

Planning Committee

Wednesday 3 June 2020 at 6.30pm

The meeting will be held remotely via MS Teams with audio access to the public via registered dial-in only.

Members of the Committee

Councillors: M Willingale (Chairman), D Anderson-Bassey (Vice-Chairman), J Broadhead, I Chaudhri, M Cressey, E Gill, C Howorth, R King, M Kusneraitis, I Mullens, M Nuti P Snow, J Sohi, S Whyte and J Wilson.

In accordance with Standing Order 29.1, any Member of the Council may attend the meeting of this Committee, but may speak only with the permission of the Chairman of the committee, if they are not a member of this Committee.

AGENDA

Notes:

- 1) Any report on the Agenda involving confidential information (as defined by section 100A(3) of the Local Government Act 1972) must be discussed in private. Any report involving exempt information (as defined by section 100I of the Local Government Act 1972), whether it appears in Part 1 or Part 2 below, may be discussed in private but only if the Committee so resolves.
- 2) The relevant 'background papers' are listed after each report in Part 1. Enquiries about any of the Agenda reports and background papers should be directed in the first instance to **Mr B A Fleckney, Democratic Services Section, Law and Governance Business Centre, Runnymede Civic Centre, Station Road, Addlestone (Tel: Direct Line: 01932 425620). (Email: bernard.fleckney@runnymede.gov.uk).**
- 3) Agendas and Minutes are available on a subscription basis. For details, please ring Mr B A Fleckney on 01932 425620. Agendas and Minutes for all the Council's Committees may also be viewed on www.runnymede.gov.uk.
- 4) Public speaking on planning applications only is allowed at the Planning Committee. An objector who wishes to speak must make a written request by noon on the Monday of the week of the Planning Committee meeting. In light of the current restrictions imposed to address the Covid -19 outbreak, this meeting will be held remotely. As this meeting is being

conducted remotely you should inform the Planning Business Centre if you wish to dial in and address the Committee and also provide a written statement of your speech (no more than 2 sides of A4 which is approximately the equivalent of 5 minutes speaking time normally allowed under Standing Order 39.24 of the Council's Constitution).

If you do not wish to exercise your right to speak by dialling-in, you can submit your representations in writing (no more than 2 sides of A4 which is approximately the equivalent of 5 minutes speaking time normally allowed under Standing Order 39.24 of the Council's Constitution) and this will be read out by the Chairman of the Committee or an Officer to those Councillors participating.

If you wish to speak and/or make a written submission please contact the Planning Business Centre by email publicspeaking@runnymede.gov.uk

- 5) If you wish to hear the debate by audio via MS Teams you must register by 10am on the day of the meeting with the Planning Business Centre by emailing your name and contact number to be used to dial-in to publiclisteningplanning@runnymede.gov.uk
- 6) For meetings held at the Civic Centre, in the unlikely event of an alarm sounding, members of the public should leave the building immediately, either using the staircase leading from the public gallery or following other instructions as appropriate.
- 7) **Filming, Audio-Recording, Photography, Tweeting and Blogging of Meetings held at Civic Centre or remotely via MS teams**

Members of the public are permitted to film, audio record, take photographs or make use of social media (tweet/blog) at Council and Committee meetings provided that this does not disturb the business of the meeting. If you wish to film a particular meeting, please liaise with the Council Officer listed on the front of the Agenda prior to the start of the meeting so that the Chairman is aware and those attending the meeting can be made aware of any filming taking place.

Filming should be limited to the formal meeting area and not extend to those in the public seating area.

For meetings held remotely via MS teams, you may only record the audio of those proceedings. The Council shall not be recording any remote meetings.

The Chairman will make the final decision on all matters of dispute in regard to the use of social media audio-recording, photography and filming in the Committee meeting.

LIST OF MATTERS FOR CONSIDERATION

PART I

Matters in respect of which reports have been made available for public inspection

	<u>Page</u>
1. NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP	6
2. MINUTES	6
3. APOLOGIES FOR ABSENCE	15
4. DECLARATIONS OF INTEREST	15
5. PLANNING APPLICATIONS	15

APPLICATION NUMBER	LOCATION	Page
RU.20/0107	9-11 Victoria Street, 49-50 Albert Road, Englefield Green	17
RU.19/1146	214 Wendover Road, Staines Upon Thames	33
RU.20/0328	Block J Former Brunel University Campus Englefield Green	52
RU.20/0166	Wentworth Estate Roads, Wentworth, Virginia Water	68
RU.19/1183	22 Guildford Road, Chertsey	77

PLEASE BE AWARE THAT THE PLANS PROVIDED WITHIN THIS AGENDA ARE FOR LOCATIONAL PURPOSES ONLY AND MAY NOT SHOW RECENT EXTENSIONS AND ALTERATIONS THAT HAVE NOT YET BEEN RECORDED BY THE ORDNANCE SURVEY

6. EXCLUSION OF PRESS AND PUBLIC	15
----------------------------------	----

PART II

Matters involving Exempt or Confidential Information in respect of which reports have not been made available for public inspection

a) **Exempt Information**

No reports to be considered.

b) **Confidential Information**

No reports to be considered.

GLOSSARY OF TERMS AND ABBREVIATIONS

TERM	EXPLANATION
AOD	Above Ordinance Datum. Height, in metres, above a fixed point. Used to assess matters of comparative heights in long distance views and flooding modelling
AQMA	Air Quality Management Area
BCN	Breach of Condition Notice. Formal enforcement action to secure compliance with a valid condition
CHA	County Highways Authority. Responsible for offering advice on highways issues relating to planning applications as well as highways maintenance and improvement
CIL	Community Infrastructure Levy – A national levy on development which will replace contributions under 'Planning Obligations' in the future
CLEUD	Certificate of Lawful Existing Use or Development. Formal procedure to ascertain whether a development which does not have planning permission is immune from enforcement action
CLOPUD	Certificate of Lawful Proposed Use or Development. Formal procedure to ascertain whether a development requires planning permission
Conservation Area	An area of special architectural or historic interest designated due to factors such as the layout of buildings, boundaries, characteristic materials, vistas and open spaces
DM	Development Management – the area of planning service that processes planning applications, planning appeals and enforcement work
Design and Access Statement	A Design and Access statement is submitted with a planning application and sets out the design principles that the applicant has adopted to make the proposal fit into its wider context
Development Plan	The combined policy documents of the Local Plan, Minerals and Waste Plans
EA	Environment Agency. Lead government agency advising on flooding and pollution control
EIA	Environmental Impact Assessment – formal environmental assessment of specific categories of development proposals
ES	Environmental Assessment under the Environmental Impact Assessment Regulations
FRA	Flood Risk Assessment
GPDO	General Permitted Development Order. Document which sets out categories of permitted development (see 'PD')
LBC	Listed Building Consent
LDS	Local Development Scheme - sets out the programme and timetable for preparing the new Local Plan
Listed building	An individual building or group of buildings which require a level of protection due to its architectural interest, historical interest, historical associations or group value
LNR	Local Nature Reserve
Local Plan	The current planning policy document
LPA	Local Planning Authority
LSP	Local Strategic Partnership – Leads on the Community Strategy
Material Considerations	Matters which are relevant in determining planning applications
Net Density	The density of a housing development excluding major distributor roads, primary schools, open spaces serving a wider area and significant landscape buffer strips
NPPF	National Planning Policy Framework. This is Policy, hosted on a dedicated website, issued by the Secretary of State detailing national planning policy within existing legislation
PCN	Planning Contravention Notice. Formal notice, which requires information to be provided in connection with an enforcement investigation. It does not in itself constitute enforcement action
PD	Permitted development – works which can be undertaken without the need to submit a planning application
PINS	Planning Inspectorate
POS	Public Open Space
PPG	National Planning Practice Guidance. This is guidance, hosted on a dedicated website, issued by the Secretary of State detailing national

TERM	EXPLANATION
	planning practice and guidance within existing legislation. Also known as NPPG <i>National</i> Planning Practice Guidance
Ramsar Site	A wetland of international importance
RIPA	Regulation of Investigatory Powers Act. Provides limitation on covert surveillance relating to enforcement investigation
SAC	Special Area of Conservation – an SSSI additionally designated as a Special Area of Conservation under the European Community's Habitats Directive 1992 in order to maintain or restore priority natural habitats and wild species
SANGS	Suitable Alternative Natural Greenspaces
SAMM	Strategic Access Management and Monitoring
SCI	Statement of Community Involvement. The document and policies that indicate how the community will be engaged in the preparation of the new Local Plan
SEA/SA	Strategic Environmental Assessment/Sustainability Appraisal – formal appraisal of the Local development Framework
Sec. 106	A legal agreement for the provision of facilities and/or infrastructure either directly by a developer or through a financial contribution, to meet the needs arising out of a development. Can also prevent certain matters
SEP	The South East Plan. The largely repealed Regional Spatial Strategy for the South East. All policies in this Plan were repealed in March 2013 with the exception of NRM6 which dealt with the Thames Basin Heath SPA
SNCI	Site of Nature Conservation Importance. A non-statutory designated area of county or regional wildlife value
SPA	Special Protection Area. An SSSI additionally designated a Special Protection Area under the European Community's Directive on the Conservation of Wild Birds 1979. The largest influence on the Borough is the Thames Basin Heath SPA (often referred to as the TBH SPA)
SPD	Supplementary Planning Document – provides additional advice on policies in Local Development Framework (replaces SPG)
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Urban Drainage Systems. Providing urban drainage systems in a more environmentally sensitive way by systems designed to reduce the quantity of run-off, slow its velocity or provide for filtering, sedimentation and biological degradation of the water
Sustainable Development	Sustainable development is the core principle underpinning planning. It is defined as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs"
TA	Transport Assessment – assessment of the traffic and transportation implications of a development proposal
TPO	Tree Preservation Order – where a tree or trees are formally protected and prior consent is needed for pruning or felling
TRICS	Computerised database and trip rate analysis used to estimate traffic flows to and from a variety of land uses, to assess transportation implications of new development in southern England
Use Classes Order	Document which lists classes of use and permits certain changes between uses without the need for planning permission

Further definitions can be found in Annex 2 of the NPPF

1. **NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP**

2. **MINUTES**

To confirm and sign the Minutes of the meeting of the Committee held on 13 May 2020 as a correct record. (Appendix 'A')

(To resolve)

Background Papers

None

Runnymede Borough CouncilPLANNING COMMITTEE13 May 2020 at 6.30pm via MS Teams

Members of the Committee present Councillors M Willingale (Chairman), D Anderson- Bassey (Vice - Chairman), T Burton, I Chaudhri, M Cressey, E Gill, C Howorth, R King, M Kusneraitis, I Mullens, M Nuti, P Snow, J Sohi, and J Wilson

Members of the Committee absent: Councillor J Broadhead

Councillors R Edis, J Furey, L Gillham, J Hulley, S Mackay, J Olorenshaw, N Prescott and S Whyte also attended for all or some of the meeting via MS Teams as non-members of the Committee.

NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Group mentioned below had notified the Chief Executive of their wish that the change listed below be made to the membership of the Committee. The change was for a fixed period ending on the day after the meeting and thereafter the Councillor removed would be reappointed.

<u>Group</u>	<u>Remove</u>	<u>Appoint instead</u>
Liberal Democrat	Cllr S Whyte	Cllr Burton

The Chief Executive had given effect to the change to Committee membership in accordance with section 16(2) of the Local Government and Housing Act 1989 .

MINUTES

The Minutes of the meeting of the Committee held on 29 April 2020 were confirmed and signed as a correct record.

APOLOGIES FOR ABSENCE

No apologies had been notified.

DECLARATION OF INTEREST

Councillor J Sohi declared a Non Pecuniary Interest in planning application RU 20/0331 as her family owned a B&B business in close proximity to the site. Councillor Sohi withdrew from the meeting at the start of the item and returned to the meeting following determination of the application

Councillor Snow declared a Disclosable Pecuniary Interest in planning application RU 20/0340 as he owned the property. Councillor Snow withdrew from the meeting at the start of the item and returned to the meeting following determination of the application.

