

DELEGATED REPORT

REF No: 18/14930/FUL
SITE: Development Land At Birchglades Coombe Park, Kingston Upon Thames, KT2 7JB
WARD: Coombe Hill



PROPOSAL:

Removal of condition 13 (garage use) of planning permission 16/14373 -
Erection of two storey house with rooms in the roof/ basement and single storey detached garage to front of site.

Plan Type: Full Application

Expiry Date: 11/12/2018

APPLICANT'S PLAN NOS:

Site Location Plan	Received	16/10/2018
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PLANNING POLICY GUIDANCE/PLANNING POLICY STATEMENTS

DEVELOPMENT PLAN:

Mayor for London
London Plan March 2016 (consolidated with alterations since 2011)
LDF Core Strategy Adopted April 2012
Kingston Town Centre AAP 2008

POLICIES

No policies	DM10 Design Requirements for New Developments Including House Extensions
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BASIC INFORMATION:

N/A

PREVIOUS RELEVANT HISTORY

16/14373 Erection of two storey house with rooms in the roof/ basement and single storey detached garage to front of site.

CONSULTATIONS

Letters sent to 36 neighbours and Highways Engineer. No responses have been received and no concerns have been raised by the Highways Engineer.

SITE AND SURROUNDINGS

The property lies on a substantial plot within a private estate with a large forecourt capable of accommodating a significant number of vehicles.

PROPOSAL

The removal of a condition relating to the use of a garage is sought. The condition restricted use of a garage and hard surfaced area for the sole use of carparking and to be kept free of obstruction to enable this purpose. The reason was to ensure adequate off-street parking and to avoid congestion in the surrounding streets due to parked vehicles.

ASSESSMENT

The property has a substantial driveway to the front which could accommodate a number of vehicles.

It is also noted that the highway adjacent to the property is privately owned and managed and therefore any parking controls would be within the gift of the estate management. The nearest public highway is some significant distance away through the estate gates and it is very unlikely that the use of the garage for other purposes would result in parking elsewhere or impact on the safety of the highway (either the private or public highway).

Therefore it is considered that the condition can be removed without detriment to the availability of on-street parking or the movement of traffic in the vicinity.

REASON FOR APPROVAL

Removal of the condition would not give rise to a detrimental increase in on-street parking, increase highway congestion or give rise to safety concerns.

RECOMMENDATION

Approve subject to the following amended condition in addition to previous conditions:

13. Prior to the occupation of the development hereby permitted, a minimum of two car parking spaces measuring 2.4m by 4.8m shall be provided to the front of the dwelling and thereafter permanently retained. This shall be kept free from obstruction at all times for use by the occupiers of the dwellinghouse and shall not thereafter be used for any purposes other than the parking of vehicles for the occupiers of the dwellinghouse and visitors to it.

Reason: To ensure the provision of adequate off-street parking accommodation and to avoid the congestion of surrounding roads by parked vehicles in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Core Strategy Adopted April 2012.

INFORMATIVE(S)

Signature of Case Officer: Lisa Fairmaner

Date : 28/12/2018

Signature of Lead Officer: Toby Feltham

Date : 31/12/18

To be initialled by the Chair of Neighbourhood Committee or other authorised Councillor in all cases involving unresolved material planning representations.

1. I endorse the recommendation of the Service Director(Planning and Transportation) to GRANT planning permission

Signature : _____

Date : _____

or

2. I wish this application to be referred to the Committee for determination.

Signature : _____

Date : _____

Signature of Authorising Officer :

Date :