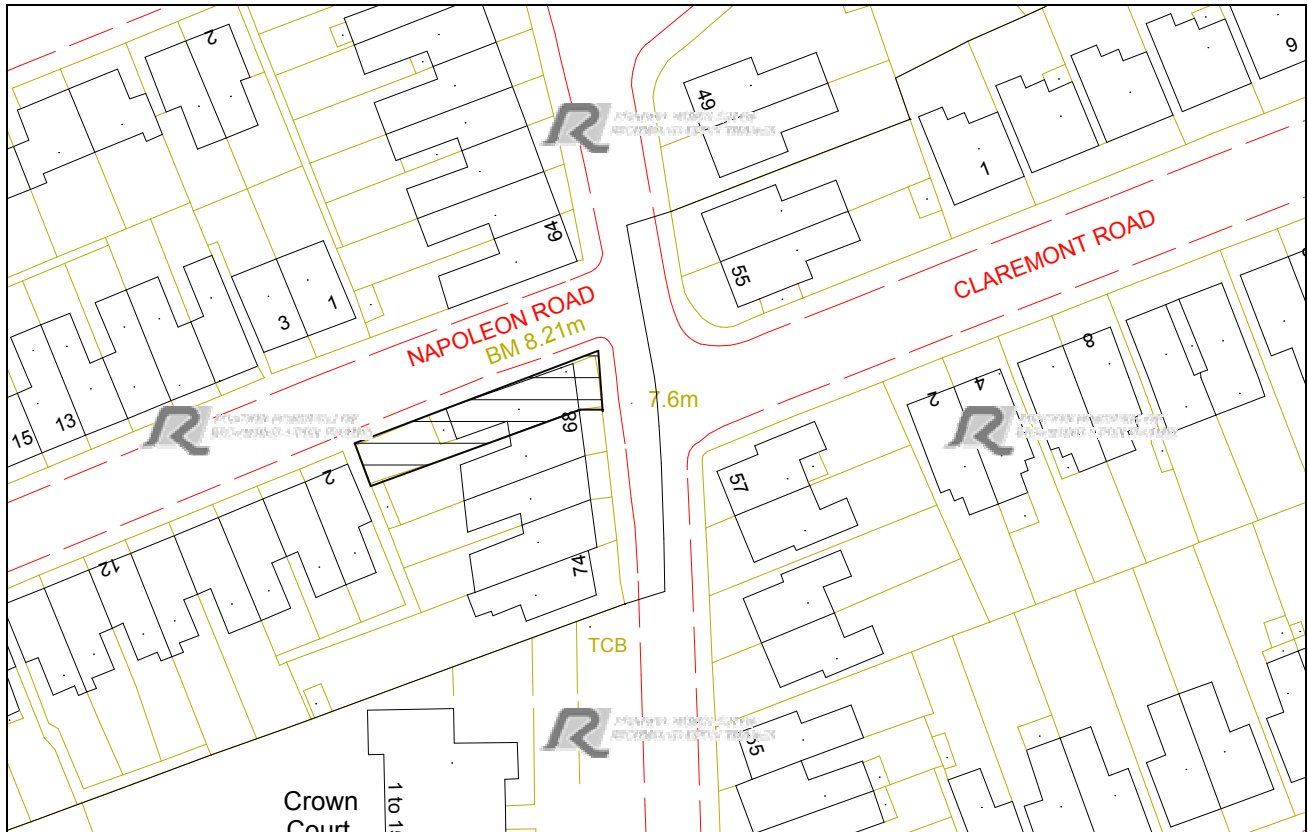


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66 CROWN ROAD
TWICKENHAM

ST MARGARETS AND NORTH TWICKENHAM WARD
Contact Officer:
D Stevens



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Proposal: Change of use of vacant doctor's surgery into 2 x 2 bed flats, 1 x 1 bed flat and 1 x studio flat (with legal agreement to restrict the issue of parking permits). Single storey rear extension and external alterations.

Applicant: Mr and Mrs R Massie

Application received: 6 December 2007

Main Development Plan Policies:

Unitary Development Plan - First Review: BLT 11, 15 and 16, CCE6, HSG 11, 13 and 14, TRN 2 and 4.