PLANNING APPLICATIONS

The planning applications listed below were considered by the Committee. All representations received on the applications were reported and copies had been made available for inspection by Members before the meeting. The Addendum had also been published on the Council's

website on the day of the meeting and sent to all public speakers. Objectors and Applicants or their agents addressed the Committee on the applications where indicated below or asked for their submissions to be read out by the Council's Legal Representative.

As the meeting was being held remotely by audio via MS Teams, the Chairman requested that a named vote be taken on each planning application.

RESOLVED that –

the following applications be determined as indicated: -

<u>APP NO</u>	<u>LOCATION, PROPOSAL AND DECISION</u>
---------------	--

RU 19/0465	Land to east of Orbis, Causeway Business Park, Staines
------------	--

Hybrid planning application consisting of 1) Full planning permission for redevelopment and erection of commercial buildings consisting of a retail supermarket (Use Class A1), light industrial uses (Use Class B1 (b)/B1(c)B2/B8), multi storey car park, refurbishment of Celsur House, associated landscaping and works; and 2) outline planning permission for redevelopment and erection of hotel development (Use Class C1) with access to be determined and all other matters reserved..

Some Members commented on height of the proposed hotel, hours of opening of and deliveries to the retail store and impact on Egham Town centre.

The Committee was pleased at redevelopment of this vacant site which would support economic growth in the borough.

Many of these points had been addressed in the application report, but in particular Officers commented that the height of the hotel was consistent with other buildings in the area and commonly found in commercial areas. The design of the hotel was a reserved matter and would be scrutinised in due course.

Officers also advised that the parking and servicing area for the retail store would be to the front of the building and was therefore some distance from the residential properties to the south and it was not considered that conditions were necessary to control hours of opening or hours of delivery. Due to the location of town centres in the area with supermarkets and a supermarket in the vicinity to the east, the potential impact of the draw of trade was low and therefore a retail use in this area would not materially harm the vitality of the adjacent town centres.

DECISION:

GRANT permission subject to conditions (condition 5 amended as per addendum), reasons and informatives listed on agenda

The voting was as follows:

*For the Grant of permission (12) Councillors
Anderson-Bassey, Burton, Chaudhri, Cressey, Gill, Howorth, King, Nuti, Snow, Sohi, Willingale and Wilson*

*Against (1) Councillor Mullens
Abstention (1) Councillor Kusneraitis owing to a technical issue.*

RU 20/0331 Glasshouse 2, Bellbourne Nursery, Hurst Lane, Egham

Proposed alterations to the existing glasshouse to facilitate the recent approval for Prior Approval under application RU 19/1822 to allow the building to be utilised as an Aparthotel

Some Members commented that this application should be deferred and considered along with other applications which had recently been submitted relating to Glasshouse 1 at the site. Other Members also commented on the use of the building.

Some Members were supportive of the application as it would protect and improve the Green Belt.

Many of the points raised had been addressed in the application report and addendum, but in particular Officers advised that the other applications related to separate buildings which were not the subject of this application. Deferral of the application for an indeterminate time would be unreasonable for matters which were unlinked.

With regard to use of the building, Officers confirmed to Members that the application related solely to operational development in connection with a lawful use and that the only issues for consideration under this application related to external alterations to the existing glasshouse. The use of the building as aparthotels had already been granted under the prior approval process and the Council was unable to revisit issues related to that use

A Motion to defer the application was put to the vote and the voting was as follows;

*(For the Deferral (3)
Councillors Cressey, Howorth, Kusneraitis,*

Against (9) Councillors Anderson-Bassey, Burton, Gill, King, Mullens, Nuti, Snow, Wilson and Willingale.

Abstentions (1) Councillor Chaudhri

The Motion to defer was duly lost.

RESOLVED that

GRANT permission subject to conditions, reasons and informative listed on agenda.

*(For the Grant of permission (7)
Councillors
Anderson-Bassey, Chaudhri, Gill, Nuti, Snow, Wilson, and Willingale*

Against (6) Councillors Burton, Cressey, Howorth, King, Kusneraitis and Mullens

Abstentions (0)

(Dr Bates, an objector, and Mr Williams, the applicant addressed the Committee on the above application.)

RU 20/0169 Bellbourne Nursery, Unit 1, Hurst Lane, Egham

Demolition of existing warehouse, removal of all structures and bunds, erection of 6 residential dwellings with associated parking and reconfiguration of existing access to Hurst Lane.

Officers advised the Committee that the application was finely balanced, and it was for the Committee to determine if very special circumstances existed to justify the sixth additional dwelling proposed.

Some Members commented that 6 dwellings was too many and would adversely impact on the Green Belt and that 5 dwellings, the subject of a previous application and related appeal, would be a more appropriate scale of development for the site.

Whilst some Members were supportive of the proposal, the majority of Members did not consider that very special circumstances existed to justify the scheme with 6 dwellings compared with the previous appeal scheme for 5 dwellings and requested deferral to enable Officers to engage with the applicant to secure a 5 dwelling scheme which respected the Green Belt setting of the site.

RESOLVED that

The application be deferred to enable Officers to negotiate with the applicant for a 5 dwelling scheme with appropriate landscaping which respects the Green Belt setting of the site, and the application or an amended application, if received, be reported to a future meeting of the Committee.

(For the Deferral (11)

Councillors

Anderson-Bassey, Burton, Chaudhri, Gill, Howorth, King, Kusneraitis, Mullens, Snow, Sohi, and Willingale

Against (3) Councillors Cressey, Nuti, and Wilson

Abstentions (0)

(Dr Bates, an objector, and Mr Simpkin, on behalf of the applicant, addressed the Committee on the above application). The Chairman allowed Dr Bates to speak on this second application under Standing order 39.23.

RU 19/1718 Fangrove Park, Lyne Lane, Lyne, Chertsey

Variation of condition 2 of planning permission CHE 15850(Use of 13 acres for stationing 150 caravans) to allow 156 caravans to be stationed within the caravan park

Many Members commented that the application should be refused on the grounds that the introduction of 6 more caravans at the site would have an unacceptable impact on the Green Belt and its openness, and would be contrary to policies HO9 and HO10 of the Local Plan in that they considered that the proposal would fail to provide a desirable standard of accommodation with suitable amenity for existing and future residents.

Members also felt that car parking and garages at the site should be improved

Officers confirmed that the Council's Planning Enforcement Team would resume its investigations of alleged breaches of planning control on the site.

RESOLVED that

REFUSE permission for the following reason:

The introduction of an additional 6 caravans at the site would have an unacceptable impact on the Green Belt and its openness, and would be contrary to Policies HO9 and HO 10 of the Borough Local Plan in that the proposal would fail to provide a desirable standard of accommodation with suitable amenity for existing and future residents.

*For the Refusal of permission (13) Councillors
Burton, Chaudhri, Cressey, Gill, Howorth, King, Kusneraitis, Mullens, Nuti, Snow, Sohi, Willingale and Wilson*

Against (0)

Abstention (1) Councillor Anderson-Bassey

(Ms Leakey an objector, addressed the Committee and Mr Preston, applicant, requested for his right of reply to be read out by the Council's Legal representative which was done).

RU 20/0068

51 Stepgates, Chertsey

2 storey rear extension including partial demolition of the existing house (amended plans received 20/02/2020)

No new salient planning points were raised by Members which were not addressed in the application report and Addendum.

RESOLVED that

GRANT permission subject to conditions, reasons and informatives listed on agenda

*For the Grant of permission (14) Councillors
Anderson-Bassey, Burton, Chaudhri, Cressey, Gill, Howorth, King, Kusneraitis, Mullens, Nuti, Snow, Sohi, Willingale and Wilson*

Against (0)

Abstention (0)

(Ms Mannion, an objector, requested for her objection to be read out by the Council's Legal representative which was done, and Mr Macallan, the agent for the applicant, addressed the Committee on the above application.)

RU 20/0303

4 Queens Road, Egham

Demolition of existing single storey rear addition. Construction of new part two storey, part single storey rear extension

In response to questions from Members, officers confirmed that there was not proposed to be a material change of use from Use Class C4(up to 6 people living together), and that enforcement of a licence under HMO legislation was not a planning matter.

No other salient planning points were made which were not already addressed in the application report and addendum.

RESOLVED that

GRANT permission subject to conditions, reasons and informatives listed on agenda

*For the Grant of permission (14) Councillors
Anderson-Bassey, Burton, Chaudhri, Cressey, Gill, Howorth, King,
Kusneraitis, Mullens, Nuti, Snow, Sohi, Willingale and Wilson*

Against (0)

Abstention (0)

(Ms Brown, an objector, addressed the Committee on the above application. The Applicant did not wish to exercise their right of reply).

RU 20/0340 7 Katherine Close, Addlestone

Rear extension following removal of conservatory and conversion of existing and extended roof to habitable accommodation including the provision of side and rear dormer windows and rooflights.

No new salient planning points were raised by Members which were not addressed in the application report.

RESOLVED that-

GRANT permission subject to conditions, reasons and informatives listed on agenda

*For the Grant of permission (13) Councillors
Anderson-Bassey, Burton, Chaudhri, Cressey, Gill, Howorth, King,
Kusneraitis, Mullens, Nuti, Sohi, Willingale and Wilson*

Against (0)

Abstention (0)

DELEGATION OF POWERS TO PLANNING OFFICERS

The Committee was informed that until last year all Planning matters had been dealt with in one department. Following the re-organisation of the Council's officer structure there were now two Business Centres which dealt with planning matters. Development control and planning enforcement matters were dealt with by the Development Management and Building Control Business Centre. The formulation of planning policy fell within the remit of the Planning Policy and Economic Development Business Centre and therefore some reallocation of the existing delegated powers associated with planning policy to Officers in that Business Centre was appropriate.

The Committee was asked to agree that the following existing powers be delegated to the Corporate Head of Planning Policy and Economic Development and, in the absence of that officer, to the Local Plans Manager or the Strategic Projects Manager depending on who is present and able to deal with the matter:

- (i) All necessary approvals to progress any part or all of the Local Plan, including any Supplementary Planning Documents or associated guidance; and the approval of the Annual Monitoring Report and any other evidence base document for Publication;
- (ii) Strategy and Policy Making and Progression including all necessary agreements or authorisations in the consideration of designation of neighbourhood areas and neighbourhood forum, and all necessary agreements or authorisation necessary in the consideration of neighbourhood development plans, neighbourhood development orders or community right to build orders;
- (iii) The consideration of NSIP matters; and
- (v) Unless there is time to report to Committee, to agree Statements of Common Ground pursuant to the Duty to Co-operate with other bodies and provide responses to the emerging Local Plans of other Local Planning Authorities or Strategic Plans subject to the Duty to Co-operate in consultation with the Chair and Vice- Chair of the Planning Committee.

Subsequent to the agenda being published, Officers had considered that the execution of Planning Performance Agreements, which had originally been suggested for transfer to the Corporate Head of Planning Policy and Economic Development, was more associated with the processing of planning applications than with Planning Policy processes and therefore no change was recommended in this regard and it would remain with the Corporate Head of Development Management and Building Control. The Committee noted this amendment which had been included on the circulated addendum.

