

Parking Standards Monitoring 2012/13 - 2015/16

Planning

5 September 2017

Local Plan Authority's Monitoring Report

Parking Standards Indicators

Covering 2012/13 – 2015/16

1. Introduction

- 1.1.1 This Monitoring Report is one of several publications which assess the effectiveness of planning policies in the borough. Such reports will be published in a phased approach on the Council's website.

2. Data sources

- 2.1.1 The data used in this report comes from the Council's decisions analysis monitoring system and data includes planning applications with a decision date between 2011 and 2016.

3. Contents

- 3.1.1 This report monitors levels attained for relevant parking standards policy compliance.

4. Summary

- 4.1.1 Policy DM TP 8 Off Street Parking - Retention and New Provision requires that all developments, redevelopments, conversions and extensions will have to demonstrate that the new scheme provides an appropriate level of off street parking to avoid an unacceptable impact on on-street parking conditions and local traffic conditions. A set of maximum car parking standards and minimum cycle parking standards are set out in Appendix Four - Parking Standards for all types of development, these take into account bus, rail and tube accessibility as well as local highway and traffic conditions including demand for on-street parking. These standards are expected to be met, unless it can be shown that in proposing levels of parking applicants can demonstrate that there would be no adverse impact on the area in terms of street scene or on-street parking.
- 4.1.2 The Council's monitoring system records the number of parking spaces provided on site for residential developments (1 or more dwellings) and other development of 100m² or more. Of the 224 relevant applications monitored for the financial years between 2012/13 to 2015/16, 99 (44%) complied fully with the Off Street Parking policies, 117 (52%) were agreed to be acceptable due to public transport provision and agreed restrictions, or other factors such as the availability of on-street parking. 8 (4%) applications did not fully comply with the policy, but were permitted due to the benefits gained from proposals which were judged to outweigh the harm caused by the shortfall of off-street parking spaces. The following tables detail the applications and use comments from the Committee Reports, Delegated Officer Reports and other agreed planning documentation to outline the reasons for the resulting decisions and conditions.

Applications fully compliant with DM TP 8 Off Street Parking										
Application Reference	Completion Date	Address	Proposal	Report Summary	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
05/2542/FUL	01/08/2014	673 Hanworth Road Whitton Richmond Upon Thames TW4 5PS	Erection Of 3 No.2 Bedroom Bungalows, Retention Of The Existing Bungalow And Construction Of Access Road, Parking And Landscaping.	4 x 2 bed = 4 spaces	Compliant	2	4	0	C3	
07/2834/FUL	01/10/2013	10 Marchmont Road Richmond Surrey TW10 6HH	Change of use from residential home for elderly to single family dwellinghouse with ancillary 'granny flat'.	1 x 4+bed = 2 spaces	Compliant	2	2	0	C3	
09/0441/EXT	01/10/2013	Land At Rear Of 291 Waldegrave Road Twickenham	Erection Of A New 1.5 Storey 2 Bedroom House (affordable housing) (Extension Of Time Application For Previously Approved Application 09/0441/FUL Dated 13/08/2009).	Officer Report - "The parking standards require one parking space for this development which has been provided. It is considered necessary to impose a condition restricting occupants being eligible for parking permits if a CPZ is implemented in the next 5 years"	Compliant	0	1	0	C3	
09/1346/FUL	30/06/2013	Land Rear Of 2 - 14 Stanton Road Barnes London	Proposed four bedroom house and a small office unit on the site.	Allowed on Appeal after non-determination - "Site not used for car parking [11] since 2006 and vacant, therefore compliant as 1 x 4 bed = 2 spaces"	Compliant	11	2	77	B1	
09/1346/FUL	30/06/2013	Land Rear Of 2 - 14 Stanton Road Barnes London	Proposed four bedroom house and a small office unit on the site.	Allowed on Appeal after non-determination- site not used for car parking [11] since 2006 and vacant - complies with parking standards	Compliant	11	2	77	C3	
10/0227/FUL	30/06/2013	The Lady Eleanor Holles School Hanworth Road Hampton TW12 3HF	New Arts Centre and new Theatre, new Music Department and new Art Department and general teaching rooms. Refurbishment of existing dining room and Drama Department. New secondary entrance area and public frontage. Demolition of the existing Art Department and VI Form common room building. Associated landscape works. New building to form extension to the school's existing building.	Committee Report - "4 existing parking bays would be lost as part of the redevelopment of the site but 175 spaces would remain. This number would be sufficient to meet the Councils maximum parking standards for educational premises. There is no change in staff numbers and it is recommended to require a Travel Plan be submitted"	Compliant	179	175	11426	D1	
10/0248/FUL	30/06/2013	Unit 2 Market Road Richmond	Redevelopment of established garage to improve garage facilities to include MOT and parking.	Officer Report - "Parking provision is considered acceptable"	Compliant	0	5	239	B2	
10/0917/HOT	25/04/2014	11 Fife Road East Sheen London SW14 7EJ	Ground and first floor rear extension, addition of dormer window to roof, creation of granddad annexe and new gates and railing to front garden.	1 x 1 bed = 1 space	Compliant	3	2	0	C3	

Applications fully compliant with DM TP 8 Off Street Parking										
Application Reference	Completion Date	Address	Proposal	Report Summary	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
10/0945/OUT	06/11/2014	Garage Site Between Nos 3 And 5 Clifden Road Twickenham	Demolition Of Existing Garages And Erection Of 3 Storey Block Of 5 No.1 Bedroom Flats, 2 No.2 Bedroom Houses And 1 No.1 Bedroom Bungalow With Formation Of Ancillary Gardens/Landscaping, Access Road, Associated Parking And Cycle/Bin Store Areas.	Officer Report - "The proposed scheme is for 8 units and the parking provision is 1 space below the maximum number of spaces that are permitted. However, the site does have a medium to high Public Transport Accessibility Level (PTAL) and is very close to the good bus routes and rail station found in Twickenham town centre. In addition, a S106 is required making all units members of a car club on the basis that they encourage people to forego private car ownership. Furthermore, to ensure that the existing opportunities for parking within the controlled parking zone (CPZ) during its hours of operation remain unaffected, the new units are to have their eligibility for CPZ parking permits removed via a legal agreement as required by condition"	Compliant	40	7	0	C3	
10/1492/FUL	01/06/2013	25 Tower Road Twickenham TW1 4PJ	Demolition Of The Existing Bungalow And Erection Of A New Detached House.	Officer Report - "There is no change in parking resulting from this development"	Compliant	2	2	0	C3	
10/1691/FUL	27/08/2015	37 Hamilton Road Twickenham	Conversion of existing redundant industrial building into 21 flats, demolition of minor buildings and structures and construction of 6 new residential units, with 24 car parking spaces.	Officer Report - "The current scheme is only 2 spaces below the maximum provision. The site, while PTAL 2 (low), is close to the good bus routes around Twickenham Green. It is felt that the development would hence be likely to be occupied in a manner that places only a limited extra burden on existing on-street parking spaces. The applicant has agreed to removal of eligibility for CPZ permits should the area be designated a CPZ zone in the next 5 years and car club membership for all units and designation of a car club bay on site"	Compliant	0	24	27	C3	
10/2482/FUL	31/05/2013	Land North Of North Place Teddington	Two new small family houses on a vacant site	Officer Report recommends refusal on shortfall for 3 bed, although plans changed to suggest 2 bed + study / library - Allowed on Appeal as 2x2 bed = 2 units	Compliant	0	2	0	C3	
10/3153/FUL	14/06/2015	18 And 20 Broom Water West Teddington	Demolition of existing houses and erection of two new properties at 18 and 20 Broom Water West, Teddington.	Application initially refused - "The proposal would fail to provide sufficient off-street parking spaces for a development of this size". Subsequently allowed on Appeal as complied with newly adopted development plan maximum parking standards.	Compliant	4	4	0	C3	
10/3161/FUL	31/08/2014	Hampton Academy 122 Hanworth Road Hampton TW12 3HB	Part re-development of the site, including demolition of existing buildings and erection of new school buildings and facilities with associated new car parking provision, cycle storage, tree works and landscaping. Provision of temporary classrooms and a temporary construction access.	Officer Report - "1 space per 2 staff. Proposed staff numbers are to be 118 for which 59 spaces would be required and 61 are proposed. In accord with policy DM TP 8"	Compliant	60	61	9634	D1	
10/3212/FUL	31/07/2014	3 Queens Ride Barnes London SW13 0JB	Demolition of existing house and construction of new building providing one house and one 1 bedroom flat.	Officer Report - "It is considered that sufficient room would be retained to the front of the property to achieve the maximum parking standards of 4 spaces on the site. The proposal would provide 2 additional parking spaces at basement level through the use of a car lift, without losing the level of parking at ground floor level"	Compliant	4	4	0	C3	

Applications fully compliant with DM TP 8 Off Street Parking										
Application Reference	Completion Date	Address	Proposal	Report Summary	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
10/3284/FUL	01/05/2013	Thames Link House 1 Church Road Richmond TW9 2QE	Extensions to building at ground, second, third and fourth levels to provide additional office space. Alterations to elevational treatment, on-site parking and hard and soft landscaping.	Officer Report - "Parking standards require 1 space per 300sqm. The development meets these standards and therefore is considered acceptable"	Compliant	23	23	6661	B1	
11/0149/FUL	30/11/2015	147 Fairfax Road Teddington TW11 9BU	Demolition of existing two storey dwelling. Construction of new dwelling with three floors and basement	1 x 4 bed = 2 spaces	Compliant	2	2	0	C3	
11/0316/COU	01/11/2014	72A Priory Road Hampton TW12 2PN	Change of use of shop premises into residential use.	Officer Report - parking spaces serve 3 flats "The site has a large tarmac area in its frontage which would have served the former commercial use of the ground floor of these properties in terms of deliveries and customer parking. The addition of a planted area will offer a visual benefit."	Compliant	3	3	0	C3	
11/0465/FUL	09/10/2013	70 Church Road Teddington TW11 8EY	Change of use of the ground floor level of the building from vacant commercial premises (Use Classes: A1: Shops / B1 Business Offices) to a self-contained residential flat (Use Class: C3: Dwelling Houses) with minor alterations to the front and rear elevation to reflect residential use.	1 x 2 bed = 1 space	Compliant	1	1	0	C3	
11/0995/FUL	01/12/2013	Unit 2 Market Road Richmond TW9 4LZ	Extensions and alterations to existing garage to improve service facilities including MOT bay	Officer Report - "The maximum number of allowable spaces for an MOT garage is 6 spaces and therefore, the proposed parking provision (5 spaces provided) is considered acceptable given the nature of the use"	Compliant	0	5	182	B2	
11/1473/FUL	18/11/2015	32 Clare Lawn Avenue East Sheen London SW14 8BG	Demolition of the existing dwelling and ancillary buildings and erection of a new detached two storey dwelling with basement.	1 x 4+ bed = 3	Compliant	5	3	0	C3	
11/1713/FUL	15/07/2013	1 And 3 Upper Teddington Road Hampton Wick	Change of use of the existing building from a doctor's surgery (D1 Use Class) to conversion back to two semi-detached houses, one with attached annexe for ancillary use to the main house. Dormer roof construction to rear.	Officer Report - "The requirement for the two houses is two per unit which is provided"	Compliant	6	4	0	C3	
11/1830/FUL	31/07/2013	47 Vicarage Road Hampton Wick KT1 4EB	Conversion of property to a single family dwellinghouse. Erection of single storey side and rear extensions. New garage. New front porch. Rear dormer roof extensions. New glass balustrade to existing rear roof terrace.	1 x 4 bed = 2 spaces	Compliant	2	2	0	C3	
11/2073/FUL	30/06/2013	6 Carlisle Road Hampton TW12 2UL	Demolition of existing bungalow and erection of pair of two semi detached houses with rooms in roofspace and single storey rear extension (revisions to approved application 11/1106/FUL)	Officer Report - "The parking standards are complied with"	Compliant	2	4	0	C3	
11/2250/FUL	01/10/2015	1 Pembroke Villas The Green Richmond	Conversion from four self-contained flats to single dwelling, restoration and extension., alterations to house and garden (scheme 1).	1 x 4 bed = 2 spaces - Officer Report - "result in benefits to parking conditions"	Compliant	2	2	0	C3	

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Application Reference	Completion Date	Address	Proposal	Report Summary	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
11/2268/FUL	01/05/2013	34 St Leonards Road East Sheen London SW14 7LX	Amalgamation of existing basement level two bedroom flat into the existing dwellinghouse at ground and first floors together with construction of a basement level rear extension and demolition of the existing garage	1 x 4 bed = 2 spaces - Officer Report - "result in benefit to parking conditions"	Compliant	3	2	0	C3	
11/2274/FUL	20/02/2015	21 Gainsborough Road Richmond TW9 2DZ	Part single- part two-storey side and rear extension and conversion to form 2x2 bed flats with off-street car parking.	Officer Report - The proposal would meet the minimum standards of two off-street parking spaces. However the Transport Officer objects on the grounds that there is insufficient space to enable cars to manoeuvre sufficiently" - Appeal allowed - "I have not been given sufficient evidence to show that the proposal that would probably require vehicles to enter or exit the appeal site in reverse gear would have any significant harmful effect on highway safety"	Compliant	2	2	0	C3	
11/2400/FUL	20/02/2014	10 Windmill Road Hampton Hill TW12 1RH	Change of use of property from B1 (office use) to C3 (residential) to provide 1 x 2 bed and 1 x 3 bed houses. Erection of 3 new front porches. Solar panels to roof on front elevation. New fencing to rear of property at no. 10 and 10a.	2 x 2 bed - 2 spaces	Compliant	4	2	0	C3	
11/3009/FUL	30/06/2013	91 Station Road Hampton TW12 2BJ	Demolition of single storey outbuildings to rear of shop premises and erection of 1 bedroom house.	1 x 1 bed = 1 space	Compliant	0	1	51	A1	
11/3009/FUL	30/06/2013	91 Station Road Hampton TW12 2BJ	Demolition of single storey outbuildings to rear of shop premises and erection of 1 bedroom house.	1 x 1 bed = 1 space	Compliant	0	1	51	C3	
11/3182/FUL	18/10/2013	Quainton Cottage Bute Avenue Petersham TW10 7AX	Demolition of existing house and erection of new five-bedroom house to include basement.	1 x 4+ bed = 2 spaces	Compliant	1	2	0	C3	
11/3374/FUL	01/09/2015	7 Broomfield Road Kew	Conversion of the existing building from three x two bedroom flats into a single-family dwelling.	1 x 4+ bed = 2 spaces	Compliant	2	2	0	C3	
11/3819/FUL	01/09/2015	40 Mortlake High Street Mortlake London SW14 8HR	Demolition of Existing Building. Change of use from Public House (drinking establishment - Class A4) to Residential (Class C3). Construction of Residential Block Consisting of 9 nos. Apartments on 4 floors plus Basement Car Parking.	9 x 1 - 2 bed = 9 spaces	Compliant	8	9	0	C3	
11/4042/FUL	01/10/2014	Brunswick Boys Club Clarendon Crescent Twickenham TW2 5LN	Demolition of existing scout hut, garage and front porch. Construction of a new single storey building to accommodate Twickenham Brunswick Boxing club.	Officer Report - "As there is a low level of on site parking it has been suggested to the applicants that the hard surfaced outdoor games area might be made available when required. As there is currently no vehicular access to the games area, one would have to be created and a condition seeking that such an access be created is recommended."	Compliant	15	15	290	D2	

