of the proposed building on the residential amenity of the residents of no. 32 Broad Lane is a key consideration. The windows at first floor of no.32 facilitating habitable rooms face onto bathroom windows and vice versa, the windows of habitable rooms of the proposed extension face onto those which are obscured at no.32. The second floor windows do not face onto any windows at no.32 and the ground floor windows of the proposal would face onto an office to the rear of no.32 (this use for office purposes is contrary to the approved plans and appears unauthorised).

The proposed two storey outrigger would extend 2m further than the rear extension at no.32 Broad St. However, the rear blank wall of Tesco's is 21.8m long and 8.5m high with a mansard roof. This wall is extremely overbearing and oppressive and the rear of no. 30 Broad Street appears subordinate at present. The two storey rear extension to no.30 is entirely in keeping with the neighbouring buildings which are at a similar depth and height to the proposal. The building is to the rear of shops where servicing occurs and backs onto a car park and thus has limited public views. There are no letters of representation received and therefore it is not considered that the owners of no.32 are overly concerned by the proposal.

The proposal is considered to comply with saved policies BLT15 and BLT16.

Transport

The site benefits from a PTAL rating of 3 (medium) and is not within a CPZ. The site is in walking distance of Teddington train station and a number of bus routes.

The proposal does not propose any parking spaces. However, the parking standards are maximum and therefore if the applicant does not consider it necessary to provide parking spaces, then this is not a matter which we can insist on providing, or the provision of a car club space, although an informative will be added to encourage this.

The UDP requires that one cycle space per unit would be required which are secure, accessible and weatherproof. The scheme has been amended to provide 4 Sheffield

bike stands which would be adequate for the parking of up to 8 bikes and is acceptable and therefore compliant with policies TRN2 and 4.

The bin area is adequate to provide the recycling and non-recycling waste for the units proposed within a covered area to the rear of the site.

Sustainability

The application has been supported with a Sustainable Construction Checklist and an Ecohomes Pre-assessment estimator which concludes that the proposal would meet Ecohomes 'Excellent' with a score of 88. However, it is dubious as to how all the credits will be achieved, particularly the majority of materials which are meant to be locally sourced and the lack of rain water collection systems. There is a large leeway for credits to be lost and therefore it is likely that the rating would still be achieved. A condition is proposed which will ensure that an Excellent rating is achieved and that they will need to get a qualified assessor to complete the Design and Post-completion assessment.

Other matters

The Council's Planning Obligation Strategy sets out what contributions are required for schemes providing 5 or more units. Based on the current proposals and given that the existing plans show a 4 bedroom flat exists at the premises, the following payment would be expected:

• Transport	£7,160.00
• Play	£4,934.60
• Health	£1,039.29
Sub-total	£13,133.89
• 5% management	£656.69
TOTAL	£13,790.58

The applicant's agent has confirmed by email that this decision should be granted subject to a legal agreement (s106) to cover the above contributions.

Conclusion

The proposal seeks to provide 7no. small units which is much needed small units in the borough. The site is in a commercial area with shops, offices, servicing areas and car parks surrounding the site with some residential accommodation above the neighbouring shop. The proposed windows for the residential units are shown to be directly opposite windows which are obscure glazed or are non-habitable rooms to ensure overlooking is not an issue. The design of the two storey rear extension is in keeping with the surroundings and materials are to match existing. The applicant is committed to constructing the building to meet Ecohomes Excellent rating and will be providing bicycle stands and recycling bins for the residents. A legal agreement is to be signed to secure the payment of £13,790.58 for play, health, transport costs and management fee.

I therefore recommend that PERMISSION be granted subject to the conditions & informatives set out below & the satisfactory completion of a s106 agreement covering the points identified in the Conclusion paragraph above & delegate the issuing of the decision notice to the Development Control Manager when the s106 has been completed.

Conditions

AT01 Development Begun Within 3 Yrs
DV45 Code for ECO Homes – Conversions

BD14 Materials to match existing
PK06 Cycle Parking

Informatives

IL12 HAR/SDC/01, 02, 03, 04 received on 19th February 2009
IL16 UDP Policies: BLT11, BLT15, BLT16, HSG4, HSG11, TRN2, TRN4
Core Strategy: CP1
London Plan policies: 3A.6, 4B.1, 4B.5 and 4B.8
IL19 Reason for granting planning permission
IL13 S106 agreement
IL10A Building Regulations
IH06 Damage to public highway
IE05A Noise control – building sites
IM13 Street numbering

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES/NO

↑ SUBJECT TO S106 Completion

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE
- 4. Subject to S106

Case Officer (Initials): *FML*

Dated: *3/8/09*

I agree the recommendation:

Deputy *J. Kamen*
Team Leader/Development Control Manager

Dated: *3/8/09*

J. Kamen *03/08/09*

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
27/4/09	<p>spoke to Kevin at Space Design to ask for progress on their Energy Statement they are proposing PFS + will be getting report, plans etc to me in next couple of days.</p>	
23/6/09	<p>spoke to Valerie Snellgrove about the job contribution - they need to speak to their client about the sum.</p>	

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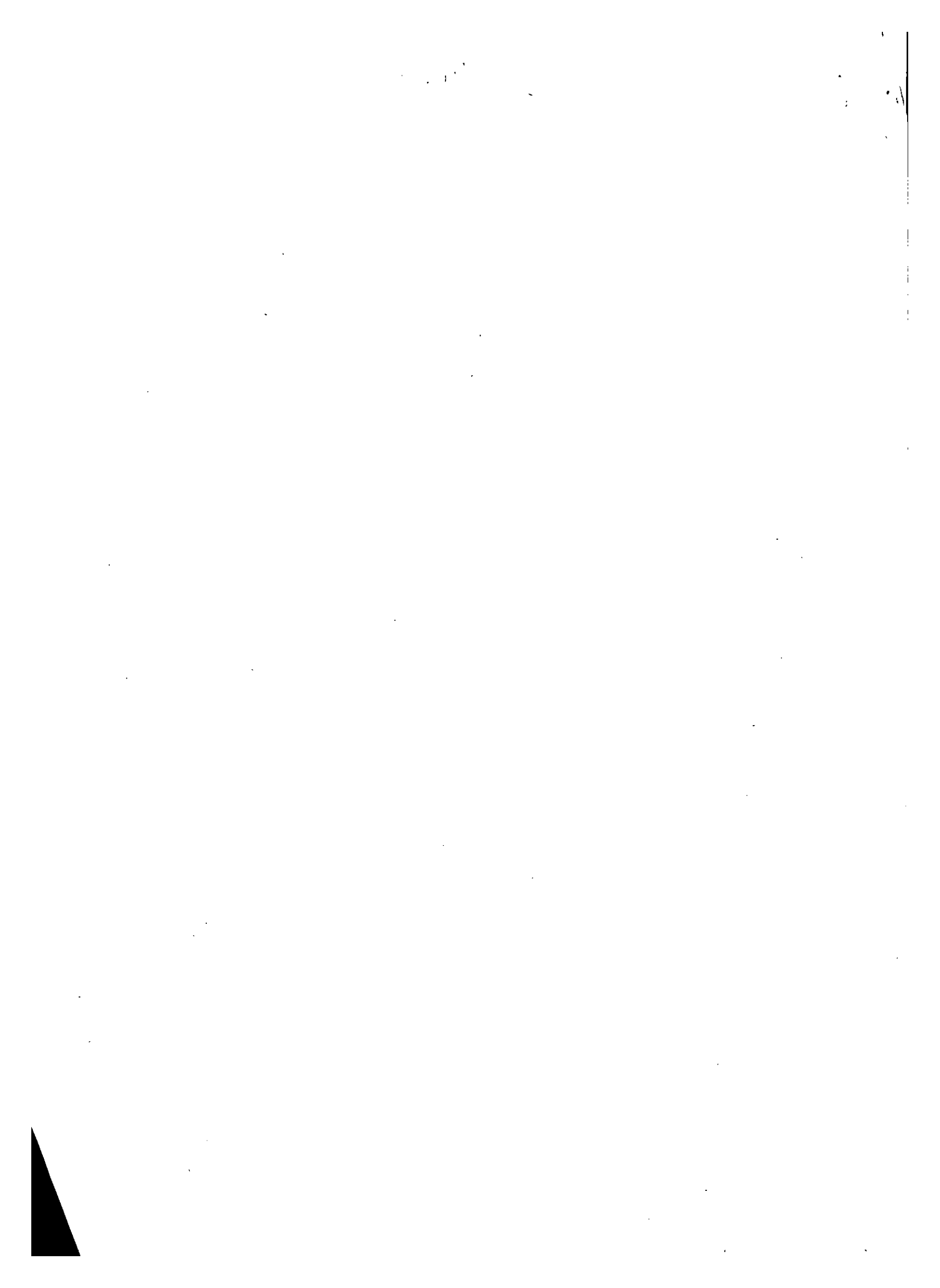
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IL10A Building Regulations
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IE05A Noise control – building sites
IM13 Street numbering

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES/NO

↑ SUBJECT TO S106 Completion

I therefore recommend the following:

- 1. REFUSAL
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Team Leader/Development Control Manager

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