The powers relating to development management and planning enforcement would also remain within the remit of officers within the Development Management and Building Control Business Centre

The Committee was supportive of the reallocation of delegated powers and-

RESOLVED that

the following powers be delegated to the Corporate Head of Planning Policy and Economic Development and, in the absence of that officer, to the Local Plans Manager or the Strategic Projects Manager depending on who is present and able to deal with the matter:

- (i) All necessary approvals to progress any part or all of the Local Plan, including any Supplementary Planning Documents or associated guidance; and the approval of the Annual Monitoring Report and any other evidence base document for Publication;**
- (ii) Strategy and Policy Making and Progression including all necessary agreements or authorisations in the consideration of designation of neighbourhood areas and neighbourhood forum, and all necessary agreements or authorisation necessary in the consideration of neighbourhood development plans, neighbourhood development orders or community right to build orders;**
- (iii) The consideration of NSIP matters; and**
- (iv) Unless there is time to report to Committee, to agree Statements of Common Ground pursuant to the Duty to Co-operate with other bodies and provide responses to the emerging Local Plans of other Local Planning Authorities or Strategic Plans subject to the Duty to Co-operate in consultation with the Chair and Vice- Chair of the Planning Committee.**

The voting was as follows:

For (13) Councillors Anderson--Bassey, Burton, Cressey, Chaudhri, Gill, Howorth, King, Mullens, Nuti, Snow, Sohi, Willingale and Wilson

Against (0)

Abstention (0)

(The meeting ended at 11.08 pm)

Chairman

3. **APOLOGIES FOR ABSENCE**

4. **DECLARATIONS OF INTEREST**

If Members have an interest in an agenda item please record the interest on the form circulated with this Agenda and email it to the Legal Representative or Democratic Services Officer by 5pm on the day of the meeting. **Members are advised to contact the Council's Legal Section prior to the meeting if they wish to seek advice on a potential interest.**

Members are reminded that a non pecuniary interest includes their appointment by the Council as the Council's representative to an outside body and that this should be declared. Membership of an outside body in their private capacity as a director, trustee, committee member or in another position of influence thereon **should be regarded as a disclosable pecuniary interest, as should an appointment to an outside body by the Council as a trustee.**

Members who have previously declared interests, which are recorded in the Minutes to be considered at this meeting, need not repeat the declaration when attending the meeting. Members need take no further action unless the item in which they have an interest becomes the subject of debate, in which event the Member must withdraw from the meeting if the interest is a disclosable pecuniary interest or if the interest could reasonably be regarded as so significant as to prejudice the Member's judgement of the public interest.

5. **PLANNING APPLICATIONS**

The planning applications to be determined by the Committee are attached. Officers' recommendations are included in the application reports. Please be aware that the plans provided within this agenda are for locational purposes only and may not show recent extensions and alterations that have not yet been recorded by the Ordnance Survey.

If Members have particular queries on the applications, please contact Ashley Smith, Corporate Head of Development Management and Building Control by 1 June 2020.

Copies of all letters of representation are available for Members and the public to view on the Planning pages of the Council website

<http://planning.runnymede.gov.uk/Northgate/PlanningExplorer/GeneralSearch.aspx>.

Enter the planning application number you are interested in, and click on documents, and you will see all the representations received as well as the application documents.

(To resolve)

Background Papers

A list of background papers is available from the Planning Business Centre.

6. **EXCLUSION OF PRESS AND PUBLIC**

If the Committee is minded to consider any of the foregoing reports in private –

OFFICERS' RECOMMENDATION that -

the press and public be excluded from the meeting during discussion of the appropriate reports under Section 100A(4) of the Local Government Act 1972 on the grounds that the reports in question would be likely to involve disclosure of exempt information of the description specified in appropriate paragraph of Schedule 12A of the Act.

(To resolve)

PART II

Matters involving Exempt or Confidential information in respect of which reports have not been made available for public inspection.

Para

a) **Exempt Information**

No reports to be considered.

b) **Confidential Information**

No reports to be considered.

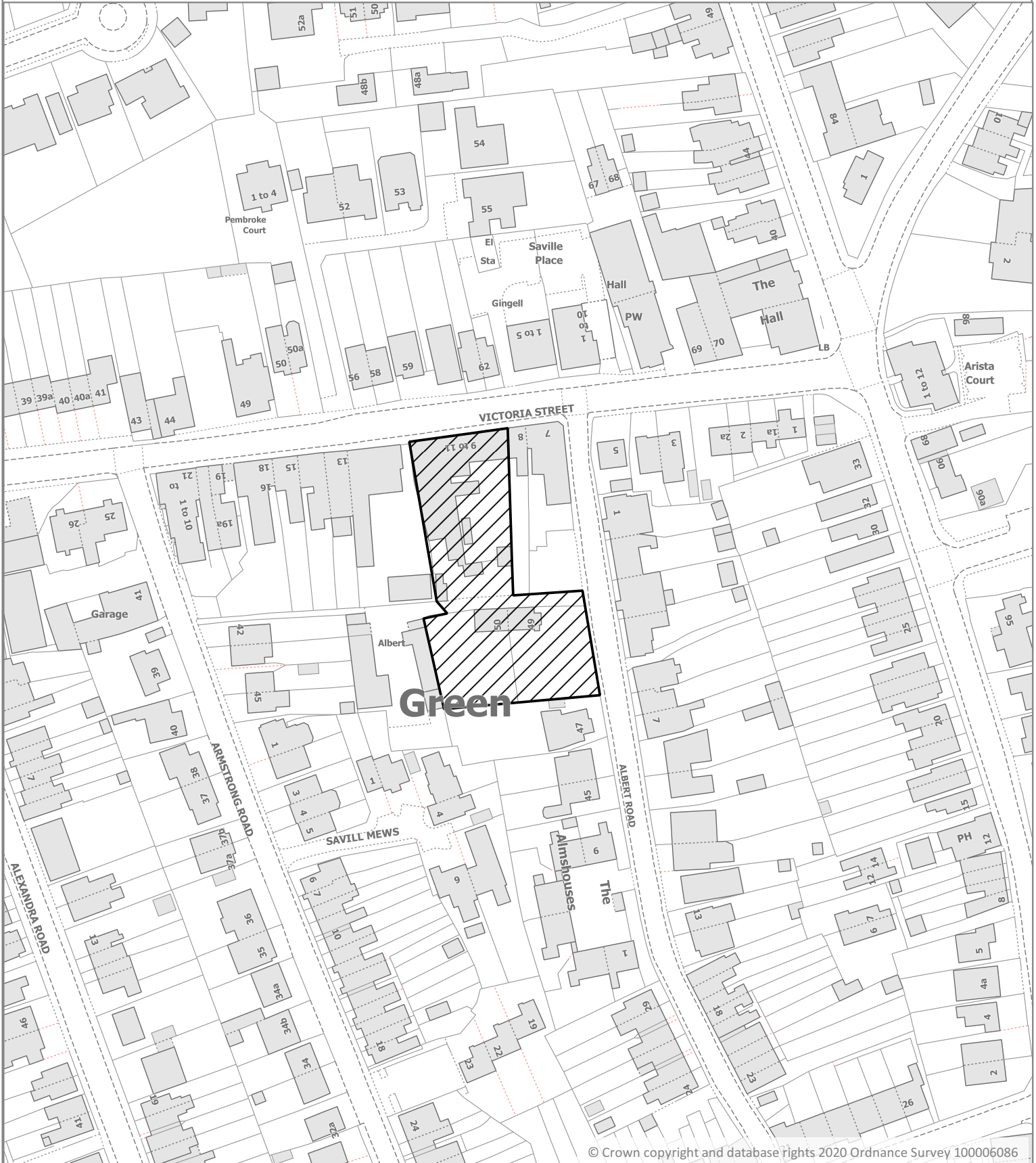


FOR LOCATION PURPOSES ONLY

Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH

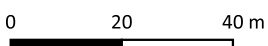
Date: 03/06/2020

9-11 Victoria Street, Englefield TW20 0QZ
49-50 Albert Road, Englefield TW20 0RQ



© Crown copyright and database rights 2020 Ordnance Survey 100006086

SCALE 1:1359



RU.20/0107



RU.20/0107	Ward:
LOCATION:	9-11 Victoria Street Englefield Green TW20 0QZ 49-50 Albert Road Englefield Green TW20 0RQ
PROPOSAL	Erection of a residential development comprising two terraces of eight houses with roof accommodation, a detached building comprising 4 garages; provision of amenity space, car parking and modifications to existing access off Albert Road following the demolition of the existing buildings; (Revised drawings received 20/04/20)
TYPE:	Full Planning Permission
EXP DATE	16 March 2020 (extended to 18 June 2020)

SUMMARY OF RECOMMENDATION: Grant with conditions

1. Site
 - 1.1 The application site comprises an L-shaped plot of land measuring 72m in depth and 42.5m in width at its maximum extent including the access and has a total area of 0.23ha and comprises two parcels of land that adjoin each other, nos.9-11 Victoria Street and the access behind and Nos.49 & 50 Albert Road which abut the access to the rear. The land slopes down gently north to south from the Victoria Road frontage to Albert Road.
 - 1.2 The Victoria Street site is presently occupied by a derelict single storey frontage building formerly used as a hardware shop and a collection of corrugated-roofed outbuildings lying to the rear used for ancillary works and storage. The Albert Road site contains the derelict remains of a pair of semidetached dwellings and their curtilages. The western boundary of the site abuts Albert Works whilst the eastern boundary abuts Albert Road. The southern (rear) boundary is the flank boundary with No.47 Albert Road which is a detached two storey cottage. The site is within the urban area and falls within Flood Zone 1.
2. Planning history
 - 2.1 None Relevant
3. Application
 - 3.1 Full planning permission is sought to redevelop the site for residential development comprising two terraces of eight houses with roof accommodation, a detached building comprising 4 garages; provision of amenity space, car parking and modifications to existing access off Albert Road following the demolition of the existing buildings;
 - 3.2 On the Victoria Street frontage, there would be a terrace of three houses infilling the gap between 8 and 12 Victoria Street. The dwellings would be traditional in appearance and materials to respond to the character of the street and includes red brick, bay windows, gables, chimneys and feature brick detailing with pitched, sloping roofs and have staggered heights of between 8.9m-9.9m. The houses will be accessed directly off the street and sited slightly back from the street edge and have small front gardens enclosed by low walls and railings. On the ground floor a study, living room and combined kitchen/diner at the rear, with four or five bedrooms over two levels above would be provided. Each dwelling would have an enclosed rear garden at least 12m long and between 7.5m and 8.5m wide with levels slightly dropping down from the street and a gated rear access. Located at the end of the rear garden of Plot 1 would be a detached garage block 13.8m wide by 6.6m deep with a pitched roof and a height of 5.4m providing 4 car parking spaces for plots 1 and 2. Opposite this would be a further open area providing 4 more car parking spaces, serving plot 3 and plots 5,6 and 7 to the south.
 - 3.3 To the rear fronting onto the existing access way would be a terrace of five two storey dwellings with the central plots 5,6 and 7 each having roof accommodation. The dwellings would still be generally traditional in appearance but would include some contemporary elements comprising a buff coloured brick, Juliette balconies to the front and first floor living rooms and have half dormers and gables with pitched sloping roofs and again have staggered heights of between 8.8m-9.6m, in order to respond in terms of design and materials to the character of the adjacent Albert Works building and dwellings on Albert Road. The front of plot 4 would face onto Albert Road to provide an active frontage. These would comprise four 3-bed dwellings and one 4-bed dwelling with plots 5-7 each having an integral garage and a parking space opposite, plot 4 having 2 parking spaces adjacent to its front and plot 8 having an attached garage with parking in front of this. Each dwelling would have an enclosed garden at least 10.6m long with access to a rear bin collection point. The access way will be upgraded from its present unsurfaced condition to be a shared surface and would also include green areas between the car parking spaces and adjacent to the boundaries of the site. According to the applicant the width of the access way will

allow two cars to pass each other and for fire access to be achieved to the rear of the site. A total of 16 parking spaces will be provided (8 surface spaces, 8 in garages).

3.4 Following concerns raised by Officers regarding the proposed scheme originally submitted, the scheme has been amended to include the following:

- the height of Plot 3 has been dropped and the roofline softened by the introduction of a hipped roof form and a lower ridge height. In addition, there is now a cut-out in the first-floor floorplan at the rear to ensure the 45-degree rule-of-thumb to safeguard outlook to the neighbouring property is achieved.
- Plot 4 has been revised to provide an active frontage onto Albert Road by putting the front door to Plot 4 on that frontage and also by removing the previously proposed garage.
- Plots 5, 6 and 7 have been revised to remove large projecting gables at the rear. The new roof form is now a hipped roof and Plot 4 has a barn-hip. Plots 5-7 only have bedroom windows at first floor level and the ensuites in the roof space at second floor level only have roof lights set high up the roof slope.
- A first floor flat that was set over the garage block and comprised Flat 9 and had a height of 8 metres has been removed from the scheme completely.
- All cycle storage will be on-curtilage.
- All bin storage will be on-curtilage. Plots 1-3 will be collected from Victoria Street. A bin collection point is provided for Plots 5-8 on Albert Road where the bins will be stored on collection day only.