Applications fully compliant with DM TP 8 Off Street Parking										
Application Reference	Completion Date	Address	Proposal	Report Summary	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
12/0288/FUL	01/02/2015	4 Fife Road East Sheen London SW14 7EP	Demolition of the existing dwelling house and garage and their replacement with a new dwelling house, double garage, bicycle store and landscaping.	No change in parking	Compliant	2	2	0	C3	
12/0638/FUL	30/12/2013	6 Trafalgar Road Twickenham TW2 5EJ	Erection of two storey semi-detached dwelling house.	1 x 4+ bed = 2 spaces	Compliant	2	2	0	C3	
12/0679/FUL	01/04/2013	24 Jubilee Avenue Twickenham TW2 6JB	Proposed change of use of the property from a GP doctor's surgery (D1 use class) to a residential dwelling (C3 use class).	1 x 4+ bed = 2 spaces	Compliant	2	2	0	C3	
12/0820/FUL	01/10/2014	326 Upper Richmond Road West East Sheen London SW14 7JN	Change of use of the premises from vacant offices (Class B1: Business) to a single-family dwelling (Class C3: Dwelling Houses) including car parking and turning space to the rear of the property and associated works.	1 x 4+ bed = 2 spaces	Compliant	2	2	0	C3	
12/0827/FUL	30/06/2014	30 Church Road Teddington TW11 8PB	Change of use to single family dwelling including reinstatement of front garden, erection of garden wall, installation of rear roof dormer and two rooflights at front and rear, demolition of existing garage and erection of new double garage.	1 x 4+ bed = 2 spaces	Compliant	3	2	0	C3	
12/0973/FUL	01/03/2015	The Limes 123 Mortlake High Street Mortlake London SW14 8SN	Reversion of The Limes to 6 residential units (2 x 1 bedroom; 4 x 2 bedroom) associated internal and external alterations; 6 associated car parking spaces.	6 x 1/2 bed = 6 spaces	Compliant	8	6	0	C3	
12/1151/FUL	30/06/2013	24 Castelnau Barnes London SW13 9RU	Conversion to a single dwelling house incorporating alterations and extensions.	1 x 4+ bed = 2 spaces	Compliant	2	2	0	C3	
12/1247/FUL	11/02/2015	Adjacent To 3 Crane Road Twickenham TW2 6RX	Proposed detached 2 bedroom house (C3 Use Class) and associated landscaping, outbuilding and railings on land formerly used for storage of motor vehicles.	Officer Report - "There is an existing crossover to the front of the property and this is to be reinstated and as such, one on street space will be provided as part of the proposal which is in accordance with the recommended standard of one space as set out in the DMP"	Compliant	2	1	0	C3	
12/1272/FUL	30/10/2015	34 Oak Avenue Hampton TW12 3QN	Construction of 2 new houses and conversion of existing property into 3 apartments including a single storey side extension and roof additions	2 x 4+ bed & 3 x 1/2 bed = 7	Compliant	4	7	0	C3	
12/1316/FUL	14/07/2013	440 Upper Richmond Road West East Sheen London	Change of use from four self-contained flats to a single dwellinghouse, with internal alterations and replacement windows.	1 x 4+ bed = 2 spaces	Compliant	2	2	0	C3	

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Application Reference	Completion Date	Address	Proposal	Report Summary	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
12/1552/FUL	01/07/2015	31 Church Road Teddington TW11 8PF	Demolition of existing 2 storey rear extension and construction of new full width rear extension. Demolition of existing dilapidated workshop and construction of new smaller modern workshop.	1 x 3 bed= 2 spaces + 3 staff 36sqm B1 use	Compliant	2	2	36	B1	
12/2094/FUL	01/08/2014	1 Kew Gardens Road Kew Richmond TW9 3HL	Change of use from Doctors Surgery (Class D1) to a single residential dwelling (Class C3).	1 x 4+ bed = 2 spaces	Compliant	2	2	0	C3	
12/2147/FUL	07/03/2014	181 Sheen Road Richmond	Change of use of vacant ground floor to provide 1 two bed flat incorporating retrospective alterations to fenestration	1 x 2 bed = 1 space	Compliant	0	1	0	C3	
12/2433/FUL	31/07/2014	Cumberland House 274 Kew Road Kew Richmond TW9 3EE	Change of use to a single family dwelling house with ancillary staff flat at lower ground floor level; restoration of roof, elevations (including replacement windows), front boundary wall and railings; landscaping to front and rear; and renewable energy installation at roof level.	Change of use from HMO (22 units) to 1 x 4+ bed and 1 bed staff flat. Officer Report - "As the number of units will be substantially reduced the proposal raises no traffic generation nor car parking issues"	Compliant	4	2	0	C3	
12/2624/FUL	23/12/2014	Bracken View Mill Hill Barnes London SW13 0HS	Change of use to a single family dwelling. Refurbishment to include single storey front, side and rear extensions at lower ground floor level; rear and side extensions at upper ground floor level; provision of refuse storage bin to the front/side; and cycle storage building to the rear.	Officer Report - "As the number of units will be substantially reduced the proposal raises no traffic generation nor car parking issues"	Compliant	1	2	0	C3	
12/2762/FUL	01/09/2013	128 Munster Road Teddington TW11 9LW	Erection of a detached Dwelling (Amendment to approved application ref: 08/0293/FUL) to allow for change to external footprint/changes to external appearance	Officer Report - "The proposal provides space for 3 cars to be parked off street. As such, the proposed car parking provision complies with policy DM TP 8"	Compliant	0	3	0	C3	
12/3121/FUL	01/03/2016	18 - 20 Church Road Barnes London	The conversion of two residential properties into a single family dwelling involving the demolition of the single storey extensions to the rear and replacement with a single storey new build extension and demolition and rebuilding to match of the two storey rear extension together with landscape and boundary alterations and general renovation works to the retained building.	1 x 4+ bed = 2 spaces	Compliant	3	2	0	C3	
12/3176/FUL	01/11/2013	Former Seeboard Site Sandy Lane Teddington	Change of use of ground floor commercial unit within block C from B1/A2/D1 use to provide 3 no. 2 bedroom flats together with minor external alterations at ground floor level.	3 x 2 bed = 3 spaces	Compliant	5	3	3	C3	

Applications fully compliant with DM TP 8 Off Street Parking										
Application Reference	Completion Date	Address	Proposal	Report Summary	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
12/3239/FUL	14/10/2015	218 - 220 Kingston Road Teddington	Demolition of existing petrol filling station and associated structures. Erection of 6 x 3-bedroom dwellings and 1 x 1-bedroom dwelling and 1 x 2 bedroom apartment, formation of on-site parking, cycle and refuse storage, landscaping, boundary screening	Officer Report - "On the basis of the adopted parking standards the proposal would require two spaces for each dwelling apart from the one-bed house and the flat which would require one each. 1 spaces are provided in compliance with the standards"	Compliant	4	14	0	C3	
12/3446/FUL	01/03/2015	Vehicle Repair Unit And Number 70 Tower Road Twickenham	Demolition of existing lock up unit and erection of a new retail shop with separate habitable accommodation over and extension to the existing garage workshop (AMENDED PLANS including changes to Design / Landscaping / Parking (two garages to be used at rear of Stangate Mansions).	Decision notice - "The two garages shown on the Site Location Plan shall not be used for any other purpose other than for the garaging or parking of private motor vehicles and shall be allocated so as the new residential dwelling and the new commercial unit are allocated one dwelling each. Design and Access Statement - "The car parking for the workshop will remain as existing and no parking was available for the lock up unit. A cycle store and the excellent transport links will seek to serve the residential unit, together with a dedicated parking space adjacent to the unit."	Compliant	0	3	296	A1	
12/3446/FUL	01/03/2015	Vehicle Repair Unit And Number 70 Tower Road Twickenham	Demolition of existing lock up unit and erection of a new retail shop with separate habitable accommodation over and extension to the existing garage workshop (AMENDED PLANS including changes to Design / Landscaping / Parking (two garages to be used at rear of Stangate Mansions).	Design and Access Statement - "The car parking for the workshop will remain as existing and no parking was available for the lock up unit. A cycle store and the excellent transport links will seek to serve the residential unit, together with a dedicated parking space adjacent to the unit."	Compliant	0	3	296	B2	
12/3446/FUL	01/03/2015	Vehicle Repair Unit And Number 70 Tower Road Twickenham	Demolition of existing lock up unit and erection of a new retail shop with separate habitable accommodation over and extension to the existing garage workshop (AMENDED PLANS including changes to Design / Landscaping / Parking (two garages to be used at rear of Stangate Mansions).	Design and Access Statement - "The car parking for the workshop will remain as existing and no parking was available for the lock up unit. A cycle store and the excellent transport links will seek to serve the residential unit, together with a dedicated parking space adjacent to the unit."	Compliant	0	3	296	C3	
12/3665/FUL	01/10/2014	Unit 1 48 Staines Road Twickenham TW2 5AH	Change of use of property from B1 (Office Use) to C3 (Residential use) comprising the conversion of one commercial unit into two studio flats with associated parking, one space within rear parking area and one space to front.	2 x 1bed = 2 spaces	Compliant	2	2	0	C3	
12/3810/FUL	01/05/2014	18 Third Cross Road Twickenham TW2 5DU	Erection of single storey extension and alterations to facilitate the conversion of the ground floor two-bedroom flat into two self contained 1 bedroom flats, erection of a bicycle / refuse store in rear garden, installation of solar panels on roof and the associated use of 2 existing garages for the parking of motor vehicles only.	2 x 2 bed = 2 spaces	Compliant	2	2	0	C3	

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Application Reference	Completion Date	Address	Proposal	Report Summary	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
12/3894/FUL	01/02/2016	Ruth House Burlington Avenue Kew Richmond TW9 4DG	Demolition of 'Ruth House' construction of a pair of semi-detached 3 bed room houses with parking on adjacent site.	Transport Statement - "The development will provide 5 on-site parking spaces. This level of parking provision is greater than the 1.5 spaces per bedroom required by the London Plan and is within the maximum threshold set out in the current LB Richmond upon Thames parking standards. The level of parking provision being proposed therefore accords with both the regional and local parking policies. As confirmed by the parking beat survey, on-street parking remains available within 200 metres of the development site, particularly in Burlington Avenue, thereby providing capacity for any overspill from the development or addition visitor demand."	Compliant	1	2	0	C3	
13/0053/FUL	12/03/2015	68 Stanley Road Teddington	Reversion of two flats back into a single family dwelling.	Officer Report - "There are nine off-street parking spaces and it is proposed that only three of these are retained which would accord with the maximum parking standards set out in the Development Plan."	Compliant	9	3	0	C3	
13/0231/FUL	10/12/2013	4 Latimer Road Teddington	Proposed semi detached house (amendment to 09/2759/FUL to replace 2 x 1 bed flats with a house)	1 x 2bed - 2 spaces	Compliant	0	2	90	B1	
13/0231/FUL	10/12/2013	4 Latimer Road Teddington	Proposed semi detached house (amendment to 09/2759/FUL to replace 2 x 1 bed flats with a house)	1 x 2bed - 2 spaces	Compliant	0	2	90	C3	
13/0383/FUL	30/09/2015	Garages At Arundel Close Hampton Hill	Proposed demolition of existing garages and construction of a three storey block of 1 and 2 bed wheelchair flats and 2 bed flats (9 units in total). The development includes the creation of 16 car parking spaces and both private and communal gardens planted to encourage biodiversity.	Committee Report - "The proposed development would meet the maximum parking requirements (providing nine spaces), the existing seven spaces would be retained leaving three spaces to accommodate the minimal number of vehicles displaced by the loss of the garages (assuming that these are used to accommodate local residents vehicles) and thereby not resulting in an adverse impact on local parking conditions."	Compliant	38	19	0	C3	
13/0384/FUL	10/09/2015	Garages At Chandler Close Hampton	Proposed demolition of existing garages and construction of three x 3 bed wide frontaged houses including the creation of 3 car parking spaces and landscaping	Committee Report - "The proposed development would provide one space per unit in accordance with the maximum parking standards set out in the Local Plan"	Compliant	19	3	0	C3	
13/0386/FUL	01/07/2015	Garage Site Meadlands Drive Petersham	Proposed demolition of garages and construction of two 2 bed wheelchair accessible bungalows including wheelchair accessible car ports to each bungalow and landscaped private and public space	The provision of one car parking space per each residential unit will meet the maximum car parking standard in the Council's adopted DMP	Compliant	13	2	0	C3	
13/0387/FUL	29/07/2015	Garages Sheridan Road Ham	Proposed demolition of garages and construction of a single 4 bed house and the creation of 4 car parking spaces.	1 x 4 bed plus 2 public parking spaces	Compliant	6	2	0	C3	
13/0826/FUL	31/01/2014	41 Elmfield Avenue Teddington TW11 8BX	Erection of three storey detached five bedroom house (following demolition of single storey wing and detached gym/playroom)	1 x 4+ bed = 2 spaces	Compliant	0	2	0	C3	

