

Melek Ergen
Planning Department,
London Borough of Hounslow,
The Civic Centre,
Lampton Road,
Hounslow,
TW3 4DN

Date: 20 December 2018

Our ref: 14975/01/MH/SF/16886049v1

Your ref: PP-07491654

Dear Melek,

Application for Minor Material Amendment under Section 73 to Planning Permission 00523/C/P15

Dudley House, The Grove, Isleworth, TW7 4JF

On behalf of our client, STS Group Investments, we enclose an application under S73 of the Town and Country Planning Act (1990; as amended) for a Minor Material Amendment ('MMA') to planning permission ref. 00523/C/P15. This MMA seeks remove planning condition 13 (Controlled Parking Zone).

The application has been submitted via the Planning Portal (ref. PP-07491654) and comprises the following information:

- 1 Completed application form for a Minor Material Amendment; and
- 2 Transport Statement (prepared by Transport Dynamics).

The application fee of £234 has been paid online.

Application Context

On 13 August 2018, planning permission (Ref. 00523/C/P15) was granted for the following development:

"Change of use from C2 nursing home to C3 dwellinghouses to provide 17 flats. Works to include a single storey extension at roof level, a 2 storey extension to the rear and associated parking and landscaping works."

The approved development includes the provision of nine car parking spaces off-street (including a suitable space for disabled drivers/passengers) and 30 secure cycle parking spaces. In order to provide one parking space per unit, the approved application sought to provide eight on-street parking spaces (i.e. via resident parking permits), to those residential units which did not have a dedicated off-street parking space. This request was refused by the Council, due to a lack of evidence demonstrating that the additional parking demand could be accommodated on the surrounding streets. Subsequently, condition 13 was incorporated within the decision notice to application ref. 00523/C/P15, to prevent the residents of Dudley House from being able to apply for a parking permit.

For clarity, condition 13 states:

“The development shall not be occupied until arrangements have been agreed in writing with the local planning authority and put in place to ensure that, with the exception of disabled persons, no resident of the development shall obtain a resident’s parking permit within any controlled parking zone which may be in force in the area at any time.”

Proposed Minor Material Amendment

This Minor Material Amendment application seeks to remove condition 13, by demonstrating through the provision of additional information, that there is capacity on the local highway network for on-street parking spaces to be used by the residents of Dudley House, without causing undue parking stress.

To address the concerns raised by the Council, the accompanying Transport Statement includes an updated parking survey that takes into account changes to the on-street parking provision and extension of the existing Controlled Parking Zone (‘CPZ’). The report finds that no significant changes to the parking demand characteristics have occurred as a result of the extension to the CPZ or from changes to the on-street parking provision.

The Transport Statement also states that the parking demand (an addition of eight vehicles) from Dudley House could be accommodated on-street without materially impacting on the existing availability of space. The report highlights that there is sufficient existing capacity to accommodate the proposed parking permits.

It should also be noted that during the previous use of Dudley House as a care home facility, vehicles historically parked on-street and that this did not result in ‘parking stress’ on the local highway network. The approved development generates less traffic and parking demand than the previous use of the site.

Conclusion

This Minor Material Amendment application seeks to remove condition 13 of planning permission 00523/C/P15. The submitted transport statement demonstrates that the additional parking demand can be accommodated on the surrounding streets. Therefore, we propose that condition 13 which currently prohibits on-street parking is removed to allow residents of Dudley House to obtain parking permits.

Whilst we trust that the enclosed provides you with sufficient information to determine the application, should you require any further details, please contact me or my colleague Sarah Fabes.

Yours sincerely

PI A large red rectangular box redacting the signature of Owain Nedin.

Owain Nedin
Associate Director

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