3.5 The remaining Albert Works site to the west has an existing right of way across the access. The applicant has stated they have no intention of preventing lawful access to that site, and the access changes shown will be for the benefit of the Albert Works as there will be improvements to the access surface, geometry and junction sightlines.

3.6 An Arboricultural Implication Assessment report has been submitted which indicates only self-seeded category C shrubs and trees exist on the site (buddleia and sycamore) and these would be removed to accommodate the development and new planting elsewhere on the site. There are 2 category B Birch and Walnut trees which are close by but are off site, however these could be appropriately protected during redevelopment works. An ecology report submitted concludes that the site is of low ecological value, with no evidence of protected species, however the proposed scheme could offer opportunities to improve this. A Flood Risk Assessment & Drainage Strategy has been submitted which concludes the development would be suitable from a flood risk and drainage perspective.

3.7 A Transport Assessment has been submitted which concludes the proposals would not result in a severe impact on the existing network. A Design and Access Statement has also been submitted which concludes that the proposal will provide 8 high quality homes on unused previously developed land which would fit in with the general pattern of development in the area, ensuring that the proposal will not result in any loss of amenity to the occupants of adjoining properties.

4. Consultations

4.1 29 Neighbouring properties were consulted in addition to being advertised on the Council's website and 5 letters of representation have been received and a further 1 following the receipt of amended plans which can be summarised as follows;

- Potential loss of light
- Parking is already a concern in the area
- Speed controls should be introduced on Victoria Street which has many family homes and the scheme is proposing more
- We do like the look of the development
- Where will the construction workers park while the development is underway?
- The development proposed is better than the current empty, derelict site

Comments have also been received from the Englefield Green Village Residents Association in response to both the original and amended plans which considers the proposed development to be favourable with the plans showing a number of pleasing architectural features and, after the 'eyesore' that has been the site for too many years, offers enhancement to the locality and particularly the streetscape of the part of Victoria Street involved. Although car parking might be a concern, following the receipt of the amended plans it wishes to support the proposed development and hopes that good quality materials and finishes are used.

4.2 Englefield Green Village Neighbourhood Forum - no comments received

- 4.3 Natural England – no comments to make
- 4.4 RBC Contaminated Land Officer – The site is within close proximity (60m west) of two former garages/ filling stations. Storage tanks are reported on these former garage sites and it is foreseeable that at some point then these tanks may have leaked or that there were other leakages from other tanks or vehicles on site. Hence there is the potential for off-site migration. As a result, if planning permission is to be granted, then it would be useful to have a precautionary condition placed within the decision notice relating to the discovery of contamination on site.
- 4.5 RBC Drainage Engineer – No objections subject to conditions
- 4.6 SCC County Highway Authority - no objections subject to conditions
5. Relevant Local Planning Policies
- 5.1 Saved Policies in the Runnymede Borough Local Plan Second Alteration 2001. BE2, HO1, HO9, NE14, NE15, MV4 and MV9.
- 5.2 The Submission Runnymede 2030 Local Plan has completed its statutory Examination in Public stage and the next stage will be the publication of the Planning Inspector's report. As such, it can now be given more weight in planning decisions particularly in respect of those policies which attracted little or no objection, and also having regard to any saved policies in the adopted Runnymede Local Plan Second Alteration 2001 which may be considered out of date, and more up to date advice contained in the NPPF.
- 5.3 Council's SPG – Householder Guide (July 2003); Parking Standards 2001
6. Planning Considerations
- 6.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The application site is located within the urban area where the principle of such development is considered to be acceptable subject to detailed consideration. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The key planning matters are the impact of the proposal on the visual amenities of the street scene and character of the area, and the residential amenities of the occupiers of the adjacent neighbouring properties. Consideration is also required in regard to the provision for parking and the impact on highway safety and drainage matters. Saved Policy HO1 encourages the effective use of land and the increase in housing supply, which is in compliance with the requirements of the NPPF.
- 6.2 The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development which consists of three roles; An economic role, social role and environmental role and confirms that the planning system should do everything it can to support sustainable economic growth and that planning should operate to encourage and not act as a pediment to sustainable growth. The site has been vacant and under used for some time, and is a sustainable location being close to local facilities. In terms of acceptability of a residential use compared with a commercial or mixed use, the site lies within the Englefield Green Local Centre as identified in new policy IE5 but is not within a defined retail frontage (either primary or secondary). Therefore, in accordance with new Policy IE12, there is no policy restraint on the provision of housing in this area. Saved Policy HO1, and new Policy SD2 encourage new housing development and are therefore consistent with the NPPF. Therefore it is considered that the use of the site for residential use would support the local facilities in the local centre.
- 6.3 A core principle of the NPPF is the provision of high quality design and furthermore that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions. The Englefield Green local centre comprises a mix of residential and commercial properties. Architectural style generally comprises Victorian and Edwardian detailing with red London stock and plain roof tiled properties on the south side of the road (including the application site) sitting right at the back edge of the public highway. On the opposite side, there is less commercial influence and so there is generally a small space between the road and buildings. Albert Road is wholly residential in character comprising a mix of low-key terraced bungalows running along the eastern side and two storey houses on the western side. It is considered the existing site (both land parcels) presently makes a negative contribution to the general character of the area due to the derelict nature of the existing buildings. The proposed terrace facing onto the Victoria Street frontage would sit close to the back edge of the highway and respect the grain and pattern of existing buildings. Eaves and ridge heights, architectural details and roof forms, and external materials including the front boundary enclosure would ensure that the development will enhance the street scene.

- 6.4 The garage block would be located to the rear of Plot 1. This area of the site was formerly occupied by a range of dilapidated outbuildings and outbuildings more generally are an established part of the character of this back-land element of the site. This part of the site sits at a lower level than the frontage block so that the appearance of the proposed building will be neither out of scale nor context with the immediate area.
- 6.5 The design and architectural appearance of the development also takes cues from the Albert Works site adjacent. Plots 4-8 lie on the site of Nos.49 and 50 Albert Road. The original dwellings stood at right angles to the road facing onto the access road. The new terrace of five dwellings maintains the original building line and orientation with all but Plot 4 (which fronts onto Albert Road in order to provide an active frontage) facing onto the access way. The dwellings on the east side of Albert Road are single storey and set close to the back edge of the pavement. Taking the development as a whole, it is considered the layout respects and enhances the townscape character of the area in accordance with saved Policies BE2 and HO9, and new Policy EE1.
- 6.6 The plot sizes would reflect those prevalent in the area. and the dwellings in the proposed development all exceed the minimum floor space requirements set out in the new Policy SL19. All dwellings have garden sizes exceeding the requirements of Policy HO9 and it is considered that there would be generous amenity space for the future occupiers.. The dwellings have been sited to maximise south facing gardens, and avoid overbearing impacts. There is sufficient spacing within the site such that there would be no mutual overlooking or loss of privacy between the front and the rear dwellings. The central parking area would have active surveillance and would therefore contribute to the overall quality of the design. The Albert Works to the west of the site would remain and therefore it has to be accessed through the proposed residential development. The site has a lawful 'light industry' use, which falling within B1c Use Class, is by definition suitable in a residential area. There is potential for some impacts on the dwellings 4-8 in the southern part of the site from commercial vehicles passing by, with noise and disturbance. However, as a B1c use is capable of being carried out in a residential area, and the new dwellings have their private amenity gardens away from the access, it is considered that there would be an acceptable living environment for the future occupiers, similar to other residential occupiers adjacent to the Albert Works. The NPPF comments on the 'agent of change' principle and the future occupiers would be aware that there was a commercial site close to their homes. There would be parking for each of the dwellings, and space for refuse. It is therefore considered that the proposal provides a satisfactory layout and amenity for future occupiers, complies with saved Policies HO9 and BE2, and new Policy EE1.
- 6.7 In regard to the impact of the proposals on neighbouring residential amenities, the site is surrounded by residential properties, including the nearest residential neighbours to the proposed dwellings are on the northern part of the site No. 8 Victoria Street to the east, and No. 12 to the west, and no. 47 Albert Road to the south. No. 8 is a two-storey building with a shop on the ground floor and flat above sited on the boundary of the site with no flank windows and proposed plot 3 would be sited adjacent to it. The original plans submitted have been revised and the height of Plot 3 has been dropped and the roofline softened by the introduction of a hipped roof form and a lower ridge height. In addition, there is now a cut-out in the first floor at the rear to ensure the 45-degree line of visibility would not be infringed. No. 12 is also a two-storey building with no flank windows and a with flat above and also has a side access adjacent to the application site which leads to a rear parking area and some single storey residential units. The closest part of the development to this would be plot 1 and the rear garage block, however the proposed separation distance between both properties coupled with the reduced height of the garage would ensure that the proposals would not have an overbearing impact on these neighbours. No. 47 is a two-storey detached cottage to the south of the site. The proposed rear gardens serving plots 4-8 would be located immediately adjacent to the side boundary with number 47, however Plots 5, 6 and 7 have been revised to remove large projecting gables at the rear. The new roof form is now a hipped roof and Plot 4 has a barn-hip. Plots 5-7 only have bedroom windows at first floor level and the en-suites in the roof space at second floor level only have roof lights set high up the roof slope. Rear garden depths of at least 10.6m would be provided and these distances, combined with the siting of the buildings, would ensure that the proposals would not have an overbearing impact on these neighbours. Other properties are close to the site including Nos 3-6 Albert Road opposite the access, Nos 59-62 Victoria Street opposite the site to the north, and No. 3 Savill Mews to the south. However it is considered the separation distances combined with the design changes will ensure that the amenities of these properties are maintained. It is therefore considered that the residential amenities of the neighbouring properties will be maintained. The proposal therefore satisfies saved Policy HO9 and new policy EE1.
- 6.8 The proposed access to serve the whole development is taken from Albert Road. This is an existing access serving the rear of the premises fronting Victoria Street and also Albert Works. The access is presently unmade, relatively narrow relying upon private land for two vehicles to pass each other. The vehicle and pedestrian sightlines onto Albert Road are also sub-standard. The new access is a shared surface wide enough to allow two vehicles to pass each other and with new vehicle

sightlines achieved that meet the standards required by the County Highway Authority. The proposed development would provide 16 car parking spaces which would include 8 garages and 8 surface spaces and equates to 2 spaces per residential unit which would comply with the Council's maximum adopted parking standards. The CHA has reviewed the scheme and notes residents' concerns associated with parking in the area which is considered to be a separate issue. The CHA has raised no objections in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway subject to conditions including the submission of a Construction Transport Management Plan and electric vehicle charging. The agent has been advised of possible pre-commencement conditions and has agreed to these in writing. It is considered that the proposal complies with saved Policies MV4 and MV9 and new Policy SD5.

- 6.9 The submitted Tree Report concludes that there are no significant trees on the site but there is scope for enhancing the hard and soft landscaping and biodiversity of the site. No landscaping or biodiversity details have been submitted but this can be secured by conditions. A condition is required to be imposed in respect of surface water drainage in order to comply with saved Policy SV2 and the NPPF. An Ecology Assessment has been undertaken, which concludes that the site is of low ecological value, with no evidence of protected species, however the proposed scheme could offer opportunities to improve this and recommends mitigation measures such as bat and bird bricks and hedgehog holes in the base of the timber fencing separating the rear gardens of the dwellings. On this basis, the proposal complies with saved Policy NE17. The applicant has submitted information showing the location of refuse areas, details of which can be dealt with by condition.
- 6.10 New Policy SD9 promotes renewable energy and the applicant has submitted a Sustainability & Energy Statement which proposes to install a total of 12 x 327W photovoltaic panels. These will be installed on the south orientated rear roofs of Plot 4 and Plot 8 (6 panels per unit) to provide a minimum of 10% of the development's requirements. A condition is recommended to secure this, and the proposal complies with the new policy and the NPPF. The Contaminated Land Officer has advised that as the site has been commercially used in the past and is adjacent to commercial land, a precautionary approach is recommended with a condition requiring that in the event that contamination is found at the site during the construction of the development, work shall stop immediately, a site investigation carried out by a competent person and a report shall be submitted in writing to the Local Planning Authority for approval. Subject to this, it is considered the future occupiers would be safe and there would be no harm to neighbours.