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Application Reference	Completion Date	Address	Proposal	Report Summary	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
13/1590/FUL	01/09/2013	Unit B Kingsway Business Park Oldfield Road Hampton TW12 2HD	Nursery use for day care for age 2-5 year and wrap around care for age 3-7 years.	Officer Report - "The parking standards state that one space per two staff should be provided. There are intended to be a maximum of 13 staff at any one time and there are 15 parking spaces. The parking area provides space for dropping off and picking up"	Compliant	15	15	460	D1	
13/1614/FUL	14/07/2015	Bushy Lodge Hampton Court Road Hampton East Molesey KT8 9DA	Change of use from a single, 4 bedroom dwelling, to two, flats each containing two bedrooms. General refurbishment and provision alteration of window in side elevation, construction of a new gravel surfaced parking area to provide a total of 2 car parking spaces	2 x 2 bed - 2 spaces	Compliant	1	2	0	C3	
13/1958/FUL	30/03/2014	The Vineyard School Friars Stile Road Richmond TW10 6NE	Construction of extensions, revised hard and soft landscaping, car parking layout and play facilities to cater for an expansion of The Vineyards School from 480 pupils (2FE + 2 classes) to 630 pupils (3FE)	Committee Report - "The school currently has a staff head count of 60. The host application (13/1958/FUL) sought to increase this by 15 to 75. On the basis of the Council's parking standards, 8 additional parking spaces should be provided to address the increase in staff numbers (standards set at 1 space per 2 staff) in line with the maximum standard."	Compliant	25	37	3151	D1	
13/1968/FUL	31/10/2015	1 High Street Hampton TW12 2SQ	The redesign and extension of the ground floor offices (Use Class B1), first floor rear extension and rear dormer window and change of use of the upper floors from offices to residential (Use Class C3), consisting of five x one bed units and two x two bed units, and associated car parking.	Officer Report - "The proposal would provide the required maximum number of spaces - 7 spaces for the residential units and 4 spaces for the existing commercial floorspace"	Compliant	5	9	0	C3	
13/2343/FUL	14/11/2013	220 St Margaret's Road Twickenham TW1 1NP	Retention of the use of the property as a single family dwelling house.	1 x 4+ bed = 2 spaces	Compliant	6	2	0	C3	
13/2992/FUL	01/11/2015	2 Kew Gardens Road Kew Richmond TW9 3HL	Reversion from 2 no. flats to a single family dwelling, incorporating associated alterations and improvements.	1 x 4+ bed = 2 spaces	Compliant	2	2	0	C3	
13/3032/FUL	14/01/2014	37 Ashley Road Hampton TW12 2JA	Change of use to Physiotherapy Clinic	Officer Report - "There is no obvious reason the proposed use would cause detriment to highways conditions"	Compliant	1	1	61	D1	
13/3185/FUL	01/06/2015	201A Castelnau Barnes London SW13 9ER	Change of use from public house (Class A4) to nursery (Class D1) with minor alterations.	Officer Report - "The on-site car park is considered to provide sufficient space for vehicles to pass and would provide a suitable drop-off zone in accordance with the council's parking standards for nursery schools. Given the sustainable location, the reduction in the number of on-site parking spaces required by the new use compared to the public house, the proposed use would not result in an unacceptable increase to parking congestion over or above the existing use. The applicant has also agreed to a Grampian condition preventing employees or parents from applying for parking permits within the surrounding streets"	Compliant	10	10	690	D1	
13/3819/ES191	13/12/2013	2 Spring Grove Road Richmond TW10 6EH	Use of land and building as a single family dwelling house (Class C3).	Officer Report - "Reduction in number of residential units raises no car parking issues"	Compliant	1	1	0	C3	

Applications fully compliant with DM TP 8 Off Street Parking										
Application Reference	Completion Date	Address	Proposal	Report Summary	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
13/3974/FUL	01/10/2014	65 - 67 Mortlake High Street Mortlake London	Change of use from Office (Use Class B1) to Cycling Studio (Use Class D2).	Officer Report - "There are no specific parking standards for the type of D2 use proposed. It is also noted that the proposed leisure use is for a cycle studio therefore customers are likely to cycle to the premises rather than travel by car."	Compliant	1	1	118	D2	
13/4097/FUL	31/07/2015	26 Suffolk Road Barnes London SW13 9NB	Demolition of existing single family dwelling to allow for the construction of a new four storey single family dwelling including basement level.	1 x 4+ bed = 2 spaces	Compliant	2	2	0	C3	
13/4152/FUL	11/03/2015	30 Suffolk Road Barnes London SW13 9NB	Restoring the property to a single dwelling. Formation of basement including light wells to front and rear, single storey rear extension, part two storey part single storey side extension, loft conversion incorporating a rear dormer roof extension	1 x 4+ bed = 2 spaces	Compliant	2	2	0	C3	
13/4353/ES191	03/02/2014	9 Second Cross Road Twickenham TW2 5QY	Establish use as single family dwellinghouse.	1 x 1 bed = 1 space	Compliant	1	1	0	C3	
13/4429/FUL	31/08/2014	St John The Baptist C Of E Junior School Lower Teddington Road Hampton Wick Kingston Upon Thames KT1 4HQ	Proposed extension to existing School Hall, demolition of existing single storey extension to after school Care Club and replacement with single storey extension to provide toilet facility for club.	Officer Report - "No parking will be displaced as a result of the proposed development. The proposal does not involve the creation of new classrooms and no additional staff are proposed. Car parking provision and additional cycle parking provision will be in accordance with the recent approval under 13/00374/FUL"	Compliant	11	11	1516	D1	
13/4503/VRC	23/10/2014	Elm Lodge Queens Road Teddington	Conversion of existing nursery, demolition of conservatory, rear and side extensions, and extension of existing to provide eight self contained flats	8 x 1-3 bed = 8 spaces	Compliant	0	8	0	C3	
14/0253/FUL	10/02/2015	37 Onslow Road Richmond	Conversion of existing building from 6 flats to single family dwelling	Officer Report - "The proposed single family dwelling house would have a requirement for 2 spaces, which is less than the current requirement for 6 flats. Therefore, given that the proposal includes two off-street parking spaces, the change of use would present parking benefits"	Compliant	2	2	0	C3	
14/0469/FUL	16/03/2015	16 Cumberland Road Kew	Reversion of building from five flats to a single family dwellinghouse including new bins and cycle store to side and enlargement of existing single storey rear extension. Replacement windows. Removal of rear parking area and front boundary treatment.	1 x 4+ bed = 2 spaces	Compliant	5	2	0	C3	
14/0877/FUL	30/05/2015	336 Kew Road Kew Richmond TW9 3DU	Change of use of part ground floor from caretaker's office to residential (Use Class C3). External alterations, including rendering external walls, replacement of windows, entrance canopy over front door, removal of rear chimney and blocking up door on flank elevation. New front wall, gate and paving to front garden and parking area.	1 x 4+ bed = 2 spaces	Compliant	2	2	0	C3	

Applications fully compliant with DM TP 8 Off Street Parking										
Application Reference	Completion Date	Address	Proposal	Report Summary	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
14/1079/FUL	01/12/2015	2 Spring Terrace Paradise Road Richmond TW9 1LW	Change of use from B1(a) to residential, construction of a basement extension and single storey rear extension, changes to fenestration	1 x 4+ bed = 2 spaces	Compliant	2	2	0	C3	
14/1190/FUL	31/08/2015	Flats 2 And 3 60 Kings Road Richmond	Conversion of a studio flat and one bedroom flat into a single 2 bed flat	1 x 2 bed = 1 space	Compliant	1	1	0	C3	
14/2711/FUL	08/02/2016	29 Castelnau Barnes London SW13 9RS	Conversion of existing block of 11 flats back into one family dwelling. Demolition of existing rear and side extensions at ground floor and erection of new rear and side extensions. Construction of basement extension under property with front and rear lightwells.	Officer Report - "Applying the council's maximum parking standards, the proposal would reduce parking pressure within the surrounding streets as the off-street parking arrangement is better suited to a single unit with a reduced requirement for parking"	Compliant	2	2	0	C3	
14/2732/FUL	08/01/2016	8 Barnes Avenue Barnes London SW13 9AB	Demolition of existing house and replacement with new three bedroom house	Officer Report - "There would be an increase in bedrooms from 2 to 3, thereby increasing the number of parking spaces required from 1 to 2. However, the proposed parking would remain the same and 2 cars can fit on the existing drive."	Compliant	2	2	0	C3	
14/2789/FUL	30/08/2014	Roseneath Dental Surgery Mount Ararat Road Richmond TW10 6PA	Continuation of Use of D1 premises on first floor	Officer Report - "There have been no issues raised regarding the impacts of traffic generated by the D1 use to date. Therefore, the continuation of the D1 use is consistent with policy CP8 and TC1"	Compliant	1	1	40	D1	
14/2938/FUL	01/03/2015	47C Crown Road Twickenham TW1 3EJ	Change of use of premises from a car showroom to Use Class D1 (Therapy Centre and Chiropractic Services); insertion of window in place of door to corner of building; re-paving/landscaping of forecourt, installation of bollards, two bicycle racks and associated parking.	Officer Report - "2 no. off-street parking spaces and 2 no. Sheffield stand providing 4 no. secure parking spaces have been proposed within the site in accordance with the Council's maximum parking standards and this is considered acceptable"	Compliant	2	2	57	D1	
14/3913/ES191	22/01/2015	124 Amyand Park Road Twickenham TW1 3HP	Continuation of use of house as a single family dwelling	1 x 4+ bed = 2 spaces	Compliant	2	2	0	C3	
14/4922/FUL	01/12/2015	109 Queens Road Richmond TW10 6HF	Change of use from surgery to dwelling house, ground floor rear extension with rooflights, erection of front garden brick wall, pillars with gates, new rooflights above existing side extension, Front Porch roof remodelled.	1 x 4+ bed = 2 spaces	Compliant	2	2	0	C3	
14/5302/COU	01/07/2015	Fairlight Mews 15 St Johns Road Hampton Wick Kingston Upon Thames KT1 4AN	Change Of Use Of The Property From Live/Work Unit To Use Class C3 (Dwelling House)	Officer Report - "There is sufficient off-street parking availability to cater for two cars which meets the parking standard requirement."	Compliant	1	2	0	C3	

Applications fully compliant with DM TP 8 Off Street Parking										
Application Reference	Completion Date	Address	Proposal	Report Summary	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
14/5341/FUL	01/10/2015	35 Lower Richmond Road Mortlake London SW14 7EZ	Change of use from office (B1 use class) to children's day care nursery (D1 use class).	Officer Report - "Under the Council's maximum car parking standards the parking standard for the former offices would be 2 spaces and the requirement for the proposed nursery would be the same, so there would be no net change in relation to the maximum number of car parking spaces which would be sought with the change of use"	Compliant	2	2	170	D1	
15/1028/ES191	24/04/2015	51A Third Cross Road Twickenham TW2 5DY	Use of 51a Third Cross Road as a self-contained residential dwelling.	1 x 1 bed = 1 space	Compliant	1	1	0	C3	
15/3357/ES191	20/10/2015	62 Archway Street Barnes London SW13 0AR	The existing site use is as a single dwelling house in residential use, class C3.	1 x 4+ bed = 2 spaces	Compliant	2	2	0	C3	
15/4559/ES191	21/12/2015	23 Church Road Barnes London SW13 9HE	Establish use of residential dwelling.	1 x 4+ bed = 2 spaces	Compliant	2	2	0	C3	
05/2862/FUL	01/12/2013	56 Friars Stile Road Richmond Richmond Upon Thames TW10 6NQ	Demolition of existing dilapidated garage and erection of a town house with integral garage (dwelling design 3).	Appeal Decision - "The Council has stated that the completion of a legal agreement or unilateral undertaking to prevent the eligibility for parking permits to occupiers of the development would overcome the Council's concerns over the on-street parking spaces."	Compliant following permit restriction agreement	2	1	0	C3	

Applications Acceptable with DM TP 8 Off Street Parking Policy										
Application Reference	Completion Date	Address	Proposal	Report	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
07/1871/FUL	30/06/2014	Normansfield Kingston Road Teddington Middlesex TW11 9JH	Demolition of various outbuildings, front lift tower and rear glazed walkway and carry out works to provide 89 dwellings comprising refurbishment, alterations and conversion of former hospital (45 units), new linked extension (12 unit), detached court yard building (4 units), new apartments (26 units) and 2 detached houses. Works include rear dormers, remodelling of part of frontage, erection of new lift tower, plus ground works, cycling and refuse stores, 80 car spaces, hard and soft landscaping, ironwork gates and tree works.	Committee Report - "This proposal provides 80 off-street parking spaces, which is nine less than the maximum set for this development in the Council's adopted parking standards. A car club is also being proposed which could be funded out of the P.O.S payments. A reduction of nine units to secure the maximum allowable parking provision would, based on the evidence submitted make the development unviable. In the interest of the setting of the listed building and nature conservation the maximum allowable number of spaces has not been sought."	Acceptable	0	80	450	C3	
07/1871/FUL	30/06/2014	Normansfield Kingston Road Teddington Middlesex TW11 9JH	Demolition of various outbuildings, front lift tower and rear glazed walkway and carry out works to provide 89 dwellings comprising refurbishment, alterations and conversion of former hospital (45 units), new linked extension (12 unit), detached court yard building (4 units), new apartments (26 units) and 2 detached houses. Works include rear dormers, remodelling of part of frontage, erection of new lift tower, plus ground works, cycling and refuse stores, 80 car spaces, hard and soft landscaping, ironwork gates and tree works.	Committee Report - "This proposal provides 80 off-street parking spaces, which is nine less than the maximum set for this development in the Council's adopted parking standards. A car club is also being proposed which could be funded out of the P.O.S payments. A reduction of nine units to secure the maximum allowable parking provision would, based on the evidence submitted make the development unviable. In the interest of the setting of the listed building and nature conservation the maximum allowable number of spaces has not been sought."	Acceptable	0	80	450	D2	
10/2817/FUL	01/07/2013	Land And Garages On The East Side Cambridge Road Kew	Demolition of existing single storey garage building and part-demolition of existing 2-storey coach-house garage building erection of 1.5- and 2 storey dwelling house with courtyard garden. Demolition of brick boundary wall to Cambridge Road and erection of a replacement wall.	Committee Report - "The applicant proposes to provide a single parking space as part of the development, an originally proposed second parking space having been deleted from the basement area on the advice of the Transport Officer. No concerns are raised by Transport Officer with regards to the parking arrangements as revised"	Acceptable	7	1	0	C3	
11/4161/FUL	31/08/2013	41 Gerard Road Barnes London SW13 9QH	Demolition of existing single family dwelling and rebuilding as existing with extensions and modifications, including side, rear and roof extensions, with new basement.	Officer Report - (11/2422/HOT) - "An existing garage on the property would be removed as part of the scheme, though on the basis that the garage would not have been large enough to comply with minimum standards for garages and sufficient space is retained on the front of the property to park vehicles it is considered the scheme would not give rise to additional concerns in terms of parking or highway safety in the area"	Acceptable	2	1	0	C3	
12/3006/FUL	01/12/2013	Premier Travel Inn Chertsey Road Twickenham TW2 6LS	Proposed two storey extension to the existing hotel to provide eight additional rooms and associated alterations to parking layout.	Officer Report - "The combined parking requirement of the Hotel and Restaurant would be 98 spaces, one more than is being proposed. The shortfall of one space is not considered to be sufficiently harmful to the parking situation in the area to warrant refusing the application. Also, the hotel guests are likely to be patrons of the restaurant and can be considered 'dual use' "	Acceptable	98	97	0	C1	