Present Use: Doctor's Surgery (vacant)

SUMMARY OF APPLICATION

The application proposes to convert a vacant doctor's surgery to form four flats, including two small units. The change of use is in accordance with Council Policy relating to doctor's surgeries and the provision of new residential accommodation including small units is in accordance with Council housing policy and is welcomed. Much local concern has been raised regarding the impact of the proposal on local parking and regarding the future use of the existing on-street surgery bay. The application has been amended since the initial submission and now proposes that the surgery bay is converted to a public use. The site is also located within a CPZ and the applicant has agreed to enter into a legal agreement to restrict the issue of parking permits. Given this it is not considered the proposal would adversely affect the local road network.

RECOMMENDATION: PERMISSION

Site, history and proposal:

- 1 The application site is an end of terrace property located on the corner of Crown Road and Napoleon Road. It is located half way between the Cambridge Park and Crown Road Conservation Areas and is just outside of the St Margarets Town Centre. The last use of the property was a doctor's surgery although currently it is vacant.
- 2 In 1979 permission was granted to change the use of the property from a house to a doctor's surgery and a non-self-contained flat (79/1269) and in 1980 permission was granted to convert the entire property to form a doctor's surgery (80/0578). Each of the permissions included a condition providing an option as to use as follows: 'The premises shall only be used as part doctor's surgery and part flat unit or as a Single Family Dwelling House and shall not be used for any other purpose'.
- 3 The application as initially submitted was for the subdivision of the property to form flats and did not encompass the change of use from a doctor's surgery – this was on the understanding that the above condition automatically bestowed a residential use on the property on cessation of the surgery use. However the applicant was advised that owing to a provision of the General Permitted Development Order (Schedule 2 Part 3 Class E), where a change of use application provides for a secondary use of a property, a change of use to that secondary use is not permitted if carried out (a) more than 10 years after the grant of permission; or (b) if the decision was issued pre-88. Given that each of these is applicable the description of the application was amended accordingly.
- 4 The application proposes to change the use of the doctor's surgery to form four flats (two x 2-bed; 1 x 1-bed & 1 x studio). The application initially proposed to allocate an on-street parking bay currently set aside for use associated with the surgery to the proposed flats. However the application has been amended to omit reference to the use of this parking bay and proposes a legal agreement to restrict the issue of parking permits for the property. External alterations are also proposed: change in two rear facing dormer windows to Juliette style; 1.5m deep rear infill extension; and provision of bike and bin stores in existing rear court yard.

Public and other consultation:

- 5 A total of 40 representations have been received opposing the proposal on the following grounds:
 - Inadequate parking / increased burden on existing on street parking / increased traffic
 - On street bays currently allocated to surgery should revert to CPZ pool not be allocated to private flat – this issue has raised significant objection
 - Intensity of development too much / property not suitable for conversion

- Increased burden on local services
 - Loss of healthcare facility regrettable
 - Loss of potential family home
 - Noise and disturbance
 - Harm to conservation area
 - Loss of light / overshadowing / various other impacts (including loss of wind circulation) resulting from rear infill extension on boundary towards adjoining property
 - Non-planning matters
- 6 Richmond and Twickenham Primary care Trust: no comment
- 7 Thames Water: no objection

Professional Comments

- 8 The main issues for consideration are the principle of development/change of use, residential mix/suitability for conversion, transport/parking issues, amenity and design/character of the area.

Principle of Development/Residential Mix/Suitability for Conversion

- 9 Policy CCE 6 (Location of Doctor's and Dentist's Surgeries) of the Council's UDP advises that where a former residential property ceases use as a surgery, reversion to residential use will normally be required. The proposal complies with this policy and therefore the change of use to residential is acceptable. It is also noted that advice has been sought from the Council's Policy section and the Richmond and Twickenham Primary Care Trust have been consulted, both of which have not raised objection to the proposal.
- 10 Policies HSG 1 and 11 of the Council's UDP seek the provision of new residential units. In particular small units are favoured, with Policy HSH 11 seeking to secure at least 25 percent small units in new development with a higher proportion normally required in town centre locations or in locations with good accessibility to public transport. The conversion would provide four new units (two of which would be small units), therefore making a positive contribution to the strategic dwelling requirement of the Borough. It is noted that the proposed units do not meet any of the usual thresholds for provision of planning obligations pursuant to the Council's Planning Obligation Strategy.
- 11 Policies HSG 13 and 14 of the Council's UDP provide guidance (respectively) on the suitability of a property for conversion and its design. The size of the property is considered suitable for the number of units proposed and the layout is considered to be appropriate.