7. Conclusion

- 7.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposes a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

- 7.2 The development would provide eight new dwellings at a time when the Council is unable to demonstrate a five-year housing supply. The development would be an effective use of land with an acceptable layout and appearance, which maintains the character of the area and neighbouring amenity. There would be no highways impacts and no harm to visual amenities or neighbouring amenity. The County Highway Authority is satisfied that no highway impacts will arise. The development has been assessed against the following Development Plan policies – saved Policies BE2,HO1, HO9, NE14, NE15, MV4 and MV9, of the Runnymede Borough Local Plan Second Alteration April 2001, SD1,SD2, SD8, SL19, EE1 and IE5, of The Draft Runnymede 2030 Local Plan, the policies of the NPPF, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

Officer's Recommendation: Grant subject to the following conditions:

- 1 Full application (standard time limit)
The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

- 2 List of approved plans
The development hereby permitted shall not be carried out except in complete accordance with the following approved plans Location Plan, 2019/ENG/01A - 2019/ENG/12A INC. received 20/04/20

Reason: To ensure an acceptable scheme and to comply with saved Policy BE2 of the Runnymede Borough Local Plan Second Alteration 2001.

- 3 External materials (samples required)
Before the above ground construction of the development hereby permitted is commenced, samples of the materials to be used in the external elevations including front boundary treatment on Victoria Street, shall be submitted to and approved by the Local Planning Authority and no variations in such materials when approved shall be made without the prior approval, in writing, of the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In order that the development harmonises with the surroundings in the interests of visual amenity and to comply with saved Policy BE2 of the Runnymede Borough Local Plan Second Alteration April 2001 and guidance within the NPPF.

- 4 Renewable Energy

The development hereby permitted shall be built in accordance with the renewable energy statement dated 19th December 2019 by Bluesky unlimited and thereafter retained, maintained and operational with no variations to the approved measures or details made without the prior approval, in writing, of the Local Planning Authority.

Reason: To ensure that a minimum of 10% of the energy requirement of the development is produced by on-site renewable energy sources and to comply with guidance in the NPPF.

- 5 Drainage management works (implementation)

None of the dwellings shall be occupied until the drainage works have been carried out in accordance with the submitted Flood Risk Assessment and Conceptual Drainage Strategy by Bright Plan Civils which shall include details of individual soakaways in the gardens of plots 4-8.

Reason: To ensure that surface water does not discharge into the surface water sewer and to provide a sustainable development.

- 6 New access

No part of the development shall be first occupied unless and until the proposed modified vehicular access to Albert Road has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to comply with saved Policy MV4 of the Runnymede Borough Local Plan 2001.

- 7 Parking and turning areas

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to comply with saved Policy MV4 of the Runnymede Borough Local Plan 2001.

8 Construction Transport Management Plan

No development shall commence until a Method of Construction Statement, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) measures to prevent the deposit of materials on the highway
- (g) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (h) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to comply with saved Policy MV4 of the Runnymede Borough Local Plan 2001.

9 Electric vehicle charging

The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) and thereafter retained and maintained.

Reason: To sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with guidance in the NPPF.

10 Landscaping

a) No above ground development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the first occupation of the development. This scheme shall include indications of all changes to levels, hard surfaces, walls, fences, access features, minor structure, the existing trees and hedges to be retained, together with the new planting to be carried out, and details of the measures to be taken to protect existing features during the construction of the development.

(b) All hard and soft landscaping works shall be carried out in accordance with the approved details. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development; otherwise all remaining landscaping work and NEW planting shall be carried out prior to the occupation of any part of the development or in accordance to the timetable agreed with the Local Planning Authority. Any trees or plants, which within a period of five years of the commencement of any works in pursuance of the development die, are removed, or become seriously damaged or defective, shall be replaced as soon as practicable with others of similar size and species, following consultation with the Local Planning Authority, unless the Local Planning Authority gives written consent to any variation.

Reason: To preserve and enhance the character and appearance of the surrounding area and to comply with saved Policies NE14, NE15 and BE2 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance in the NPPF.

11 Biodiversity

Further to the recommendations in section 6 of the Preliminary Ecological Appraisal May 2019, details as to the exact measures and enhancements which shall be incorporated in the development to protect and improve biodiversity of the site shall be submitted to and approved in writing prior to the commencement of the development. The development shall take place wholly in accordance with the approved details, and measures retained for the lifetime of the development.

Reason: To protect and enhance the biodiversity of the area and to comply with saved Policy NE20 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance in the NPPF.

12 Contaminated Land

In the event that contamination is found at the site during the construction of the development hereby approved, work shall stop immediately, a site investigation carried out by a competent person and a report shall be submitted in writing to the Local Planning Authority for Approval. No further works shall be undertaken unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to comply with National Planning Policy Framework (NPPF).

13 Bin store provision

Prior to the commencement of the above ground construction of the development hereby permitted, details of the siting, size and design of the refuse and recycling bin storage areas for each property shall be submitted to and approved in writing by the Local Planning Authority. The refuse and recycling bin stores and facilities shall then be provided in accordance with the approved details prior to the first occupation of the development and retained thereafter.

Reason: In the interests of amenity, to provide adequate refuse and recycling facilities and provide satisfactory form of development and to comply with guidance within the NPPF.

Informatives:

1 Summary of Reasons to Grant Consent

The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

2 New Vehicle Crossovers and Dropped Kerbs

The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs

3 Other Works to the Highway

The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge, or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice

4 SCC Informative - Dirt or Damage on Highway

The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

5 Accommodation works

The applicant is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees,

highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

6 Electric vehicle charging

It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.



SITE PLAN 1:500



VICTORIA STREET ELEVATION

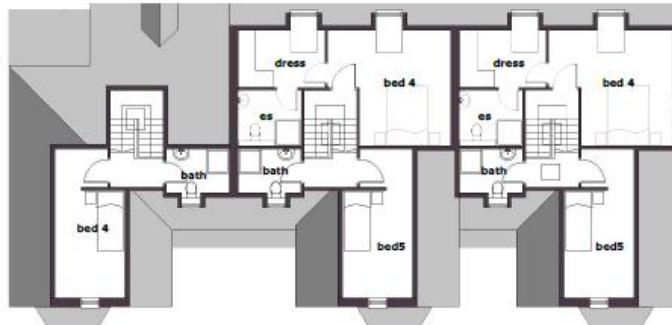


LAND OFF VICTORIA STREET AND ALBERT ROAD ENGLEFIELD GREEN EGHAM SURREY
 doug dadswell architecture
 email : dadswell250@btinternet.com mobile : 07505 117049 PLOTS 1-3 GROUND FLOOR PLAN/FRONT ELEVATION Drg no 2019/ENG/02A Dec 2019 Scale 1:100@A3





LAND OFF VICTORIA STREET AND ALBERT ROAD ENGLEFIELD GREEN EGHAM SURREY
 doug dadswell architecture
 email : dadswell250@btinternet.com mobile : 07906 117549 PLOTS 1-3 FIRST FLOOR PLAN/REAR ELEVATION Drg no 2019/ENG/03A Dec 2019 Scale 1:100@A3



LAND OFF VICTORIA STREET AND ALBERT ROAD ENGLEFIELD GREEN EGHAM SURREY
 doug dadswell architecture
 email : dadswell250@btinternet.com mobile : 07906 117549 PLOTS 1-3 SECOND FLOOR PLAN/WEST ELEVATION Drg no 2019/ENG/04A Dec 2019 Scale 1:100@A3



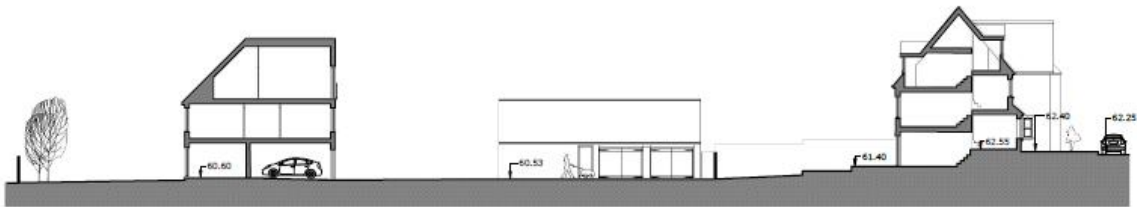


EAST ELEVATION



ROOF PLAN

LAND OFF VICTORIA STREET AND ALBERT ROAD ENGLEFIELD GREEN EGHAM SURREY
 doug dadswell architecture
 email : dadswell260@btinternet.com mobile : 07906 117949 PLOTS 1-3 ROOF PLAN PLAN/EAST ELEVATION Drg no 2019/ENG/05A Dec 2019 Scale 1:100@A3

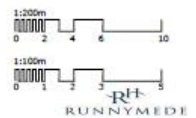


SECTION A-A 1:200



SECTION B-B 1:100

LAND OFF VICTORIA STREET AND ALBERT ROAD ENGLEFIELD GREEN EGHAM SURREY
 doug dadswell architecture
 email : dadswell260@btinternet.com mobile : 07906 117949 SECTIONS A and B Drg no 2019/ENG/11A Dec 2019 Scale as Indicated@A3





LAND OFF VICTORIA STREET AND ALBERT ROAD ENGLEFIELD GREEN EGHAM SURREY

doug dadswell architecture
 email : ddadswell250@btinternet.com mobile : 07906 117940

PLOTS 4-8 GROUND FLOOR PLAN/FRONT ELEVATION Drg no 2019/ENG/06A Dec 2019 Scale 1:100@A3



RUNNYMEDE



LAND OFF VICTORIA STREET AND ALBERT ROAD ENGLEFIELD GREEN EGHAM SURREY

doug dadswell architecture
 email : ddadswell250@btinternet.com mobile : 07906 117940

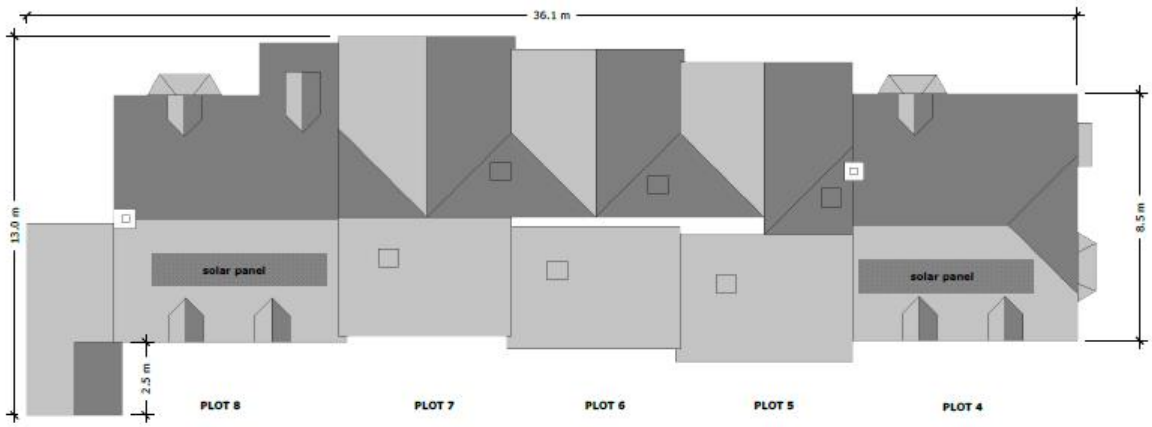
PLOTS 4-8 FIRST FLOOR PLAN/REAR ELEVATION Drg no 2019/ENG/07A Dec 2019 Scale 1:100@A3