Applications Acceptable with DM TP 8 Off Street Parking Policy										
Application Reference	Completion Date	Address	Proposal	Report	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
12/3173/FUL	31/03/2016	Glen Lynn Upper Sunbury Road Hampton TW12 2DL	Erection of two residential units on vacant site.	Officer Report - "Three off-street parking spaces are proposed, which equates to 1.5 parking spaces per 2-bed flat and this exceeds the Parking Standards by one space. This is considered acceptable as the third space could, in the event the turntable is not used as a turning head to allow vehicles to egress in forward gear. This is considered appropriate given the volume of traffic moving along Upper Sunbury Road and it's 'A' road classification"	Acceptable	1	3	0	C3	
12/3681/COU	01/09/2014	172 - 176 Upper Richmond Road West East Sheen London SW14 8AW	Change of use to allow Class B8 and/or Class B8 with ancillary trade counter.	Committee Report - "8 car parking spaces are indicated on the site forecourt, of which one disabled, and one loading bay for 10.5m max. vehicles. To meet the maximum standard for B8 use, only 2 spaces would be required, but as an ancillary trade counter is proposed, the additional spaces would be desirable. Overall, the on site parking is considered adequate. TfL raise no objections to the parking provision having seen the projected vehicle movements in the Transport Statement.	Acceptable	7	8	1095	B8	
13/0479/FUL	01/10/2013	Whitton Community Centre Percy Road Twickenham TW2 6JL	Part Change Of Use Of Building From Community Centre (D1) To Pharmacy (A1) and Creation of Shopfront.	Committee Report - "No off-street parking spaces have been provided. It is considered that majority of the visits are likely to be from patients already visiting Whitton Corner Health Centre which is located adjacent to the application site.	Acceptable	37	37	974	A1	
13/0479/FUL	01/10/2013	Whitton Community Centre Percy Road Twickenham TW2 6JL	Part Change Of Use Of Building From Community Centre (D1) To Pharmacy (A1) and Creation of Shopfront.	Committee Report - "No off-street parking spaces have been provided. It is considered that majority of the visits are likely to be from patients already visiting Whitton Corner Health Centre which is located adjacent to the application site.	Acceptable	37	37	974	D1	
13/0640/FUL	30/11/2013	52 Hampton Road Twickenham TW2 5QB	Proposed single storey extensions and alterations to existing house to replace existing two storey extension; demolition and change of use of redundant B1 storage building to accommodate new extensions, extension to rear (west) of garage to form additional accommodation, new boundary treatment, hard and soft landscaping, erection of areas of decking and erection of garden building.	No change in residential units	Acceptable	3	3	0	C3	
13/0753/COU	01/08/2014	204 Upper Richmond Road West East Sheen London SW14 8AH	Change of use of existing vacant Class A1 (retail) premises to Class A2 employment and recruitment agency.	Officer Report - "It is considered that an A2 use class is unlikely to give rise to additional concerns in terms of access and parking or servicing over the existing A1 use class"	Acceptable	2	2	70	A2	
14/2587/ES191	05/08/2014	10 Heathcote Road Twickenham TW1 1RX	Use of building as a one-bedroom basement flat and upper three floors as a three-bedroom maisonette.	Certificate of Lawful Use	Acceptable	1	1	0	C3	
10/2907/FUL	30/06/2013	Queens School House Cumberland Road Kew TW9 3HJ	Replacement two-storey detached dwelling with loft accommodation and basement to provide a 4 bedroom house and an additional 1-bedroom self contained flat in the basement with separate access.	Officer Report - "2 spaces for 4 bed house and limit to one on street permit for basement flat secured with legal agreement"	Acceptable due to agreed restrictions	2	2	0	C3	

Applications Acceptable with DM TP 8 Off Street Parking Policy										
Application Reference	Completion Date	Address	Proposal	Report	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
11/2538/FUL	01/05/2013	48 Kings Road Richmond TW10 6NW	Erection of two residential units, comprising a detached house with basement and a one-bedroom flat. Alterations to boundary treatment.	Shortfall of 1 space - Officer Report "Given that there is an extant permission for development of a larger number of units it would be unreasonable to refuse the application on this basis. A S106 agreement would be required to remove permit parking rights for the flat"	Acceptable due to agreed restrictions	2	2	0	C3	
12/2674/FUL	02/02/2016	Fairhurst Arlington Road Twickenham TW1 2BG	Demolition of existing single storey dwelling and garage and replacement with two storey building with accommodation in roof and basement to create two single dwellinghouses.[Amended plans received 25th January 2013 showing one of the off street parking spaces removed and permit for one residential unit]	Officer Report - "The original application included two off-street spaces, however one could not be accommodated without resulting in potential obstruction of existing on street parking bays. As the existing bungalow has rights to access the CPZ permit system for more than one permit, allowing one permit to the proposed new unit would reduce the stress on the number that could be issued. A S106 agreement to secure such has been received"	Acceptable due to agreed restrictions	1	1	0	C3	
12/3458/FUL	31/07/2014	Phelps House 125 - 135 St Margaret's Road Twickenham TW1 1RG	Change of use of the basement of unit 129-131 St Margaret's Road, from A4 use to B1 use; Removal of the existing building to the rear of 127 St Margaret's Road and replacement with an extension to the existing unit, extension at first floor level of no. 127	Officer Report - "On site parking is increasing from 7 to 14 parking spaces. The existing uses required parking spaces far exceed the 7 provided on site. Therefore, as the existing on-site parking spaces currently do not meet the uses operating on site at present and the proposal is providing 7 additional on-site parking spaces, the provision of on-site parking spaces is considered acceptable. A S106 agreement will ensure that resident and business parking permits are restricted."	Acceptable due to agreed restrictions	7	14	560	A2	
12/3458/FUL	31/07/2014	Phelps House 125 - 135 St Margaret's Road Twickenham TW1 1RG	Change of use of the basement of unit 129-131 St Margaret's Road, from A4 use to B1 use; Removal of the existing building to the rear of 127 St Margaret's Road and replacement with an extension to the existing unit, extension at first floor level of no. 127	Officer Report - "On site parking is increasing from 7 to 14 parking spaces. The existing uses required parking spaces far exceed the 7 provided on site. Therefore, as the existing on-site parking spaces currently do not meet the uses operating on site at present and the proposal is providing 7 additional on-site parking spaces, the provision of on-site parking spaces is considered acceptable. A S106 agreement will ensure that resident and business parking permits are restricted."	Acceptable due to agreed restrictions	7	14	560	B1	
12/3458/FUL	31/07/2014	Phelps House 125 - 135 St Margaret's Road Twickenham TW1 1RG	Change of use of the basement of unit 129-131 St Margaret's Road, from A4 use to B1 use; Removal of the existing building to the rear of 127 St Margaret's Road and replacement with an extension to the existing unit, extension at first floor level of no. 127	Officer Report - "On site parking is increasing from 7 to 14 parking spaces. The existing uses required parking spaces far exceed the 7 provided on site. Therefore, as the existing on-site parking spaces currently do not meet the uses operating on site at present and the proposal is providing 7 additional on-site parking spaces, the provision of on-site parking spaces is considered acceptable. A S106 agreement will ensure that resident and business parking permits are restricted."	Acceptable due to agreed restrictions	7	14	560	C3	

Applications Acceptable with DM TP 8 Off Street Parking Policy										
Application Reference	Completion Date	Address	Proposal	Report	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
13/0316/FUL	24/02/2015	Garages Adjacent Railway Cottage White Hart Lane Barnes London	Demolition of existing garages and construction of a seven unit residential scheme comprising 1 x 4 bedroom house, 1 x 3 bedroom house, 2 x 2 bedroom houses, 1 x 1 bedroom flat, 1 x 2 bedroom duplex and 1 x 3 bedroom duplex and associated highway and landscape works.	Committee Report - "One parking space is to be provided for each unit, with the provision of a pavement where none exists at present, three on-street residential parking bays and the applicant has confirmed that a S106 legal agreement would be entered into requiring the residents of the units to become lifetime car club members and preventing them from obtaining parking permits. The information supplied by the applicant regarding the garages shows that there will be seven vehicles displaced onto local roads, in addition to the two possible overspill spaces from the new development, as required by the maximum parking standards."	Acceptable due to agreed restrictions	26	7	0	C3	
13/1923/FUL	01/12/2015	Newland House Oak Lane Twickenham TW1 3PA	Change of use from Use Class D1 (Non-residential institution) to residential (Use Class C3) to provide 7 x 2-bedroom flats; alterations to the fenestration, insertion of rooflights and PV panels and alterations to the roof including two roof terraces; and provision of 4 parking spaces, 9 cycle parking spaces	Officer Report - "4 off-street parking spaces for the 7 units falls short of the 7 required. A submitted transport statement shows an occupancy rate of 90% parking stress within the surrounding streets. This falls on the margins of the preferred maximum level where additional vehicles would be likely to make some contribution to any parking stress. Overall it is considered that the provision of 4 off-street parking spaces, a S106 restricting parking permits for all new units and car club membership is not considered to warrant a significant reason for refusal on parking grounds."	Acceptable due to agreed restrictions	4	4	0	C3	
13/4289/FUL	01/02/2015	Midmoor House, Kew Road And Merevale House Parkshot Richmond	Renovation and extension of Midmoor House. The addition of two new apartments to the roof of Merevale House. the landscaping of the site to include a substation and bike and bin storage.	Officer Report - "The scheme results in the loss of two off-street parking spaces. The site is within Richmond Town Centre within easy reach of Richmond Station and bus routes and is in CPZ A1. The applicant has submitted a signed legal agreement restricting future residents from applying for parking permits and as such, in this instance, the scheme is deemed not to result in unacceptable parking congestion"	Acceptable due to agreed restrictions	6	4	892	B1	
13/4622/FUL	30/10/2015	36 Pagoda Avenue Richmond TW9 2HG	Conversion of property from surgery to dwelling house and erection of a boundary wall	Officer Report - "One off-street space would be provided and this is considered acceptable given that the overall trip generation from the site will decrease. The applicants have agreed to limiting the parking permits for the CPZ to one space only and this can be secured by a condition"	Acceptable due to agreed restrictions	3	1	0	C3	
14/0898/FUL	14/04/2015	216 Kneller Road Twickenham TW2 7EF	Demolition of existing dwelling and construction of 2 No. 3 bed semi-detached houses, recycling and cycle store and garden rooms.	Appeal Decision - "As the site falls within a Controlled Parking Zone that operates during Twickenham Stadium Event Days and the proposal provides for only one parking space against a requirement of 4 spaces it has been contended that any additional parking would have an adverse effect on the adjacent highway during those periods. With this in mind the Council have stated that the appellant has agreed to restrict the property with the off street parking space from access to parking permits and to limit the other property with no parking to have only 1 permit."	Acceptable due to agreed restrictions	1	1	0	C3	

Applications Acceptable with DM TP 8 Off Street Parking Policy										
Application Reference	Completion Date	Address	Proposal	Report	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
14/4335/FUL	01/10/2015	30 Cumberland Road Kew	Change of use of property from 3 no. flats to Class D1 educational establishment to be used in conjunction with Kew College at 24-26 Cumberland Road, Construction of an enclosed corridor to link 30 Cumberland Road with the Sedum building on Leyborne Park, removal of existing single storey rear extension and construction of new single storey rear extension, reconfigure existing covered walkway adjacent to the Sedum building, removal of leylandii hedge in rear garden and retention of the second floor flat	Officer Report - "A condition is recommended requiring details to be submitted to demonstrate how the use of the forecourt will be restricted to school vehicles only, to ensure it is not used as a drop off/pick up area for parents: and to restrict the picking up/dropping off of pupils outside 30 Cumberland Road. With such conditions, the scheme will not prejudice the aims of the policy"	Acceptable due to agreed restrictions	2	1	339	C3	
14/4335/FUL	01/10/2015	30 Cumberland Road Kew	Change of use of property from 3 no. flats to Class D1 educational establishment to be used in conjunction with Kew College at 24-26 Cumberland Road, Construction of an enclosed corridor to link 30 Cumberland Road with the Sedum building on Leyborne Park, removal of existing single storey rear extension and construction of new single storey rear extension, reconfigure existing covered walkway adjacent to the Sedum building, removal of leylandii hedge in rear garden and retention of the second floor flat	Officer Report - "A condition is recommended requiring details to be submitted to demonstrate how the use of the forecourt will be restricted to school vehicles only, to ensure it is not used as a drop off/pick up area for parents: and to restrict the picking up/dropping off of pupils outside 30 Cumberland Road. With such conditions, the scheme will not prejudice the aims of the policy"	Acceptable due to agreed restrictions	2	1	339	D1	
15/0641/FUL	01/02/2016	Dunstable House 93 Sheen Road Richmond TW9 1YJ	Creation of 3 flats through change of use of the main building Dunstable House and for the construction of a new house to the rear in Worple Way with associated alterations and landscaping.	Committee Report - "5 parking spaces would be provided on site, although the adopted standard requires 4 spaces, but one of the spaces is indicated for visitor/disabled use. A legal agreement to remove resident/visitor CPZ permits and contracts in Council-run car parks is recommended."	Acceptable due to agreed restrictions	14	6	0	C3	
11/0804/FUL	17/04/2013	The Coach House Barge Walk Kingston Upon Thames KT1 4AB	Erection of replacement dwelling.	Officer Report - "There are four spaces rather than three, but this is not objected to."	Acceptable due to current over-provision	4	4	0	C3	
10/3552/FUL	01/11/2013	162 Dukes Avenue Kingston Upon Thames TW10 7YJ	Conversion into 2 dwellings.	Officer Report - "The maximum parking standards for the existing 5 bed house is 3 spaces. The standards for the 1 x 1 bedroom and 1 x 2 bedroom dwellings would be 2 spaces. No concerns were raised by Transport Planners with regard to reduction in maximum standards"	Acceptable due to current under-provision	1	1	0	C3	
11/1317/FUL	01/02/2014	3 Holly Bush Lane Hampton TW12 2QR	Change of use of property from 2 self-contained flats into single family dwelling house	Officer Report - "At present there is one off-street parking space which serves one of the 2 existing flats. The off-street parking requirement for 2 one bedroom units is the same as a single 3 bedroom house (2 spaces) - It would be difficult to justify a refusal on these grounds."	Acceptable due to current under-provision	1	1	0	C3	

Applications Acceptable with DM TP 8 Off Street Parking Policy										
Application Reference	Completion Date	Address	Proposal	Report	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
13/1672/FUL	05/04/2015	23 Coleshill Road Teddington TW11 0LL	Demolition of existing house and erection of new 2.5 - 3 storey detached house with basement and associated works	Officer Report - "The scheme originally submitted showed 2 off-street parking spaces but these were not of an acceptable size to accommodate 2 vehicles and the scheme has been amended to show one off-street parking space. Since the parking provision would be no worse than the existing, a refusal of permission on this ground would be difficult to sustain"	Acceptable due to current under-provision	1	1	0	C3	
08/1467/FUL	12/06/2013	17 Stanley Road East Sheen London SW14 7EB	Demolition of 5 no garages and construction of two 2-bedroom terraced houses with one off-street car parking space	Committee Report - "The site is not within a CPZ and the Public Transportation Accessibility Level (PTAL) of 2 is below average. Stanley Road also has constraining factors in terms of its limited width and its bend. The parking surveys indicated that although Stanley Road is heavily parked, it has some limited availability of kerbside spaces. At the suggestion of the applicant's transport consultants, the Council's transport engineers consider that with adjustments to the traffic order, additional kerbside parking can be introduced, making the net overspill from the site one space. Recommendation that both houses be made members of a car club as this may help reduce demand for parking, with payment also through a S106 agreement."	Acceptable due to on-street capacity being increased with removal of dropped kerb	5	1	0	C3	
09/1240/FUL	01/08/2014	Graemesdyke Cottage Graemesdyke Avenue East Sheen London SW14 7BJ	Demolition of existing house and double garage and erection of a part single storey, part two storey (with basement) development comprising two one-bed flats, one three-bed house and three four-bed houses. Six parking spaces and refuse and cycle storage.	Officer Report - "The applicant has commissioned a parking survey which has demonstrated that there is remaining capacity in nearby streets to accommodate any overspill of on street parking. Given the results of the parking survey, the view taken by the inspector when considering previous schemes and that the applicant has agreed to make all residential units members of a car club, the under provision of one car parking space is not considered unacceptable"	Acceptable due to on-street capacity	3	6	0	C3	
09/2357/FUL	27/08/2015	Land Rear Of 569 Upper Richmond Road West East Sheen London	Demolition of existing garages and erection of a new single storey house.	Officer Report - "2 of the 3 garages sold and not used. The maximum parking standard for this development is 2 spaces. One parking space is proposed. Whilst the scheme does not meet the maximum parking standards, given the limited 'shortfall' and the local roads not been heavily congested with capacity to provide this potential overflow, the scheme will not be prejudicial to the free flow of traffic and highway and pedestrian safety. In addition to this, it is recommended that the unit be made a lifetime member of a car-club, achieved through a S106 agreement"	Acceptable due to on-street capacity	3	1	0	C3	
09/3283/FUL	14/07/2013	Richmond Sea Scouts Retreat Road Richmond TW9 1NN	Demolition of existing building and erection of 3 storey house	4+ bed = 2 units (condition for no parking permits)	Acceptable due to on-street capacity	0	2	0	C3	
10/1865/FUL	19/10/2015	Land Rear Of 42 - 48 Harvey Road Whitton	Erection of 9 affordable housing units (5x 3 bed houses, 3x4 bed houses and 1x5 bed house)	Committee report - "The development would provide 6 spaces including a disabled bay and whilst this would result in a shortfall of 3 spaces, parking surveys undertaken reveal that the displaced vehicles would not result in an unreasonable parking stress on the local highway or inconvenience to local residents."	Acceptable due to on-street capacity	0	8	0	C3	