Transport/Parking Issues

- 12 The site is located in a CPZ that is currently oversubscribed. As many local residents correctly pointed out it would be inappropriate and inequitable for the existing on-street doctor's surgery bay to be annexed to the flats as initially proposed. Negotiations were undertaken with the applicant and this element of the proposal has been omitted. The applicant has also agreed to enter into a legal agreement to restrict the issue of parking permits for the proposed flats. In view of this it is not considered that the proposal would give rise to additional on street parking. Public consultation was undertaken in respect to these amendments. While it is considered they should allay resident's initial concerns it is noted that further correspondence has not been received on this matter.
- 13 The proposed change of use would require amendment of the Traffic Management Order as the doctor's surgery bay would no longer be required. The applicant has agreed to provide £2, 000 towards the cost of this process. The Council's Transport Section has suggested that the space could be converted for car club use. However the final use of the space would depend on the outcome of TMO amendment procedure and it may be the case that the

space reverts to CPZ pool usage. Either way this is a separate process and not part of the consideration of this application.

- 14 It is noted that due to site constraints there is limited scope for the provision of bike parking for all of the units. However given that the proposed units are unlikely to be occupied by large households and that the property is well located (PTAL 3 / 300m to St Margarets Station) this would not be reason to refuse the proposal. The Council's Transport Planning Section has no objection to the proposal.

Design/Neighbour Amenity

- 15 The proposed rear infill extension is relatively small scale and would be located well to the rear of the adjoining neighbour's property. Therefore it is not accepted that the proposal would result in a loss of light towards this property or be otherwise harmful towards its amenity. Noise issues would be addressed through Building Regulations requirements. External alterations are of a minor nature, including changes to the dormer windows to a Juliette form. The site is sufficiently remote from the surrounding Conservation Areas so as not to affect them.

Conclusion:

- 16 In summary, the proposed conversion of the surgery to form four residential units is acceptable in policy terms and it is considered acceptable in terms of its design and impact on neighbouring residential properties and the local road network.

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

Standard conditions:

- AT01 - Development begun within 3 years.
DV33A - No reduction in dwelling units

Non-standard conditions:

- U20450 - Parking s106 and Traffic Management Order modification
No development shall begin until details of schemes have been submitted to and approved in writing by the local planning authority to ensure that future occupiers of the units hereby approved will not be eligible for residents parking permits in any controlled parking zone and to provide funds for the undertaking of amendments to the Traffic Management Order that controls parking surrounding the application site. The schemes shall be implemented as part of the planning permission. REASON: To ensure that the development does not generate an increased demand for on-street car parking to the detriment of the free flow of traffic, the conditions of general safety along the neighbouring highways, the residential amenity of the area, to accord with the Council's car parking policy and standards and to ensure the Traffic Management Order appropriately reflects the new usage of the site.

Standard informatives:

- IL05 - Decision Drawing Numbers - For the avoidance of doubt the drawing numbers to which this decision refers are as follows:- 101a and 102a received 9 January 2008.
IL19 - Summary Reasons for Granting Planning Permission - The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to the character of the area, amenity of neighbouring properties or local transport network caused by the development that justifies withholding planning permission. The proposal would result in additional residential accommodation including two new small units, which is welcomed.

- IL16FB - Relevant Policies - The following have been taken into account in the consideration of this proposal:- Unitary Development Plan - First Review 2005 policies: BLT 11, 15 and 16, CCE6, HSG 11, 13 and 14, TRN 2 and 4.
- IL10A - Building regulations required
- IH06C - Damage to public highway
- IE05A - Noise control - Building sites
- IM11 - Use of hardwoods
- IM13 - Street numbering

Non-standard informative:

- NI01 - The applicant is advised that a sum of £2,000 is likely to be required to comply with the Grampian condition forming part of this planning permission that relates to required changes to the Traffic Management Order.

Background Papers:

Application forms and drawings, officer report, letters of representation

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