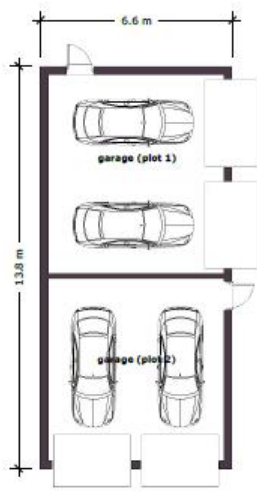
RUNNYMEDE



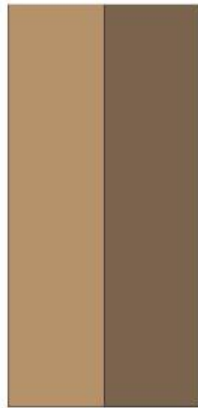
LAND OFF VICTORIA STREET AND ALBERT ROAD ENGLEFIELD GREEN EGHAM SURREY
 doug dadswell architecture
 email : dadswell250@btinternet.com mobile : 07905 117949 PLOTS 4-8 SECOND FLOOR PLAN/EAST ELEVATION Drg no 2019/ENG/08A Dec 2019 Scale 1:100@A3
 1:100m
 0 1 2 3 4 5
 RUNNYMEDE



LAND OFF VICTORIA STREET AND ALBERT ROAD ENGLEFIELD GREEN EGHAM SURREY
 doug dadswell architecture
 email : dadswell250@btinternet.com mobile : 07905 117949 PLOTS 4-8 ROOF PLAN/WEST ELEVATION Drg no 2019/ENG/09A Dec 2019 Scale 1:100@A3
 1:100m
 0 1 2 3 4 5
 RUNNYMEDE



GARAGE PLAN



ROOF PLAN



FRONT ELEVATION



SOUTH ELEVATION

NORTH ELEVATION



REAR ELEVATION

LAND OFF VICTORIA STREET AND ALBERT ROAD ENGLEFIELD GREEN EGHAM SURREY
 doug dadswell architecture
 email : dadswell250@btinternet.com mobile : 07905 117049 GARAGE BLOCK PROPOSALS Drg no 2019/ENG/10A Dec 2019 Scale 1:100@A3



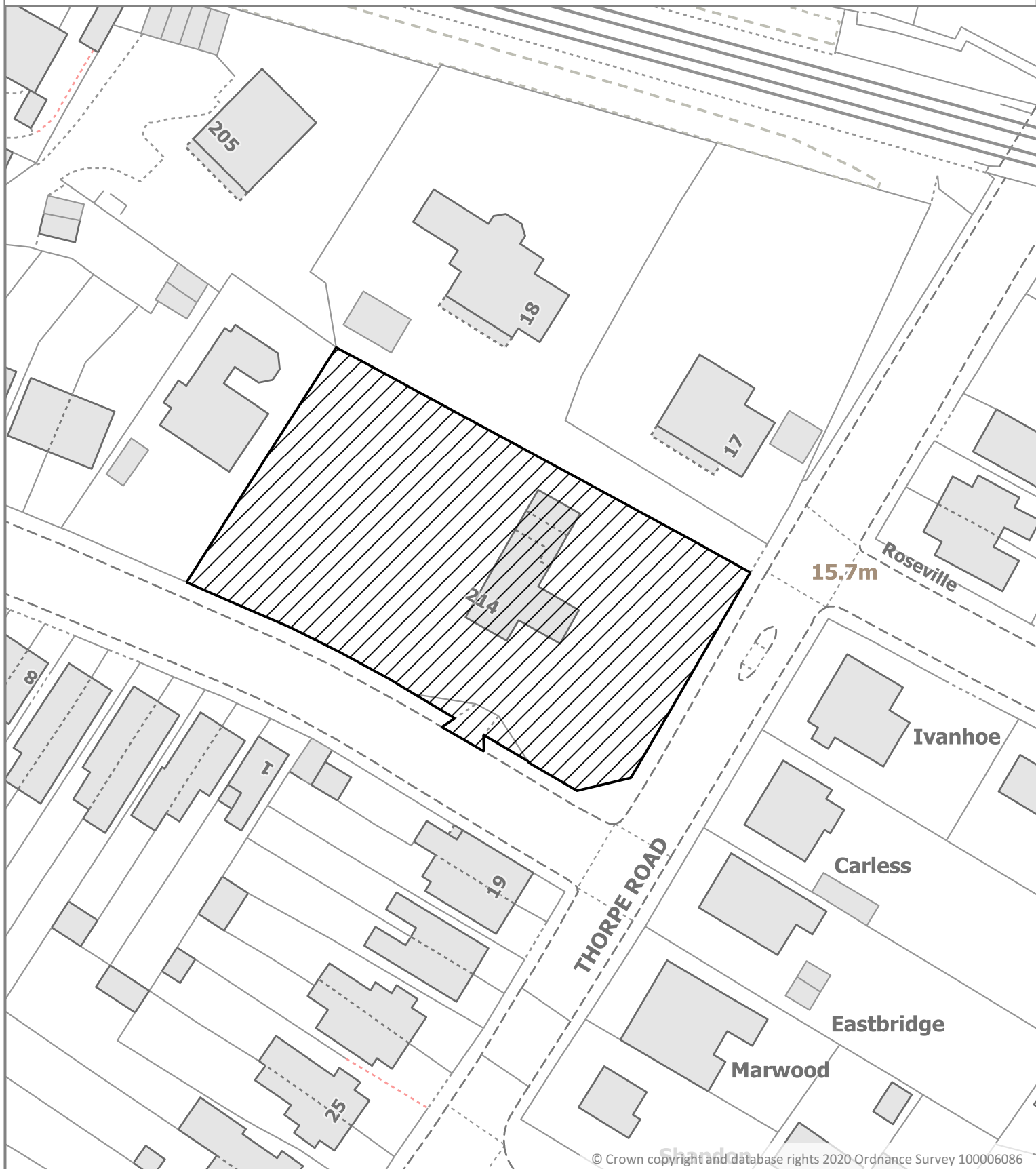


FOR LOCATION PURPOSES ONLY

Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH

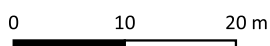
Date: 03/06/2020

214 Wendover Road, Staines upon Thames, TW18 3DF



© Crown copyright and database rights 2020 Ordnance Survey 100006086

SCALE 1:680



RU.19/1146



RU.19/1146	Ward: Egham Hythe
LOCATION:	214 Wendover Road Staines-Upon-Thames TW18 3DF
PROPOSAL	For the demolition of the former Vicarage and the erecting of 4 No. Cottages and an apartment building containing 8 No. apartments with associated bin and cycle stores and ancillary works including minor alterations to access arrangements.(amended plans received 27/4/2020)
TYPE:	Full Planning Permission
EXP DATE	08 November 2019 (agreed extension to 30 June 2020)

SUMMARY OF RECOMMENDATION: Grant subject to the completion of a s106 legal agreement and planning conditions

1. Site
 - 1.1 The site occupies a corner plot and is located at the junction of Thorpe Road and Wendover Road with vehicular and pedestrian access off Wendover Road. It is occupied by a detached, two storey former vicarage and detached garage built in the early 1970s. There is a belt of mature protected trees along the Wendover Road frontage and at the corner with Thorpe Road which screens the existing building and garden in the streetscene (TPO 405). This includes a Cedar and Robinia under individual TPO plus three groups comprising a mix of Lime, Horsechestnut, Sycamore, Pine and Robinia.
 - 1.2 The surrounding area is very mixed in character with no particular dominant style. The adjoining site to the north, Nos. 17 & 18 Thorpe Road is currently being redeveloped to erect a detached two storey building with accommodation in the roof, to provide 29 one and two bedroom retirement apartments with associated communal facilities and car parking. This building is being constructed approx. 1m above ground level to provide underfloor voids in the event of flooding. To the west of the application site, No 213 Wendover Road is a detached bungalow with accommodation in the roof and a rear conservatory. To the south are Victorian semi-detached houses. Opposite the site, on Thorpe Road are detached dwellings, primarily bungalows, some with roof accommodation. A railway level crossing lies about 65m to the north east, crossing Thorpe Road, with the River Thames beyond and Staines town centre within 500m.
2. Planning history
 - 2.1 EGH.70/14364 – Erection of new vicarage and garage – Approved with conditions - 1971
TPO 405 – 10 March 2017 – Two group orders along the Wendover Road frontage, a further group order along the boundary with 17 Thorpe Road and two individual orders, one a Robinia, near the existing access and a Cedar on the Thorpe Road frontage. and at the corner with Thorpe Road .
3. Application
 - 3.1 The application as amended proposes a block of eight flats fronting onto Thorpe Road (7 x 1-bed and 1 x 2-bed) in a detached two storey building with rooms in the roof, and a terrace of four houses (2x 2-bed and 2 x 3-bed) perpendicular to Wendover Road and fronting a parking courtyard shared with the proposed flatted block. A total of 12 homes are proposed, and sixteen parking spaces are proposed in the centre of the site to serve all the flats and houses. The ground floor of the block of flats would provide 3No. 1 bedroom flats, a further 3No. 1 bedroom flats on the first floor and a further 1No. one bedroom flat and 1No. two bedroom flat on the second floor partially within the roof space. The building would have a traditional design and appearance as would the terrace of four two storey houses. Access would be from Wendover Road, and trees along the Wendover Road and Thorpe Road boundaries would be retained and enhanced. There would be an attached cycle store on the northern elevation of the flats and a building near the access for bin storage for the flats and cycle storage for the houses. Plots 10 and 11 in the centre of the terrace would have rear access to enable bins to be brought to a bin collection point near the refuse/cycle store.
 - 3.2 The application is supported by a Design & Access Statement, Arboricultural Impact Assessment, Ecological appraisal, Bat Activity Survey, Flood Risk Assessment and Financial Viability Appraisal. These have been updated where necessary to reflect the amended scheme.
 - 3.3 The application has been amended twice during the course of consideration, focusing upon the proposed terrace of houses and the relationship to No.213 Wendover Road. The first set of amendments turned the proposed terrace of houses by 90° and reduced the height of the end

terraced unit closest to the boundary with No 213 Wendover Road. Having regard to further neighbour representations and further officer negotiation with the applicant, the orientation of the terraced houses was amended again to the original proposed siting perpendicular to Wendover Road, but with further design measures to mitigate neighbour overlooking concerns, including angled first floor rear windows, movement of master bedrooms from rear to front, marginal widening of units, restoration of design symmetry to the terrace, improved internal space, privacy and sunlight for each terraced house, secure access to rear gardens and bin storage, improved screening to boundary with No.213.

4. Consultations

4.1 22 Neighbouring properties were consulted in addition to being advertised on the Council's website and the Applicants carried out their own notification of twenty neighbouring properties. Four letters of representation have been received to the initial notification making the following representations:

- Properties are described as “cottages” which the writer considers misleading and should be more appropriately described as houses
- Terrace of houses is out of character with adjoining bungalow and detached and semi detached houses in the locality – contravenes policy H09
- Description of houses as ‘Georgian’ is misleading;
- Development does not follow existing built footprint as suggested;
- Terrace would dwarf adjoining bungalow and cause significant overlooking due to extent of first floor windows;
- Terrace only 11m from No.213 boundary, even less at ground level;
- Habitable lounge and bedroom windows of No.213 are only 2.5m from the boundary;
- Gardens would be shorter than adjoining properties and would create overshadowing;
- No BRE daylight/sunlight assessment undertaken;
- Noise and disturbance to existing properties, especially if families occupy the houses;
- Inadequate parking provision – roads already at capacity and worsened by commuter parking due to restrictions elsewhere;
- Boundary hedge is only 1.8m high, not 3m indicated by applicants;
- Proposed frontage railings would reduce privacy and worsen security;
- Breach of human rights due to reduced privacy;
- Security risks to No.213 as boundary not secure and family pets will be able to access the garden;
- Concerned about sheds at rear of gardens causing more overshadowing and disturbance;
- Submitted reports are based on scheme for 10 units, not 12 and are marked as ‘draft’ so cannot be relied upon;
- Gravel should be avoided on driveways due to noise;
- Several positive aspects to the proposal and understands the need for housing in the area
- Can building works on this site be postponed until after the retirement building next door is complete to reduce parking congestion from construction workforce?
- Increased traffic, pollution and decreased wildlife habitat
- Would be irresponsible to build further in the flood plain given the recent flooding
- Impact on protected trees
- Would like to see the vicarage site designated a green oasis
- Overdevelopment of a relatively small plot
- New building would be closer to Thorpe Road and therefore there would be overlooking of properties on the opposite side of the road, particularly due to high level balcony;
- Undesirable precedent for high level balconies across street;
- Contravenes policy BE2 as flats detract from street scene;

Following the receipt of amended plans repositioning the proposed terrace of houses with frontage to Wendover Road, further representations were received from two properties, making the following comments:

- Concerns of overbearing impact, worse than original scheme;
- The flank of 213 is a principal outlook, unlike other properties in the street;
- Only 4m distance between proposed flank wall and lounge and bedroom windows serving No.213;
- Loss of sunlight and daylight;

- Increased construction disturbance as building next to No.213 would be closer;
- The County Council have concerns about the Flood Risk Assessment;
- Greater impact on protected trees than original scheme;
- No improvement to the scheme for properties on opposite side of Thorpe Road.