Applications Acceptable with DM TP 8 Off Street Parking Policy										
Application Reference	Completion Date	Address	Proposal	Report	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
10/2420/FUL	01/09/2014	Stanley County Junior & Infant School Stanley Road Teddington TW11 8UE	Amalgamation and expansion of two existing three form entry schools, Stanley Infants School and Stanley Juniors School, to form a new combined four form entry Primary School, with the addition of two new features: an Autistic Spectrum Unit and a Children's Centre to include new build accommodation and reconfigured existing areas.	Officer Report - "32 car parking spaces are provided. A staff survey suggests need for 42 - not in CPZ - surplus of on street parking availability [increase in staff from 94 to 118 - peak staff number at any one time estimated to be 86]	Acceptable due to on-street capacity	32	30	4752	D1	
10/3308/FUL	31/07/2014	The Croft Walpole Gardens Twickenham TW2 5SJ	Construction of a new 5 bedroom detached residential dwelling.	Officer Report - "In comparison to the original house, there would only be a shortfall in 1 space in accordance with DMPD policies and it is not considered that this shortfall would not result in an adverse impact on street parking conditions"	Acceptable due to on-street capacity	2	2	0	C3	
11/0532/FUL	16/06/2014	Twickenham Academy Percy Road Twickenham TW2 6JW	Redevelopment of the site, including demolition of existing buildings and the erection of a new academy building, new sports facilities building and floodlit all weather pitch with associated car parking, cycle storage, new service yard entrance, tree works and landscaping and the provision of temporary classrooms.	Officer Report - "With the increase in staff to 108, 54 spaces would be required, 50 are proposed with an overspill area in the case of additional parking being required. Car parking surveys also indicate there is sufficient capacity on nearby roads"	Acceptable due to on-street capacity	46	50	9495	D1	
11/1091/FUL	01/11/2013	121 Nelson Road Twickenham TW2 7AZ	Change of use from B1 offices to 3 No. self contained dwellings.	Officer Report - "There is a shortfall of 2 spaces. The applicant has undertaken a parking survey of the area which has indicated an available capacity of 26.6%, a shortfall 2 spaces would reduce it to 26% and as such would not have a negative impact in the surrounding streets"	Acceptable due to on-street capacity	1	1	0	C3	
11/1183/FUL	11/09/2013	570 Hanworth Road Whitton TW4 5LH	Development to provide 6 x 4 bedroom houses and 2 x 3 bedroom houses with 8 parking spaces (duplicate of previous application 09/0017/FUL).	Appeal Decision - "a parking survey has been carried out for the appellant. The Council's Transport Group has considered this survey and concluded that the 8 spaces provided, which include 2 disabled parking spaces, would be adequate, as there is space capacity for overspill parking on Hanworth Road."	Acceptable due to on-street capacity	0	8	0	C3	
11/2149/HOT	30/06/2014	42A Glebe Way Hanworth TW13 6HJ	Amendment to planning permission 08/2110/FUL to incorporate a first floor rear extension to provide a three bed house.	Officer report - "Under application 08/2110/FUL, one off-street car parking space was proposed for the new dwelling. Planning permission remains extant and as such, it would be unreasonable to insist upon an additional car parking space. Moreover, it is not a through route and an additional car parked on the road would not lead to materially harmful highway conditions"	Acceptable due to on-street capacity	1	2	0	C3	
11/3279/FUL	31/08/2015	196 Kew Road Kew TW9 2AS	Erection of a new six bedroomed house and a detached garage with a one bedroom apartment above. New crossover, boundary treatment, cycle/refuse store and parking layout.	Officer Report - "The scheme shows two off-street parking areas and there is also the garage. The maximum parking standard for this development is three. Although the internal dimensions of the garage are slightly below normal requirements, there is sufficient off-street parking for the use of the development and in this particular case no objections are raised to the size of the garage. As such, it is considered that there would not be any unacceptable increase in parking pressures in the area."	Acceptable due to on-street capacity	2	2	0	C3	

Applications Acceptable with DM TP 8 Off Street Parking Policy										
Application Reference	Completion Date	Address	Proposal	Report	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
12/0963/FUL	19/09/2013	11 Campbell Road Twickenham TW2 5BY	Proposed Change Of Use Of Property From B1 Use Class To D2 Use Class (Personal Training Studio) And External Alterations.	Officer Report - "The proposed use (as classified as 'Leisure Centres and Swimming Pools' as this is most comparable) would require 2 spaces resulting in a short fall of 1 space. A recent parking survey shows that there is availability on surrounding roads and overall it is considered that there is availability for overspill of one vehicle and as such complies with the requirements of DM TP 8.	Acceptable due to on-street capacity	1	1	50	D2	
12/0983/FUL	30/07/2014	74 Gloucester Road Hampton TW12 2UJ	Demolition of 2 storey side extension and annexe to main house, new detached 3 bedroom 2 storey unit, 2 storey extension to rear of main house, front and rear dormers, widening of drive access, permeable hard standing to front parking area.	Officer Report - "The proposal only provides two spaces and whilst 4 were initially proposed the layout and positioning of the access points would be considered unacceptable. It is not considered that the proposal would result in a pressure for on-street parking during the evenings given that many properties benefit from off-street parking. The concerns raised by residents regarding the nearby school are not considered a reason for refusal and not sustainable if appealed"	Acceptable due to on-street capacity	3	2	0	C3	
12/1122/FUL	21/10/2013	Richmond Park Academy Park Avenue East Sheen London SW14 8RG	Full planning application to demolish 891sqm of existing floorspace and construct a two-storey extension providing teaching accommodation to the West of the Park Building, an extension forming a new assembly hall to the East of the Park Building, a two-storey extension forming a new dining facility and teaching accommodation to the Hertford Building together with enhanced access arrangements for visitors and students, strategic landscaping works include the creation of a two distinct courtyards and the provision of 50 car parking spaces and 120 cycle parking spaces.	Officer Report - "In order to reach the maximum standards 61 car parking spaces would be required, 50 parking spaces have been provided. The applicant has provided a transport statement including parking surveys and on the basis of this information no concerns have been raised by the Transport Planner with the scheme, suggesting that there is sufficient off-site capacity"	Acceptable due to on-street capacity	31	50	9723	D1	
12/1199/VRC	01/03/2014	Somerset House And 14 Elmtree Road Somerset Road Teddington	Variation of condition to amend list of approved drawings to enable internal amendments to Plot 5, as detailed in the Cover Letter.	10/1447/FUL - Committee Report - "The scheme would require a maximum of 77 parking spaces. The proposal would provide for a total of 86 parking spaces. This is in excess of what would normally be acceptable, but on the basis of recent parking surveys, Transport Officers consider this level of provision to be acceptable in this particular case bearing in mind the surrounding streets are fairly heavily parked. A further two spaces are proposed for use by a car club, in line with the Council's Car Club Strategy. The applicants have agreed that lifetime car club membership would be provided for the whole of the development, secured as part of the S106 agreement"	Acceptable due to on-street capacity	0	86	0	C3	
12/2327/FUL	06/01/2014	Queen Dowager 49 North Lane Teddington TW11 0HU	Demolition of vacant public house and erection of four no. three-bedroom houses	Officer Report - "The parking requirement for the proposal would be 6 spaces off street (1.5 per dwelling). 4 spaces are proposed. A parking survey has been submitted which shows that the proposal would not reduce the available parking on street to under 10%. The application therefore is acceptable in policy terms"	Acceptable due to on-street capacity	0	4	0	C3	

Applications Acceptable with DM TP 8 Off Street Parking Policy										
Application Reference	Completion Date	Address	Proposal	Report	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
12/2341/FUL	06/11/2013	Hampton Wick Infants School Normansfield Avenue Hampton Wick Teddington TW11 9RP	Proposed Extension to an Infants School, minor refurbishment works and landscaping works including relocation of carpark. Increase number of children from 180 to 270 plus existing 26 nursery places.	Officer Report - "There is considered to be a modest increase in vehicle demand and one that can be accommodated on the surrounding highway network as it is generally only lightly trafficked"	Acceptable due to on-street capacity	10	12	2339	D1	
12/2792/FUL	31/08/2014	Heathfield Primary School Cobbett Road Twickenham TW2 6EN	Demolition, new build and alteration works to provide permanent accommodation for the expansion of both the existing infant and junior schools from 3 form of entry to 4 form of entry.	Officer Report - "There would be two additional staff members (one full time and one part time). It is considered the proposed development would not result in an unacceptable additional traffic or parking congestion given the limited increase and the sites location in a residential area"	Acceptable due to on-street capacity	48	54	5648	D1	
12/3149/FUL	28/08/2015	7 - 9 St Marks Road Teddington	Demolition of existing pair of 2 storey semi-detached houses and erection of pair of semi detached homes with lower ground floor and 3 upper floors. creation of offstreet parking spaces and associated soft and hard landscaping works.	Officer Report - "The parking layout has been revised to show one space per unit in light of the concerns expressed by highway engineers. A parking survey has been submitted demonstrating that there is sufficient parking on street to accommodate the overspill. As the current dwellings do not benefit from off-street parking, the reduction proposed is not considered necessary to warrant re-consultation"	Acceptable due to on-street capacity	0	2	0	C3	
12/3413/FUL	01/07/2015	20 Conway Road Whitton Hounslow TW4 5LR	Demolition of existing dwelling and erection of a pair of semi-detached bungalows with dormer extension and roof lights.	Officer Report - "Whilst there is a shortfall of 2 parking spaces for Unit A, given there is no controlled parking measures in the locality, it is not considered to impact on the free flow of traffic in the locality nor impact highway and pedestrian safety. Unit B provides 1 off-street parking space and therefore complies with Council parking standards for 2 bed units"	Acceptable due to on-street capacity	2	1	0	C3	
12/3447/FUL	15/04/2015	1 - 2 South Avenue Kew Richmond T W9 3LY	Conversion of 344 sqm of Class B1 floor area into 4 residential units and- an infill extension to create the 5th residential unit. The creation of an additional 269 sqm of Class B1 floorspace in the Southern building by extending the first floor and roof on the east elevation and mezzanine floorspace. The provision of on site car and cycle parking and amenity space provision	Appeal Decision - "The redevelopment would involve the landscaping of the central courtyard, which has the capacity to provide informal parking areas, and inclusion of three car spaces. This would fall short of the Council's parking standards which indicate a total of 10 on-site spaces for the combined commercial and residential uses. The appellants have carried out a number of parking surveys, the most recent of which shows an occupancy rate of about 88% of existing street spaces. This falls below the threshold of 90% which is described as 'heavily parked'. The Council do not accept its results, claiming that occupancy actually amounts to 91%. The respective position of the parties is noted, from which it can only be concluded that the occupancy rate lies in the vicinity of the 90% threshold. The lack of on site parking and limited manoeuvring and servicing space fall short of preferred standards but there are not substantial grounds to consider than any shortfall would have an unduly harmful effect on road safety and the free flow of traffic."	Acceptable due to on-street capacity	5	4	1299	B1	

Applications Acceptable with DM TP 8 Off Street Parking Policy										
Application Reference	Completion Date	Address	Proposal	Report	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
12/3447/FUL	15/04/2015	1 - 2 South Avenue Kew Richmond T W9 3LY	Conversion of 344 sqm of Class B1 floor area into 4 residential units and- an infill extension to create the 5th residential unit. The creation of an additional 269 sqm of Class B1 floorspace in the Southern building by extending the first floor and roof on the east elevation and mezzanine floorspace. The provision of on site car and cycle parking and amenity space provision	Appeal Decision - "The redevelopment would involve the landscaping of the central courtyard, which has the capacity to provide informal parking areas, and inclusion of three car spaces. This would fall short of the Council's parking standards which indicate a total of 10 on-site spaces for the combined commercial and residential uses. The appellants have carried out a number of parking surveys, the most recent of which shows an occupancy rate of about 88% of existing street spaces. This falls below the threshold of 90% which is described as 'heavily parked'. The Council do not accept its results, claiming that occupancy actually amounts to 91%. The respective position of the parties is noted, from which it can only be concluded that the occupancy rate lies in the vicinity of the 90% threshold. The lack of on site parking and limited manoeuvring and servicing space fall short of preferred standards but there are not substantial grounds to consider than any shortfall would have an unduly harmful effect on road safety and the free flow of traffic."	Acceptable due to on-street capacity	5	4	1299	C3	
12/3878/FUL	31/03/2016	2 Belmont Road Twickenham TW2 5DA	Demolition of existing property and construction of a detached three storey building (plus habitable roof space) to provide 4 No. self-contained units (1 No.2 bedroom house, 2 No.2 bedroom flats, 1 No.1 bedroom flat).	Officer Report - "There is a shortfall of 3 parking spaces and the applicant has submitted a parking survey to demonstrate a parking stress of 81%. With the additional 4 parking spaces, the parking stress would marginally increase to 82%, which remains below the 90% heavily parked figure set out in the Off-Street Parking Standards SPD. As such it is not considered to impact the free flow of traffic in the locality nor impact on parking stress"	Acceptable due to on-street capacity	4	1	0	C3	
13/0037/FUL	30/09/2014	St John The Baptist C Of E Junior School Lower Teddington Road Hampton Wick Kingston Upon Thames KT1 4HQ	Construction of new teaching block to facilitate the expansion of St John the Baptist School from a 2FE Junior School to a 3FE Junior School (increase in pupil numbers from 240 to 360); alterations to car parking and landscaping.	Officer Report - "The application will lead to an increase in staff from 30 to 40. The maximum parking standards of 1 space per 2 members of staff and the proposed provision falls short of this requirement by 4 spaces. However due to the high level of part time staff, there will be a 'turn over' of spaces. With the promotion of measures set out in the School Travel Plan, it is considered that the proposed expansion will not result in an unacceptable overspill of on-street parking conditions."	Acceptable due to on-street capacity	12	19	2105	D1	
13/0391/FUL	27/08/2015	Garage Site At Egerton Road Twickenham	Demolition of existing garages and construction of a 3 x bed house including a private rear garden and a parking space.	Committee Report "A parking survey of the roads within a 200m radius of the site was carried out in January 2013 which indicated that there were 31 available spaces. Based on this evidence and the provision provided as part of the proposed development, it is considered that the scheme would not result in such a significant increase in on-street parking such that a refusal could be justified. Nevertheless, it is considered necessary to require the new property to be exempt from being issued with a permit to park in the surrounding CPZ.	Acceptable due to on-street capacity	5	1	0	C3	

Applications Acceptable with DM TP 8 Off Street Parking Policy										
Application Reference	Completion Date	Address	Proposal	Report	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
13/0393/FUL	01/10/2015	Garages To Rear Of 725 To 737 Hanworth Road Whitton	Proposed demolition of existing garages and construction of a 2 storey block consisting of 5 flats (comprising 1 x 1-bed, 3 x 2-bed and 1 x 3 bed flats). Works include creation of 9 car parking spaces, a communal garden, widening works to improve the existing vehicular access to the rear and extend the turning head to the front	Committee Report - "The scheme proposes nine parking spaces, one of which is a dedicated disabled space. This provision is in excess of that required. Arguably one of the most important considerations in this application is that the proposal would result in the loss of 34 garages. 13 of the garages are currently let out and it is assumed that the proposal may result in the displacement of eight vehicles into surrounding roads. A parking survey was carried out and the results of which indicated that the displaced vehicles, together with the five further vehicles which would be displaced as a result of the enlarged turning head, could be accommodated in the surrounding roads as '16 gaps' were found. Based on this evidence and the provision provided as part of the proposed development, it is considered that the scheme would not result in such a significant increase in on-street parking such that a refusal could be justified."	Acceptable due to on-street capacity	34	9	0	C3	
13/0394/FUL	01/11/2015	Garages At Little Queens Road Teddington	Proposed demolition of garages and construction of one x 1 bed and two x 2 bed flats and a caretaker facility including the creation of 16 car parking spaces and rationalisation of adjacent Queens House parking.	Committee Report - "Given the limited number of units proposed and given the level of traffic along Little Queen's Road, the proposal is not considered to result in unreasonable traffic congestion or highway safety. Given the rationalisation of the parking area and the use of traffic calming, it is considered that the proposal would improve traffic and pedestrian safety in the locality. In rationalising the spaces with a formal layout the applicant proposes sixteen spaces thereby increasing the level of parking by five."	Acceptable due to on-street capacity	12	16	30	C3	
13/0394/FUL	01/11/2015	Garages At Little Queens Road Teddington	Proposed demolition of garages and construction of one x 1 bed and two x 2 bed flats and a caretaker facility including the creation of 16 car parking spaces and rationalisation of adjacent Queens House parking.	Committee Report - "Given the limited number of units proposed and given the level of traffic along Little Queen's Road, the proposal is not considered to result in unreasonable traffic congestion or highway safety. Given the rationalisation of the parking area and the use of traffic calming, it is considered that the proposal would improve traffic and pedestrian safety in the locality. In rationalising the spaces with a formal layout the applicant proposes sixteen spaces thereby increasing the level of parking by five."	Acceptable due to on-street capacity	12	16	30	SG	
13/0769/VRC	29/04/2013	Rear Of Bank House High Street Hampton Wick	Change of Use from warehouse to a D1 Church Hall associated with St Johns Church only for uses : Church Activities: Sunday School for children/ youth groups/training courses/meetings and receptions and Local Community Use: e.g., students at Kingston Bridge	Application for permanent change of use following temporary permission (10/3346/COU). Temporary permission granted due to concerns about overspill parking on surrounding streets. No complaints or objections received in that time	Acceptable due to on-street capacity	6	6	436	D1	
13/1100/FUL	01/10/2015	2 Gloucester Road Hampton TW12 2UH	Demolition of existing bungalow and erection of pair of semi detached five bedroom houses	Officer Report - "Initially the proposal was for two off-street parking spaces per property. Following concerns raised by the Highways Officer, the scheme was amended to one off-street parking space per property. A parking survey has been carried out which has shown there is capacity on street for two additional cars"	Acceptable due to on-street capacity	2	2	0	C3	

Applications Acceptable with DM TP 8 Off Street Parking Policy										
Application Reference	Completion Date	Address	Proposal	Report	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
13/2328/FUL	01/11/2014	1 The Elms Barnes London SW13 0NF	The subdivision of No 1 The Elms to No 1 & No 1A The Elms by dividing the original property with an existing extension and converted garage. Also to extend the existing extension and converted garage.	Officer Report - "The applicant has submitted a parking survey with the scheme demonstrating that roads including and surrounding the site are significantly below 90% stress levels demonstrating the area could accommodate an extra vehicle"	Acceptable due to on-street capacity	3	2	0	C3	
13/2890/FUL	15/04/2015	35 - 37 Blandford Road Teddington	Demolition of pair of semi detached houses and erection pair of 2 x 3 storey 4 bed houses	A car parking survey has been undertaken which shows that there is on-street availability for any overspill parking from the proposed houses.	Acceptable due to on-street capacity	2	2	0	C3	
13/4014/FUL	31/08/2015	18 Acacia Road Hampton TW12 3DS	Demolition of the existing detached house and the erection of a pair of 4 bedroom semi-detached houses arranged over 2 storeys with accommodation in the roof space.	Officers Report - "Initially it was proposed to create 2 off-street parking spaces per unit, but this was not considered acceptable. Following amendments one off-street parking space is provided per unit which is below the maximum standards. It is considered to be acceptable in this location given the lack of restrictions and the available on-street parking"	Acceptable due to on-street capacity	2	2	0	C3	
13/4458/FUL	01/06/2015	Former 293 Lower Richmond Road Richmond	Change of use of vacant Class B1 (office) floorspace in Block A (ground and first floors) and Block D (ground, first and second floors) to provide 12 affordable residential units (1 x 1 bed and 11 x 2 bed) with associated external amendments, 4 car parking spaces, cycle parking and refuse	Officer Report - "Parking surveys demonstrate that whilst parking pressure has increased following the completion of adjacent residential development, the stress is still relatively low and could accommodate additional vehicular parking. It is considered that there is sufficient on-street parking available and that the shortfall of spaces and parking demand would not adversely affect the free flow of traffic. A S106 agreement will remove the ability of future residents to be able to apply for parking permits."	Acceptable due to on-street capacity	0	4	0	C3	
13/4745/FUL	30/11/2015	20 Holmesdale Road Teddington TW11 9LF	One and two storey extensions to existing house and erection of new semi detached house with new roof to both houses. Associated car parking	Officer Report - "The parking standards would normally require two spaces for each house and therefore there is a shortfall of two. An overnight parking survey has been carried out, which shows that there is 82% and 76% parking stress on the two nights of the survey and that the addition of two overspill vehicles from the existing retained house would increase parking stress to 84% and 78% which is below the 90% threshold. As a consequence of this the parking standards are considered to be acceptable"	Acceptable due to on-street capacity	2	2	0	C3	
14/2858/FUL	01/03/2015	Chase Bridge School Kneller Road Twickenham TW2 7DE	Use of the whole premises for D1/D2 purposes including a ground floor community meeting room space and changing room facilities for use in conjunction with the main primary school use. Variation of condition U54466 (Specific use - General use class) dated 02/11/2012 to allow the use of the premises for D1/D2 purposes, including a ground floor community meeting space and changing room.	Officer Report - "Plans indicate 2 parking spaces are available outside of the building and a condition will ensure these are made available for visitors to the building. The applicant has advised that no more than 6 children will be using the premises. There will also be one teacher and one teaching assistant present and it will be limited to school hours. Given the limited size of the building it is considered that the proposal would not generate a significant amount of overspill of traffic onto surrounding roads"	Acceptable due to on-street capacity	0	2	42	D1	

Applications Acceptable with DM TP 8 Off Street Parking Policy										
Application Reference	Completion Date	Address	Proposal	Report	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
14/2858/FUL	01/03/2015	Chase Bridge School Kneller Road Twickenham TW2 7DE	Use of the whole premises for D1/D2 purposes including a ground floor community meeting room space and changing room facilities for use in conjunction with the main primary school use. Variation of condition U54466 (Specific use - General use class) dated 02/11/2012 to allow the use of the premises for D1/D2 purposes, including a ground floor community meeting space and changing room.	Officer Report - "Plans indicate 2 parking spaces are available outside of the building and a condition will ensure these are made available for visitors to the building. The applicant has advised that no more than 6 children will be using the premises. There will also be one teacher and one teaching assistant present and it will be limited to school hours. Given the limited size of the building it is considered that the proposal would not generate a significant amount of overspill of traffic onto surrounding roads"	Acceptable due to on-street capacity	0	2	42	D2	
14/3678/FUL	01/10/2015	76 Devon Avenue Twickenham TW2 6PW	Erection of a single storey side extension and sub-division of existing dwelling to form 2 dwelling houses with solar panels	Officer Report - "The existing 4 bedroom property would require 2 spaces with the proposed development requiring 3 giving a shortfall of 1 space. An independent parking survey was carried out which showed the parking stress was calculated at 82% and 84% which is below the 90% stress threshold and therefore it is considered that the proposal would not result in a significant generation of overspill onto surrounding roads and as such complies with the requirements of DM TP 8"	Acceptable due to on-street capacity	2	2	0	C3	
14/4444/FUL	31/07/2015	Twickenham Academy Percy Road Twickenham TW2 6JW	Proposed Sixth Form Expansion To The Gateway Centre.	Officer Report - "The extension would result in a total of 16.5 Full Time Equivalent (FTE) staff working at the school and some 30 pupils. As such, there would likely be a shortfall of 6.5 off-street parking spaces. It is predicted in the Transport Statement that 7 staff will arrive by car and as such it would be expected that there would likely be overspill onto the surrounding roads, which have the current capacity to support the extra on-street parking.	Acceptable due to on-street capacity	5	3	608	D1	
15/1772/FUL	14/03/2016	21 Glebe Side Twickenham TW1 1DB	Construct part single, part two storey side extension, single storey rear extension, loft conversion to include front and rear dormer window and conversion into 3 No. 1-bed residential units.	Officer Report - "As there was a shortfall of 1 no. parking space, the applicant has submitted a detailed Transport Statement. Furthermore, previous parking surveys undertaken within the area have demonstrated that there is sufficient capacity on surrounding roads for additional parking"	Acceptable due to on-street capacity	2	2	0	C3	
13/2373/FUL	22/08/2014	67 Crane Way Twickenham TW2 7NH	Alterations and extensions to No.67 Crane Way including the erection of a part two-storey and part single storey side extension (including accommodation in the roof), single storey rear extension, loft conversion and rear dormer roof extension to facilitate the formation of an additional dwellinghouse with associated parking.	Officer Report - "The provision of an off-street parking space to the rear of the existing dwellinghouse is considered adequate. The provision of 2 no. off-street parking spaces to the rear of the new dwelling complies with the Council's maximum parking standards. There appears to be sufficient spaces along the street to accommodate any potential increase in parking demand. The applicant has agreed to restrict future residents of the three bed dwelling house from applying for resident parking permits which will be secured via a grampian agreement"	Acceptable due to on-street capacity and agreed restrictions	1	3	0	C3	
11/1559/FUL	01/05/2013	2 Meadow Close Whitton TW4 5LN	Proposed conversion of existing house into two 2 bedroom properties with front porch extension.	Officer Report "There is space to park at least two vehicles on the forecourt - but no vehicular access has been authorised. The parking standards for a 4 bedroom house and 2 two bedroom houses is 2 spaces and as such the proposed conversion of the dwelling into two would have a neutral impact on the parking situation locally"	Acceptable due to on-street capacity and public transport provision	2	2	0	C3	

Applications Acceptable with DM TP 8 Off Street Parking Policy										
Application Reference	Completion Date	Address	Proposal	Report	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
11/2143/FUL	01/06/2013	85 Whitton Road Twickenham	Conversion of the property into a pair of semi-detached dwelling houses (1 no. 3 bed and 1 no. 5 bed unit) with one off-street car park space to each property.	Officer Report - "4 spaces would be required for this development. One off-street car parking space is proposed for each property and Transport Officers have raised no objection to this provision. Recommend a S106 agreement restricting each dwelling to 1 residential permit. Walking distance to Twickenham train station"	Acceptable due to on-street capacity and public transport provision	2	2	0	C3	
08/0651/FUL	31/05/2013	77 Colne Road Twickenham Middlesex TW2 6QL	Demolition of existing 2-storey building and construction of a new 2-storey building with front dormer sub-divided into 1No, studio flat and 1No. 1-bedroom flat. Redevelopment of rear yard to provide a 2-storey, 2-bedroom house. Redevelopment of ground floor storage building into a 1-bedroom dwelling.	Officer Report - "The maximum number of spaces permitted by the Council's parking standards is 4. 2 off-street spaces are proposed. A parking survey has been undertaken and it is considered that the level of parking proposed is acceptable. The site is within PTAL 3 and therefore has a medium level of accessibility to public transport, further supporting a modest under provision of off-street parking. The application is to be the subject of a S106 agreement removing the eligibility of future residents for parking permits should a CPZ be introduced in the area in the next 5 years"	Acceptable due to public transport provision	1	2	0	C3	
08/4383/FUL	01/11/2013	Former Goods Yard Land At Queens Ride Barnes London	Creation of new public open space and residential development (14 flats), provision of new access road and new pedestrian routes, together with associated enabling works and the provision of parking, servicing and plant areas.	Officer Report - "50% of maximum, but immediately adjacent to train station and close to bus services"	Acceptable due to public transport provision	0	12	0	C3	
11/1086/FUL	01/03/2014	16A Crown Road Twickenham TW1 3EE	Variation to planning permission ref: 08/2274/FUL dated 01.04.2010 for the demolition of all site buildings and the construction of a mixed-use development consisting of 9 residential units and 5 commercial units with semi-basement parking and servicing bay. Proposed amendment to allow the inclusion of basement storage space to commercial units 4 and 5 and modification to ground and upper floor layouts only.	Committee Report for previous 08/2274/FUL - "No parking is proposed for the future occupants, however the site's close proximity to public transport, the rail station and many bus routes, is a reasonably accessible location by other means of transport."	Acceptable due to public transport provision	0	2	534	B1	
11/1086/FUL	01/03/2014	16A Crown Road Twickenham TW1 3EE	Variation to planning permission ref: 08/2274/FUL dated 01.04.2010 for the demolition of all site buildings and the construction of a mixed-use development consisting of 9 residential units and 5 commercial units with semi-basement parking and servicing bay. Proposed amendment to allow the inclusion of basement storage space to commercial units 4 and 5 and modification to ground and upper floor layouts only.	Committee Report for previous 08/2274/FUL - "No parking is proposed for the future occupants, however the site's close proximity to public transport, the rail station and many bus routes, is a reasonably accessible location by other means of transport."	Acceptable due to public transport provision	0	2	534	C3	