Following further scheme amendments (rec. 27.4.20) involving reversion of the orientation of the terraced houses to being perpendicular to Wendover Road, further neighbour notification was undertaken and the following comments received:

- The occupiers of 213 Wendover Road, whilst pleased that the terrace of houses have reverted to original siting and taking a flank wall away from the boundary, previously expressed concerns remain valid (see above) and recommend removal of houses altogether in favour of a single block of flats on the site;
- Concerns about overlooking across Thorpe Road have not been addressed and the applicants are ignoring neighbour concerns.

Environment Agency - Standing Advice for flood zone 2 for 'More Vulnerable' category of development

RBC Affordable Housing Officer – no response received.

RBC Arboricultural Officer – the arboricultural information submitted is detailed and gives a good account of the arboricultural implications on site. No objection to the proposal subject to full compliance with the amended impact assessment and method statement and recommended conditions.

RBC Contaminated Land Officer – no objection.

RBC Deputy Direct Services Manager – no response received

RBC Drainage Engineer – no response received

RBC Environmental Health Manager – no response received

SCC County Highway Authority – no objection, subject to conditions

SCC SuDS Team (Lead Local Flood Authority) - following receipt of amended drainage details the Lead Local Flood raise no objection subject to conditions.

SCC Education – based on the amended dwelling mix, require a contribution of £18,249 made up of £7,404 for Early Years and £10.845 for Primary stage.

Surrey Bat Group - No objection

Surrey Wildlife Trust - No response received

Thames Water Utilities - No objection

5. Relevant Local Planning Policies

5.1 Saved Policies in the Runnymede Borough Local Plan Second Alteration 2001:HO1, H09, MV4, MV5, MV9, NE14, NE15, NE20, BE2 and SV2.

5.2 The Submission Runnymede 2030 Local Plan has completed its statutory Examination in Public stage and the next stage will be the publication of the Planning Inspector's report. As such, it can now be given more weight in planning decisions particularly in respect of those policies which attracted little or no objection, and also having regard to any saved policies in the adopted Runnymede Local Plan Second Alteration 2001 which may be considered out of date, and more up to date advice contained in the NPPF.

5.3 SPG Householder Guide 2003, Parking Standards 2001; Affordable Housing 2007

6. Planning Considerations

6.1 In the determination of this application regard must be had in the first instance to the adopted Local Plan 2001, but with significant weight to be attached to the more up to date policies of the

draft Runnymede Local Plan 2030 and the NPPF 2019. The application site is located within the urban area where the principle of such development is considered to be acceptable subject to detailed consideration. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The key planning matters are the impact of the proposals on the character of the area; Design, scale and layout and dwelling mix; Residential amenities of adjoining and future occupiers; Impact upon protected trees; Ecology; Affordable housing; Highway safety and parking; Drainage and flood risk. Infrastructure Contributions

- 6.2 Policy H09 states that development must not damage the character and amenity of established residential areas. Policy BE2 expects developments within the urban area to respect townscape character. Draft policy EE1 states that developments will be supported where they respect and enhance the local, natural and historic character of the environment. The locality of the site is primarily residential in character, comprising a mix of suburban semi-detached and detached dwellings of single or 2- or 2.5-storey scale, but close to Staines town centre where the scale and character of development becomes increasingly commercial. The site is a corner plot with frontage to a busy classified road. The sheltered housing development under construction to the immediate north of the site (Langton Lodge) is of greater scale and massing, having regard to the depth of development and raised ground floor to secure necessary flood protection. The introduction of flatted development on this corner plot is therefore considered to be acceptable in this location and the scale and appearance in the street scene would be comparable to that existing. The orientation of the terrace of houses is considered acceptable for a corner plot and having regard to the high quality of design proposed, tree screening and building line compliance. The development is therefore considered to comply with policies H09 and BE2 and draft policy EE1.
- 6.3 Policies H09 and BE2 and draft policy EE1 set out criteria for site layout, scale and design of development. Draft policy SL19 stipulates a requirement for schemes of 10 or more (net) residential dwellings to contribute to meeting the housing mix as set out in the Strategic Housing Market Assessment (SHMA) as updated in 2018. There is no equivalent saved adopted policy on dwelling mix for a site of this size (below 0.4ha). The scheme has had regard to the siting and scale of the existing vacant vicarage and the scale and building lines of surrounding development. The layout of built footprint and car parking has also sought to minimise impact upon the protected trees on site and the Council's Tree Officer is satisfied with the scheme as amended, subject to conditions in particular in relation to protection during construction. It is considered that the flank of the terraced houses facing Wendover Road would be acceptable as this is a corner plot and the flank elevation is of good quality design with good use of horizontal banding and other feature brickwork. The terrace of houses would relate well in scale and siting to the proposed block of flats, creating a subservient 'mews-style' environment in the parking courtyard between the two buildings. The varied scale and subtle design changes between each elevation of the block of flats, utilising prominent chimney breast features, large entrance porches, projecting box sash windows with parapet roofs and variable brickwork features all combine well to provide visual interest with careful use of dominant and subservient elements. The applicants state that the design intent has been to deliver on the historic background of the site as a vicarage and refer to the 'cruciform' roofscape in particular in this regard. Overall, the design approach is considered to be well considered and sensitive to the site's context and pattern of development. The proposed external materials are indicated as being London stock bricks under slate tiled roof and the precise specification can be secured by way of planning condition.
- 6.4 Secure cycle storage to the required standard is provided as an integral store on the north side of the flatted block whilst for the houses, a detached single storey structure west of the site entrance is proposed, alongside the communal bin store for the flats. A designated bin collection area is identified close to this storage building, for placement of bins on collection days by occupiers of the houses. The location of these amenities are considered acceptable and accessible. Each house has access to a lockable side and rear pathway (as appropriate per unit) for private curtilage bin storage and access on collection days.
- 6.5 The proposed flatted block would benefit from secure communal amenity space and established tree cover. The amenity space of approximately 450 sq m (roughly 56 sq m per flat) is considered acceptable. The rear gardens of the houses would measure roughly 5m (w) x 11m (d) and are similarly considered acceptable. In terms of dwelling mix, the development proposes a good mix of dwelling types and sizes, including family-sized dwellings which is considered to support the needs identified in the SHMA and appropriate having regard to the limited scale of this site. The development is therefore considered to comply with saved policies H09 and BE1 and draft policies EE1 and SL19 in this regard.

- 6.6 Policies H09 and draft policy EE1 require new development to ensure acceptable levels of amenity are provided for existing and proposed residential occupiers. The scheme as amended has responded to concerns raised by the occupiers of No.213 Wendover Road and by officers. It is recognised that the facing flank and conservatory of No.213 and garden space warrant careful attention as the outlook is principally due east, rather than north. There is a facing lounge (secondary) window and bedroom window on the closest flank wall together with sitting out area adjoining the conservatory. The 2 habitable room windows are approximately 3m from the boundary with the application site, whilst the rear of the conservatory is set further back (approximately 5m distance from the boundary). The boundary of No.213 with the application site comprises a mix of hedgerow (approx. 2m height) and intermittent fencing (1.2m).
- 6.7 The originally submitted scheme would have had 8 separate first floor bedroom windows facing the boundary with No.213, which was considered by officers to cause significant harm to the amenities of the occupiers of this property. The first amended scheme sought to address this by way of turning the terraced houses 90 degrees, but this introduced a flank wall within 4.5m (approx.) of the closest habitable room window of No.213. The applicants sought to mitigate the outlook concerns of No.213 by reducing the height of the flank through an alternative roofscape approach for the end terrace unit, but Officers remained concerned that this resulted in a contrived and incongruous design. The occupiers of No.213 indicated that they were more concerned at this proposal due to the increased proximity of the development to their property. Officers were also concerned that the contrived design would result in poor quality internal space for the proposed end terrace unit (with significant areas of reduced headroom at first floor level) and poor lighting conditions, with habitable rooms windows shaded significantly by tree cover to the south and rear windows facing directly north. Furthermore, roof level windows within the new development north of the application site would directly face the rear windows and gardens of the new terraced houses and it was considered by Officers that this should be avoided and the original orientation of the terraced houses restored.
- 6.8 The latest amended scheme has therefore reverted to the original terraced housing orientation, perpendicular to Wendover Road. It has introduced projecting, angled secondary bedroom windows at first floor level (rear elevation), each with a clear glazed and fully obscure-glazed panel, the clear glazed windows facing away from the boundary of No.213. This is a design solution to provide a balance between the need to protect the privacy of the neighbour with ensuring that there is adequate internal amenity and outlook for the occupiers of the rear bedrooms in the new houses. Officers are satisfied that the appropriate balance has been achieved, and a condition is recommended to secure the obscurely glazed fixed panels. The overall number of first floor window openings at the rear has been reduced from 8 to 4. The window orientations are clearly marked on the amended site layout plan and recommended conditions will be applied to ensure compliance. Furthermore, the amended site layout plan indicates that the applicants will reinforce/repair the existing shared boundary (where within their control) whilst in addition separate rear garden boundary fences of 1.8m are proposed and supplementary planting of suitably spaced pleached trees are proposed to add further privacy protection whilst avoiding any excessive sense of enclosure. The precise species of pleached tree are to be secured by way of planning condition. The Borough Tree officer is satisfied with the scheme as amended.
- 6.9 The amended orientation has also reduced the potential for loss of light or depreciation of outlook from No.213, due to the increased separation between existing and proposed development. Furthermore, the amendments enable the new houses to have west facing gardens and east facing front elevations, optimising access to sunlight throughout the day, whilst also mitigating perceived overlooking from the care home windows to the north. The terrace has been marginally widened, allowing for an additional 1m garden length from the rear of the houses to the boundary with No.213. In addition, the amendment has allowed a more symmetrical design and form to the terrace to be restored.
- 6.10 Whilst concern has been raised in representations of a loss of privacy to occupiers of dwellings on the opposite side of Thorpe Road, in particular from the proposed 2nd floor balcony of the block of flats, in view of the distance of approximately 26m between the front elevation of the proposed block to the closest facing property opposite and the busy public street between the two, such concerns are not considered to be sustainable. Properties on the south side of Wendover Road are well screened by the protected belt of trees along the site boundary and greater separation distance exist across a public street.
- 6.11 The scheme as amended provides units which meet the internal space standards in new Policy SL19. The 2-bed houses would have a GIA of 90sqm, the 3-beds 99sq m whilst the 1-bed flats