Applications Acceptable with DM TP 8 Off Street Parking Policy										
Application Reference	Completion Date	Address	Proposal	Report	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
11/3556/FUL	01/11/2015	Air Sea House Third Cross Road Twickenham TW2 5DU	Proposed conversion of 5 existing commercial office units into 5 residential units (3 No.1 bed flats and 2 No.2-bed houses) and one office (70sqm), changes to the elevations and site layout to include increased parking provision and installation of 2 No. basement scissor lifts	Transport Statement - "Parking Survey indicates that sufficient capacity exists at all times to accommodate any potential demand generated by the site with a minimum of 8 spaces available within 200 metres of the site at the busiest times. It is reasonable to assume that the worst case would never be realised given that car ownership is likely to be less than 100% for the one bed units, which would mean fewer than 4 cars parking on-street. the site has a PTAL rating of 3 (good) and there are two railway stations located within the vicinity of the site: Strawberry Hill (900m) and Fulwell Station (1.1km)."	Acceptable due to public transport provision	0	4	70	B1	
11/3556/FUL	01/11/2015	Air Sea House Third Cross Road Twickenham TW2 5DU	Proposed conversion of 5 existing commercial office units into 5 residential units (3 No.1 bed flats and 2 No.2-bed houses) and one office (70sqm), changes to the elevations and site layout to include increased parking provision and installation of 2 No. basement scissor lifts	Transport Statement - "Parking Survey indicates that sufficient capacity exists at all times to accommodate any potential demand generated by the site with a minimum of 8 spaces available within 200 metres of the site at the busiest times. It is reasonable to assume that the worst case would never be realised given that car ownership is likely to be less than 100% for the one bed units, which would mean fewer than 4 cars parking on-street. the site has a PTAL rating of 3 (good) and there are two railway stations located within the vicinity of the site: Strawberry Hill (900m) and Fulwell Station (1.1km)."	Acceptable due to public transport provision	0	4	70	C3	
12/3222/FUL	27/10/2014	18 Parkshot Richmond TW9 2RG	Change of use of existing 4 storey office building (B1 use class) to a GP led medical centre (D1 use class). Removal of external staircase.	Officer Report - "It is considered that whilst there is a shortfall of on-site parking, given the highly sustainable location that is well served by Public Transport (PTAL 6A) and agreement to enter into a legal agreement to restrict parking, the scheme will not prejudice the free flow of traffic and highway pedestrian safety. It is also proposed that off-site provision, for example at Richmond Rugby Football Ground, could be arranged."	Acceptable due to public transport provision	3	4	1211	D1	
13/0465/FUL	01/12/2014	Land Rear Of 2 Church Road Richmond	Removal of existing surface to car park and construction of a new 3 bedroom detached house with off street parking and a landscaped garden.	Committee Report - "No objections are raised to the loss of the existing commercial car park given the sustainable location (PTAL of 6a (excellent)) of the site. DMP policy DM TP8 indicates that the number of on-site parking spaces for a 4+ bed dwelling is 2 spaces within this location. The proposed scheme would only provide 1 off-street parking space however given the sustainable location/proximity to Richmond centre one space is considered acceptable. The new access would result in the loss of on-street parking bays however the applicant has entered into a legal agreement with the Council to ensure that the space which is lost would be reinstated to the front of the pedestrian access, at the cost of the applicant. In addition, the applicant has entered into a legal agreement restricting future occupiers of the property from applying for parking permits within the surrounding streets. As a result the scheme would not result in any reduction in on-street parking along St Johns Road"	Acceptable due to public transport provision	0	1	0	C3	

Applications Acceptable with DM TP 8 Off Street Parking Policy										
Application Reference	Completion Date	Address	Proposal	Report	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
13/1298/FUL	28/07/2014	Midmoor House Kew Road Richmond TW9 2NQ	Change of use to part of the ground floor from A1 including the basement car park to create a restaurant A3 use throughout the ground floor and the basement. Alterations to the existing frontage and construction of a rear ground floor covered service area	Officer Report - "No parking is proposed within this scheme, either for the existing offices on the upper floors or with regards to the A3 units. The proposals for conversion of the basement will remove the existing on-site provision. Notwithstanding such, in this instance, the scheme is deemed not to result in unacceptable on-street parking implications. the site is within CPZ A1, and given the hours of the restaurant operating, and the siting within a town centre with a high PTAL rating and access to public transport, the scheme will not result in unacceptable parking congestion." - Design and Access Statement -"Given the location of Midmoor House being on all the local bus routes and opposite Richmond station it is in an ideal position for a car free scheme."	Acceptable due to public transport provision	8	3	1028	A3	
13/1298/FUL	28/07/2014	Midmoor House Kew Road Richmond TW9 2NQ	Change of use to part of the ground floor from A1 including the basement car park to create a restaurant A3 use throughout the ground floor and the basement. Alterations to the existing frontage and construction of a rear ground floor covered service area	Officer Report - "No parking is proposed within this scheme, either for the existing offices on the upper floors or with regards to the A3 units. The proposals for conversion of the basement will remove the existing on-site provision. Notwithstanding such, in this instance, the scheme is deemed not to result in unacceptable on-street parking implications. the site is within CPZ A1, and given the hours of the restaurant operating, and the siting within a town centre with a high PTAL rating and access to public transport, the scheme will not result in unacceptable parking congestion." - Design and Access Statement -"Given the location of Midmoor House being on all the local bus routes and opposite Richmond station it is in an ideal position for a car free scheme."	Acceptable due to public transport provision	8	3	1028	B1	
13/1903/FUL	30/11/2014	57 King Street Parade King Street Twickenham TW1 3SG	Change of use from A4 to D1 Beauty Salon at ground floor level with conversion of upper floors into two studio flats and one 1-bedroom flat including the erection of a first floor rear extension and alterations to shop front.	Officer Report - "Given the sustainable town centre location, it is considered that no additional off-street parking needs to be provided for the residential use. A restriction on the number of parking permits which could be issued at the site to no more than the current two permits will be attached as a Grampian condition via a S106 agreement"	Acceptable due to public transport provision	0	1	123	C3	
13/1903/FUL	30/11/2014	57 King Street Parade King Street Twickenham TW1 3SG	Change of use from A4 to D1 Beauty Salon at ground floor level with conversion of upper floors into two studio flats and one 1-bedroom flat including the erection of a first floor rear extension and alterations to shop front.	Officer Report - "Given the sustainable town centre location, it is considered that no additional off-street parking needs to be provided for the residential use. A restriction on the number of parking permits which could be issued at the site to no more than the current two permits will be attached as a Grampian condition via a S106 agreement"	Acceptable due to public transport provision	0	1	123	D1	
14/4349/FUL	01/04/2015	379 Richmond Road Twickenham TW1 2EF	Change of use of ground floor from 'Take Away' and first floor from 2 bed dwelling to A2 use. Single storey rear extension with terrace on top.	Officer Report - "The area is well served by public transport, with bus routes and is in relatively close proximity to St. Margaret's, Twickenham and Richmond Train Stations, and Richmond Underground and Bus Stations. The scheme would generate a maximum requirement for one car parking space but whilst no provision is offered as part of the planning application given the existing situation and location, it is considered that the proposal will not have a significant effect with regard to traffic generation or requirements for parking sufficient to justify the refusal of this application on this ground"	Acceptable due to public transport provision	2	2	97	A2	

Applications Acceptable with DM TP 8 Off Street Parking Policy										
Application Reference	Completion Date	Address	Proposal	Report	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
14/4426/FUL	01/05/2015	167 Lower Richmond Road Mortlake London SW14 7HX	Change of Use from A1 to A2 (professional services)	Officer Report - "The parking space in front of the property will be maintained and there is a public car park adjacent to the site. The site locates in the area with PTAL of 3 which is relatively well connected to public transport, and is not located within a CPZ and is approximately 500m from Mortlake Station. Overall the proposal is not considered to have any unacceptable impacts on the general highway and parking conditions of the surrounding roads"	Acceptable due to public transport provision	1	1	28	A2	
09/2420/FUL	14/01/2014	Car Park Wakefield Road Richmond	Erection of a four storey mixed use block with basement, providing eleven flats and 193sq.m of B1 office space, in addition to two car parking spaces and fourteen cycle parking spaces.	Committee Report - "The site is extremely well located for public transport, being in a very high public transport accessibility area (PTAL level 6a), within a controlled parking zone and within walking distance of Richmond Train and Tube Stations, a number of bus routes and a range of facilities. The scheme provides 2 disabled off-street parking spaces. The applicant has agreed to enter into a section 106 agreement to ensure no car parking permits would be issued to the development and all units would be made members of a local car club. This is considered acceptable and in accordance with policies."	Acceptable due to public transport provision and agreed restrictions	0	2	193	B1	
09/2420/FUL	14/01/2014	Car Park Wakefield Road Richmond	Erection of a four storey mixed use block with basement, providing eleven flats and 193sq.m of B1 office space, in addition to two car parking spaces and fourteen cycle parking spaces.	Committee Report - "The site is extremely well located for public transport, being in a very high public transport accessibility area (PTAL level 6a), within a controlled parking zone and within walking distance of Richmond Train and Tube Stations, a number of bus routes and a range of facilities. The scheme provides 2 disabled off-street parking spaces. The applicant has agreed to enter into a section 106 agreement to ensure no car parking permits would be issued to the development and all units would be made members of a local car club. This is considered acceptable and in accordance with policies."	Acceptable due to public transport provision and agreed restrictions	0	2	193	C3	
13/1026/FUL	05/12/2014	120 - 120A Kew Road Richmond	Conversion of two adjoining 3 storey properties containing 10.no self contained flats, to form 7 no. one bed self contained flats. Including replacement windows and doors to no 120A.	Committee Report - "The number of residential units on site is reducing therefore their parking requirement would reduce. In addition, the site is located within a sustainable location close to public transport links, local amenities and Richmond town centre. A Grampian condition would be attached to prevent future occupants from obtaining parking permits within the surrounding streets. Overall, it is therefore considered that the proposal would represent an improvement to parking and highways safety over the current situation."	Acceptable due to public transport provision and agreed restrictions	1	1	0	C3	

Applications Acceptable with DM TP 8 Off Street Parking Policy										
Application Reference	Completion Date	Address	Proposal	Report	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
13/3903/FUL	30/09/2015	Former St Johns Hospital Amyand Park Road And Newland House Oak Lane Twickenham	Change of use from D1 to form a 3-bed dwelling at ground floor; create a 2-bed dwelling at first floor level through a mansard extension; provide 150m2 of replacement D1 floor space through the conversion and extension of the roof at first floor level; together with alterations to the elevations comprising the provision of new windows and doors to the ground floor and the installation conservation-style rooflights; and the provision of one parking space.	Transport Statement - "Residents of the two proposed apartments would not be permitted to purchase a residents' permit to park in the controlled parking zone and they would be made aware also that they are not to use any other spaces provided on the St John's site inappropriately."	Acceptable due to public transport provision and agreed restrictions	0	1	150	C3	
13/3903/FUL	30/09/2015	Former St Johns Hospital Amy and Park Road And Newland House Oak Lane Twickenham	Change of use from D1 to form a 3-bed dwelling at ground floor; create a 2-bed dwelling at first floor level through a mansard extension; provide 150m2 of replacement D1 floor space through the conversion and extension of the roof at first floor level; together with alterations to the elevations comprising the provision of new windows and doors to the ground floor and the installation conservation-style rooflights; and the provision of one parking space.	Transport Statement - "Residents of the two proposed apartments would not be permitted to purchase a residents' permit to park in the controlled parking zone and they would be made aware also that they are not to use any other spaces provided on the St John's site inappropriately."	Acceptable due to public transport provision and agreed restrictions	0	1	150	D1	
13/4289/FUL	01/02/2015	Midmoor House, Kew Road And Merevale House Parkshot Richmond	Renovation and extension of Midmoor House. The addition of two new apartments to the roof of Merevale House. the landscaping of the site to include a substation and bike and bin storage.	Officer Report - "The scheme results in the loss of two off-street parking spaces. The site is within Richmond Town Centre within easy reach of Richmond Station and bus routes and is in CPZ A1. The applicant has submitted a signed legal agreement restricting future residents from applying for parking permits and as such, in this instance, the scheme is deemed not to result in unacceptable parking congestion"	Acceptable due to public transport provision and agreed restrictions	6	4	892	C3	
14/2081/FUL	16/12/2015	Land Adjacent To 36 Mortlake Road Kew	Demolition of 2 no. existing garages and erection of 2 no. 3 bedroom semi detached houses with associated parking.	Officer Report - "2 parking spaces are proposed for the two proposed units. The proposal would have a shortfall in on-site parking spaces when applying council maximum parking standards which advises that a development of this size / location should be providing 4 off-street parking spaces. Parking survey figures for the area indicate that kerbside parking is at more than 90% capacity. However, the site is located in proximity to Kew train station and local bus routes. Given the sustainable location of the site a reduction in council maximum parking standards could be accepted. A signed S106 has been submitted to the council to secure a restriction on parking permits"	Acceptable due to public transport provision and agreed restrictions	2	5	0	C3	

Applications Acceptable with DM TP 8 Off Street Parking Policy										
Application Reference	Completion Date	Address	Proposal	Report	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
13/4648/FUL	06/11/2015	Express Dairies Orchard Road Richmond	Demolition of existing commercial building and erection of a mixed use development containing a doctor's surgery and 31 residential units ranging from 1 to 3 bed with associated parking and amenity space.	Officer Report - "The provision of 31 1,2 and 3 bed units results in a parking requirement of 32 spaces in this location. The parking standards for the D1 use require 4 spaces per consulting room as the site is outside the CPZ. The proposals are for 38 car parking spaces on site, comprising 31 for the residential and 7 for the D1 use. The residential parking provision is considered acceptable. Given the hours of operation of the D1 use, the good PTAL rating of 4, provision of parking on-site, presence of spare capacity on-street, and the expected turnover/short dwell times of patients visiting, this is considered acceptable."	Acceptable due to public transport provision and availability of spaces	0	38	1035	C3	
13/4648/FUL	06/11/2015	Express Dairies Orchard Road Richmond	Demolition of existing commercial building and erection of a mixed use development containing a doctor's surgery and 31 residential units ranging from 1 to 3 bed with associated parking and amenity space.	Officer Report - "The provision of 31 1,2 and 3 bed units results in a parking requirement of 32 spaces in this location. The parking standards for the D1 use require 4 spaces per consulting room as the site is outside the CPZ. The proposals are for 38 car parking spaces on site, comprising 31 for the residential and 7 for the D1 use. The residential parking provision is considered acceptable. Given the hours of operation of the D1 use, the good PTAL rating of 4, provision of parking on-site, presence of spare capacity on-street, and the expected turnover/short dwell times of patients visiting, this is considered acceptable."	Acceptable due to public transport provision and availability of spaces	0	38	1035	D1	
13/4734/FUL	01/06/2015	Heatham House Youth Centre Whitton Road Twickenham TW1 1BH	Extensions and refurbishment to existing recreational building (known as "the gym") and formation of a new terrace area to the south of the multi-use hall with associated railings.	Officer Report - "The area to the front of the exiting gym is currently used as a car parking area and currently accommodates 14 car parking spaces. The proposal would not result in a reduction in car parking and given the small increase in footprint, it is considered that the proposal would not generate significant overspill parking onto the surrounding roads. It should be noted that the site is accessible, close to bus stops/routes and Twickenham Station."	Acceptable due to public transport provision and availability of spaces	14	14	357	D2	
11/3823/FUL	01/05/2014	257 Richmond Road Twickenham	Change of use from 3 no. self contained flats into a single family dwelling house. Incorporating an enlarged window opening at the rear of the property, an enlarged skylight in the roof, forecourt parking and works to adjoining trees.	Officer Report - "No off-street parking or crossover for existing 3 flats. A car turntable is proposed and a S106 agreement to remove access to residential parking permits"	Acceptable due to reduction in parking demand	0	1	0	C3	
12/2552/FUL	30/06/2013	36 Kingston Road Teddington TW11 9HX	Conversion of 3 flats back into a single family dwellinghouse	Officer Report - "The proposed parking requirement for a 5-bedroom house (2 spaces) would be an improvement compared to the three flats which requires 3 spaces thereby reducing the amount of vehicles parked on the road. It is considered that traffic generation or impact on public transport would be negligible"	Acceptable due to reduction in parking demand	1	1	0	C3	
12/2888/FUL	20/01/2014	2 - 4 Walpole Crescent Teddington TW11 8PH	Demolition of existing mechanics garage (B2 use) and erection of new detached 3-bedroom house.	Officer Report - "In terms of parking, the impact for a single dwelling will be significantly less than the previous use. As first submitted the proposal provided off street parking however following discussions with Highways over issues of sightlines it was suggested the removal of the garage and its access would allow for retention of an off-street parking space as well as further gain by closing off the existing access to the original workshop"	Acceptable due to reduction in parking demand	5	1	0	C3	

Applications Acceptable with DM TP 8 Off Street Parking Policy										
Application Reference	Completion Date	Address	Proposal	Report	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
13/0392/FUL	01/11/2015	Garages At Stirling Road Twickenham	Proposed demolition of existing garages and construction of 6 new dwellings, consisting of 2 bed houses. Works incorporate the creation of 8 car parking spaces and landscaping.	Committee Report - "8 parking spaces have been provided which exceeds the Council's maximum standard. In recognition of the parking pressure in the area and in particular Stirling Road, the applicant has agreed to offer 2 parking spaces within the site for the local residents and this is secured by way of a Grampian condition. (Subsequently reduced to 5 under permission 2015/1982)"	Acceptable due to reduction in parking demand	32	5	0	C3	
13/1558/FUL	30/06/2014	72 Kingston Road Teddington TW11 9HY	Change of use. Reversion to single family dwelling from current subdivision of two dwellings (flats at ground and first floor)	The number of residential units on site is reducing from 2 to 1, therefore their parking requirement would reduce	Acceptable due to reduction in parking demand	1	1	0	C3	
13/2007/FUL	30/11/2015	37 - 37A Lonsdale Road Barnes London	Extensions and alterations to 37 and 37a Lonsdale Road including the formation of a single dwelling	1 x 4+ bed = 2 spaces - Officer Report - "The proposed single family dwelling would have reduced parking requirements compared to the existing situation therefore would improve the parking benefits as required under DM HO1"	Acceptable due to reduction in parking demand	3	3	0	C3	
14/1664/FUL	01/10/2015	14 Grange Avenue Twickenham	Conversion of existing two flats to a single family dwelling house.	Officer Report - "The parking standards for the existing 2 x 2 bed units would be one space each. The layout and arrangements for the parking at present are such that in practice only the ground floor can park on site. However, noting the information provided by the applicant, it is considered that there would in fact be a benefit to the parking situation in the areas."	Acceptable due to reduction in parking demand	1	3	0	C3	
14/4567/FUL	01/06/2015	10 And 10A Heathcote Road Twickenham	Conversion of existing 2 flats (10 and 10A Heathcote Road) to a single family dwellinghouse and alterations to the rear conservatory	Officer Report - "There will be an in principle reduction in parking demand as a result of the scheme as a four bedroom dwelling triggers the need for only two off-street spaces pursuant to Policy DM TP8. The existing two units (1 x 3 beds and 1 x 1 beds) require the provision of 3 off-street car spaces"	Acceptable due to reduction in parking demand	1	1	0	C3	
15/0424/FUL	01/11/2015	115B High Street Whitton Twickenham TW2 7LG	Change of use from existing A1 (retail) use to A2 (financial and professional services) use.	Office Report - "Maximum parking standards set out within the DMP require 1 off-street car parking space for an A2 use of this scale, whilst 3 spaces would be required for the current lawful use (A1). Therefore the change of use is expected to result in a decreased level of need for off-street car parking. Thus no additional parking provision is required"	Acceptable due to reduction in parking demand	1	1	54	A2	
07/2203/FUL	01/05/2013	37B Cambridge Park Twickenham Middlesex TW1 2JU	Replacing of existing building (2 storeys and large dormered roof space) with a semi-detached building with lower ground, ground and first floor plus roof space to create 3 units - 1 x 1-bedroom flat and 2 x 4-bedrom houses.	Committee Report - "For a scheme of two 4 bedroom properties and one 1 bedroom flat the maximum number of spaces that could be provided on site are 3. The scheme provides two on-site spaces in a suitable layout. Whilst this is below the standard, given the sites location with a controlled parking zone, and closeness of bus services and amenities, this is acceptable" It is recommended that a condition be secured to remove car-parking permits for the additional units.	Acceptable following permit restriction agreement	4	2	0	C3	
12/0291/FUL	31/07/2013	Buckingham Primary School Buckingham Road Hampton TW12 3LT	Erection of 6 classroom block & other extensions to enable expansion of school from 2 Form Entry 420 place to 3 Form Entry 640 place. Associated external works to include extension to existing playground and additional car parking provision.	Officer Report - "With the promotion of measures set out in the School Travel Plan to move towards more sustainable forms - it is considered that the proposed expansion will not result in an unacceptable impact on on-street parking conditions or lead to a generation of unacceptable overspill of on-street parking in the nearby vicinity" - School Travel Plan - 68 staff by 2016/17 - only 20 spaces - 1 per 2 staff required	Acceptable with Travel Plan	15	20	3052	D1	

Applications Acceptable with DM TP 8 Off Street Parking Policy										
Application Reference	Completion Date	Address	Proposal	Report	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
12/1015/FUL	01/09/2013	748 Hanworth Road Whitton Hounslow TW4 5NT	Change of use from Doctors Surgery to a Children's Nursery including construction of new first floor extension and rooms in roof space at second floor level and a single storey front and rear extension.	Officer Report - "The transport planner has raised no objections subject to the conditions that were attached to application no. 08/2996/EXT - requiring Annual Travel Plan and Survey approval by LPA"	Acceptable with Travel Plan	2	2	227	D1	
12/1420/FUL	04/09/2013	Nelson Primary School Nelson Road Twickenham TW2 7BU	Creation of new school assembly hall with associated storage areas and conversion of existing hall to create two new classrooms.	54 staff = 26 spaces required - 23 provided	Acceptable with Travel Plan	23	23	3108	D1	
13/2238/FUL	14/01/2014	First Floor 197 - 201 High Street Hampton Hill Hampton TW12 1NL	Change of use from vacant offices (Class B1) to education and training centre (Class D1).	Officer Report - "The parking standards are expected to be met, unless it can be shown that there would be no adverse impact on the area in terms of on-street parking. A highways and Transport Technical Report was submitted to clarify the likely number of trips associated with the proposal and whether the car park has sufficient capacity. Following consideration of this report the Highways Engineer has raised no objections subject to conditions including submission of annual Travel Plans."	Acceptable with Travel Plan	2	2	134	D1	
14/0121/FUL	30/08/2014	Barnes Primary School Cross Street Barnes London SW13 0QQ	Additional classroom for the Infant school; to accommodate an additional 30 pupils. Extension to two classrooms. Access controlled pedestrian gate on Cross Street.	Officer Report - "Two additional teaching and support staff jobs would be created at the school as a result of the 30 additional pupils. An updated travel plan will be required via condition in order to monitor the schools targets and ensure gold accreditation which the transport officer advises is a realistic target for this school"	Acceptable with Travel Plan	21	21	1104	D1	
14/0443/FUL	01/09/2015	99 Waldegrave Road Teddington	Change of use of building from (B1 usage to D1 learning resource centre)	Officer Report - "There is currently parking for 30 cars. This would be reduced to 24 in order to provide space for cycle parking. The parking will only be available to staff and the disabled and will be controlled by permit. On the basis of access to recent surveys and with the travel plan being updated it is considered that the proposal is acceptable in terms of transport subject to a new travel plan which can be conditioned"	Acceptable with Travel Plan	30	24	1306	D1	

Applications Acceptable with DM TP 8 Off Street Parking Policy										
Application Reference	Completion Date	Address	Proposal	Report	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
14/2465/FUL	31/10/2015	Sheen Mount Primary School West Temple Sheen East Sheen London SW14 7RT	Demolition of existing 2 number temporary classroom units and single storey reception teaching block. Construction of new 2 storey teaching block, studio/kitchen extension and stand alone single storey reception classroom teaching block. Increasing the number of pupils to 630 and staff to 52.	Committee Report - "The Travel Plan / Transport Statement provide staffing numbers – currently 45, and potentially increasing to 65. No additional on-site parking is proposed to cater for the staff increase. Applying the existing percentages for modes of travel to forecast the potential impact, at capacity, the scheme will result in 27 additional pupil/parent cars and 13 additional staff cars (40 cars total), who will be using the 51 available spaces, leaving only 11 free spaces at the school traffic peak in the morning, and resulting in 95% parking stress. This raises concern by the Highways officers and the potential impact on parking congestion and traffic. On the basis of the commitment the school has given to the adoption and development of the School Travel Plan (which would be secured via condition); 85% of the pupils already travelling by sustainable means; the gradual increase in pupil numbers and the concurrent targets to reduce car travel (4% by parents and 5% by staff); the limited catchment area; a significant proportion of pupils living within 1km of the school, and the obvious educational benefits of the scheme, in balance, a refusal on highway grounds is not warranted. A number of safeguarding conditions are recommended, in addition, an informative advising the school that increased targets in car reduction will be expected."	Acceptable with Travel Plan	8	8	3374	D1	
12/0468/FUL	31/08/2013	Orleans Infant School Hartington Road Twickenham TW1 3EN	Change from a 4 Form Entry (4FE) Infant and Nursery School to a 2 Form Entry (2FE) Primary and Nursery School. Four new classrooms on the north-eastern boundary, a hall, a new nursery building, provision of a games area and the reconfiguration/refurbishment of the existing school building.	Committee Report - "The proposal will result in a reduction in parking spaces on site from 17 to 6 spaces and although it is recognised that current demand for on-street parking is high within the immediate locality, the school has agreed that no parking permits will be issued to either staff or parents and this will be managed by the School Travel Plan. With staff and parents not being eligible for parking permits along with the promotion of the measures set out in the School Travel Plan to move towards more sustainable forms which include the increased cycle parking and the encouragement of car sharing as well as a shift in the modal share, it is considered that the proposed expansion would not result in an unacceptable impact upon on-street parking conditions or lead to a generation of unacceptable overspill of on-street parking in the nearby vicinity.	Acceptable with Travel Plan and agreed restrictions	17	6	0	D1	

Applications not compliant with DM TP 8 Off Street Parking										
Application Reference	Completion Date	Address	Proposal	Report	Comments	Parking Existing	Parking Proposed	Total Area	Use Class	
11/3917/FUL	01/02/2014	105 Hampton Road Teddington	Change of Use from an Retail Unit to 1x 1 bedroom and 1 x 2 Bedroom Self Contained Units	Shortfall of 1 space - Officer report - "It is not considered that refusal due to the shortfall of 1 space would be sustained on appeal"	Non-compliant	1	1	0	C3	
12/3068/FUL	30/05/2013	Unit 2 Teddington Business Park Station Road Teddington TW11 9BQ	Change of Use of Unit 2 from Use Class B1/B8 (office/storage and distribution) to B1/B2/B8 to incorporate a car servicing and MOT centre.	Officer Report - "The Halfords Autocentre will have an MOT bay and 4 vehicle ramps therefore up to 5 vehicles can be inside the building and the unit has 11 designated parking spaces. The majority of customers will have made an appointment and in this way customer visits to the site are staggered to avoid congestion. On the basis of the evidence provided it would be difficult to justify refusal as the parking standards require 6 spaces for MOT testing centres and well in excess of this are being provided"	Non-compliant	11	11	541	B1	
12/3332/FUL	01/07/2015	548 Hanworth Road Whitton Hounslow TW4 5LH	Subdivision of existing single family detached bungalow to form 1x2-bedroom and 1x3-bedroom dwellings, with side and rear extensions, 2 x hip to gable roof extensions, and 3 x rear dormer roof extensions.	Officer Report - "The proposal does not meet the minimum parking standards. On balance, it is considered that the benefits gained from the creation of a new residential dwelling outweigh the harm caused by the shortfall of two off-street parking spaces."	Non-compliant	2	1	0	C3	
10/3034/FUL	31/07/2014	6 Monroe Drive East Sheen London SW14 7AR	Demolition of existing five bed house on existing residential plot and erection of one three storey five bedroom house and one two storey one bedroom house.	Committee Report "2 spaces would be provided for the 5 bedroom unit and 1 space for the 1 bedroom unit. Though the overall parking provision would be lower than the maximum standards outlined within the UDP and emerging Development Management Plan, no objections have been raised"	Non-compliant	3	3	0	C3	
12/1588/FUL	31/10/2014	The Gate House 11 Upper Ham Road Ham Richmond TW10 5LE	Change of use from Class B1 (offices) to dual Class B1 (office) and Class D1 (Medical and Health Services) use.	Officer Report - "The maximum parking standard for the proposed use would be 4 parking spaces - The proposal could result in overspill of 2 cars into the surrounding area. Overspill in evenings when resident parking would be more in demand was raised as a potential issue, but this alone is considered not to be sufficient grounds for sustaining refusal of the scheme"	Non-compliant	2	2	111	D1	
15/3756/FUL	14/03/2016	64 The Green Twickenham TW2 5AG	Change of use of the current retail shop (Use Class A1) to a therapy centre to provide chiropractic services (Use Class D1).	Officer Report - "2 no. staff members will work at the proposed clinic. Employees live in Twickenham and will therefore walk or cycle to work. The submitted transport statement outlines that the existing 1 no. car parking space will be retained and will be for the use of clients and visitors. No objections have been raised by the Transport Officer for the lack of parking provision, subject to this space being made available for visitors"	Non-compliant	3	1	75	D1	