- range from 53sqm to 57sq m and 2-bed flat at 85 sq m. There are no concerns in respect daylight and sunlight for existing or proposed residential occupiers having regard to the relative separation between buildings. The development is therefore considered to comply with policy H09 and draft policy EE1. However, the scheme has been specifically designed to take account of the multiple constraints and it is considered necessary to remove permitted development rights for the four terraced houses for extensions and alterations to the dwellings (Classes A to D), outbuildings (Class E) and hard surfacing (Class F) so that the houses have sufficient gardens whilst respecting privacy and amenity of the neighbour, and also in view of having adequate surface water drainage. A condition is therefore recommended in this respect.
- 6.12 Policies H09, NE14 and NE15 and draft policies EE1 and EE11 require developments to protect existing trees that are worthy of retention (including TPO trees) and deliver high quality landscaping schemes. The application is supported by a Arboricultural Impact Assessment and Method Statement together with a tree protection plan and tree planting plan, which has been updated to reflect the amended scheme. Whilst some existing trees would be removed, the Council's Tree Officer is satisfied with the tree removal and landscaping proposals based upon the information provided and raises no objection to the proposed development subject to conditions. A condition is added to secure further details on tree planting proposals, notably in respect of the boundary with No.213. It is considered that the green infrastructure assets of this site, notably the protected trees, would be successfully incorporated into the proposed development for the benefit of the proposed occupiers and the established street scene. The development is therefore considered to comply with policies H09, NE14, NE15 and draft policies EE1 and EE11.
- 6.13 Policy NE20 and draft policy EE9 requires developments to avoid harm to protected species. In addition, draft policy EE9 seeks net gains for biodiversity in line with the NPPF. The submitted ecological survey, including bat activity survey, advises that the only protected species surveyed were pipistrelle bats. However, there was no evidence of roosting bats present on site. However, there is evidence of bat foraging and commuting in the existing garden areas. The Bat Activity Survey makes several recommendations including bat sensitive lighting, provision of bat boxes and precautions during demolition. Surrey Bat Group raise no objection to the development. With regard to other protected species, the Ecological Appraisal document indicates potential for nesting birds and recommends caution during nesting months. As such a specific condition is recommended in this regard to ensure that the measures outlined in these two reports are implemented. Overall, with the maintenance of the vast majority of tree cover on site and proposed bat mitigation measures, including bat boxes, the development is considered to comply with policy NE20 and draft policy EE9. Landscaping and other measures can enhance biodiversity and conditions are recommended to comply with saved Policy NE15 and the NPPF in this respect.
- 6.14 Draft policy SL20 has been prepared having regard to NPPF 2019 and is considered to carry more weight in decisions on matters of affordable housing than the adopted Affordable Housing SPG (2007). The application is a major development, proposing 12 dwellings and having regard to the NPPF and draft Local Plan policy SL20 the scheme is liable to provide 35% on-site affordable housing (or contribution in lieu of on-site, where justified), unless it can be shown that the development would neither be feasible nor viable. At the request of Officers, the applicants have submitted a Financial Viability Appraisal. The Appraisal concludes that the development would not prove viable if affordable housing were to be included in the proposals, whether on-site or by way of off-site contribution. As is standard practice, the Council has obtained an independent review of this Appraisal, at the applicant's expense. This review finds that the applicants' appraisal methodology is generally sound, but that there may be scope for some affordable housing provision based upon alternative judgement on the input assumptions, including assumed profit level, sales income and sales and build costs. The review recommends further negotiation with the applicants on these assumptions in order to secure some affordable housing from the scheme.
- 6.15 It is important to note that the submitted viability assessment and the RBC-commissioned review were based upon the first amendment of the proposed development (comprising 7x1B and 1 x 2B flats plus 1 x 2B house, 1 x 3B house and 1 x 4B house). This has since been amended to propose the same flats but with 2 x 3B houses and 2 x 4B houses, a net overall reduction in proposed bedrooms on site from 21 to 19. This will have a negative impact upon overall sales values which has not been factored into the review's conclusions. Notwithstanding this however, the development benefits from Vacant Building Credit (VBC), which is a Government policy to support the delivery of brownfield sites. This applies to the redevelopment of residential and commercial sites and allows developers to off-set existing vacant gross floorspace against new floorspace, providing a 'credit' to be set against the expected affordable housing contribution. National planning

practice guidance on application of the VBC indicates that the floorspace 'credit' can be equated to an equivalent number of dwelling units in determining the required on-site provision.

- 6.16 Draft policy SL20 would expect 35% affordable housing provision, which equates to 4.2 units of the development. The GFA credit of 305 sqm of the existing building on the site could equate to at least 5 of the flats (eg. 1 x 2B flat and 4 x 1B flats) or just under three of the terraced houses on site (approx. 332 sq m GFA). It is therefore considered that the Vacant Building Credit in this instance effectively nullifies the 35% affordable housing obligation on this scheme. Therefore, notwithstanding the potential for further negotiation over the viability assumptions in the applicant's submitted appraisal (which overall is considered to show only marginal potential for affordable housing), having regard to the VBC it is considered that it is not reasonable to require affordable housing in this instance. Whilst there are no planning constraints to the incorporation of affordable housing within the development, the VBC is the determining factor in this instance and its application in this scheme would be in compliance with the NPPF and NPPG. Therefore, it is Officer's advice that the combination of these factors justifies the exclusion of on-site affordable housing and financial contribution.
- 6.17 Policy MV4 and draft policy SD4 require developments to comply with current highway design standards and to maintain the safe operation of the existing highway network. It is noted that a number of objections have been raised by local residents relating to the impact of the proposals upon highway safety and parking. The County Highway Authority has considered the proposals and is of the opinion that the proposed level of car parking (16 spaces, 1 space per dwelling plus 4 visitor parking bays) would be sufficient on the basis that it is located within a relatively accessible site with bus and rail links within a relatively short distance of the site. The County Highway Authority also advise that there are numerous local services within walking and cycling distance of the site. The site is therefore considered to be sustainable in transport terms. It is also recognised that Government policy seeks to reduce the reliance on the car by encouraging new developments within sustainable locations. It is also noted that the Council's parking standards are maximum standards and the proposal is considered to comply. Whilst representations received have alluded to overspill parking on surrounding roads, it is considered that there is justification for the amount of car parking provided in compliance with the Council's adopted maximum parking standards for developments of this type and in this location. The proposed entrance gates would be set back 5m from the edge of the public footway and would allow most visiting vehicles to wait off the highway. The development is therefore considered to comply with policies MV4 and MV9 and draft policy SD4.
- 6.18 Policy SV2 and draft policy EE13 set out relevant criteria in respect of the development of sites within areas prone to flooding risk and the requirement for developments not to impede the flow of flood water, to reduce the capacity of the flood plain or to increase the number of properties put at risk from flooding. With regard to flooding the site is located in Flood Zone 2. Residential dwellings are in the category "more vulnerable" and are considered by the NPPF to be acceptable within Flood Zone 2 subject to the Sequential Test which aims to steer development to areas with the lowest probability of flooding. It is considered that at this time, the Council cannot demonstrate a 5 year housing supply which weighs significantly in favour of the application. The applicant has submitted a Flood Risk Assessment, which concludes that the development would be safe subject to ground floor slab levels being 300mm above existing ground level. The assessment also notes that the site is likely to benefit from planned flood risk alleviation via the EA River Thames Scheme, anticipated for completion in 2029. However,, no weight can be attributed to this at this current time. The LLFA raise no objection to the development based upon surface water calculations provided and amended site drainage plan, which is specifically listed in the schedule of proposed approved drawings (recommended condition 2). As such the development is considered to comply with policy SV2 and draft policy EE13.
- 6.19 Given the scale of the development, officers have considered whether any contributions towards infrastructure provision area required. Draft policy SD5 and the adopted SPG Planning Obligations (2007) are material to the securing of infrastructure contributions from new development within the Borough. Draft policy SD5 is considered to carry greater weight than the SPG and is aligned to the NPPF and having regard to the statutory primacy of the development plan. There is no equivalent saved policy from the 2001 Local Plan. The development would give rise to additional pressure on school place capacity and the County Education Authority have requested financial contributions to support potential additional school place demand arising from the proposed development. Whilst there is stated to be sufficient school place capacity at Secondary level, it is requested that the applicants provide contributions towards Early Years and Primary schooling Based upon the amended dwelling mix (and deducting the existing dwelling from calculations)

these sums amount to £7,404.00 and £10,845 respectively, totalling £18,249. The request is considered to meet the relevant tests for planning obligations as set out in the CIL Regulations 2010 as amended in 2015 and 2019, and for the reasons set out in the SCC Education consultation response. The request for contributions has been informally agreed with the applicants and it is therefore recommended that any permission granted is subject to completion of a s106 Legal Agreement to secure these obligations, in accordance with draft policy SD5. In respect of the Thames Basin Heaths SPA, the site lies beyond the 5-7km buffer zone and given the small scale nature of the scheme, there would be no impact on the SPA in accordance with Natural England guidance.

- 6.20 In respect of noise from the railway, the development would be between 50m – 60m (west to east) from the railway line due north. However having regard to the presence of extensive retained and protected tree cover on site, the presence of the Churchill care home development to the north of the site (and its built form filling the width of the northern site boundary) and the absence of windows on the flank of the terraced houses and only one north-facing secondary habitable room window to the block of flats, it is not considered that concerns in respect of noise to the proposed occupiers are sustainable. The application also stipulates that flats would be fully double glazed, providing further protection.
- 6.21 The applicant has submitted an Energy and Sustainability Statement which has reviewed the potential of the development to incorporate a range of renewable energy technologies, including Combined Heat and Power community heating, wind turbines, photovoltaic panels, ground source heat pumps, solar water heating and air source heat pumps. In addition, passive measures by way of a fabric first approach for the development will be adopted, utilising timber frame construction and multifoil insulation, double glazing and appropriate building orientation (as amended) to optimise daylight and sunlight to the new dwellings. The report concludes that air source heat pumps are the most viable renewable technology for a development of this scale and having regard to the scheme design and layout and the supply of hot water, bearing in mind that mains gas will not be permitted to be installed in new properties from 2025. Heating will be provided electrically. This is considered to represent a robust level of performance for a scheme that falls below the thresholds set in draft policy SD8 (1,000 sqm), with only 848 sqm total floorspace proposed. Water efficiency would also remain below 110 litres per person in line with draft policy SD7. Overall, the measures outlined, including the sustainable drainage measures agreed with the LLFA (subject to further details to be secured by condition) are considered to fully comply with draft policies SD7 and SD8 and the NPPF.
- 6.22 With regard to issues raised in representations, the majority of the points raised in responses are considered to have been addressed in this report. However, some additional comments warrant discussion. Concerns in respect of noise associated with families occupying the terraced dwellings and gardens are not considered sustainable in this suburban setting and having regard to the relative siting and screening in the amended scheme. There are not considered to be sunlight implications for the occupier of No.213 having regard to the amended building siting and boundary treatment. Security risks are not considered to be heightened for No.213 as boundaries would be fully enclosed, lockable private gated access where appropriate and the use of frontage metal railings would facilitate surveillance of the street. In terms of the Human Rights Act this is addressed below, but individual rights to privacy must be balanced against the community's need for new housing. Officers are satisfied that the separation distances from the rear of the houses to the side boundary would maintain privacy. Whilst it is acknowledged that some of the supporting technical reports allude to 10 dwellings, rather than 12, this is not considered to alter the overall validity of the conclusions therein and statutory consultees are satisfied with the scheme. Concerns raised about precedents being set for high level balconies are not considered sustainable in this instance, having regard to the location of the site within the urban area and the satisfactory distances between existing and proposed dwellings as discussed above. Each application is to be considered on its own merits in this regard. The use of gravel driveway surfacing is not considered grounds for objection to the scheme and facilitates surface water drainage where utilised. The designation of the site as a green park is not a proposal in the new Runnymede 2030 local plan. The delay of commencement of construction until completion of the Churchill development to the north would not be reasonable or indeed possible in planning terms and is to be a commercial decision subject to such commencement being in compliance with planning conditions as recommended below.

7. Conclusion

7.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposed a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

7.2 The development is considered to be acceptable and will provide new housing in compliance with saved Policy HO1 and the NPPF during the period where the Council cannot demonstrate a 5 year housing supply. The report above discusses the planning issues arising from the development, and considers that subject to planning conditions and planning obligations in respect of education and SPA avoidance, the proposed development complies with the existing development plan and the emerging new Runnymede 2030 Local plan. The development has been assessed against the Development Plan policies outlined in this report, and weighed against the policies of the NPPF, the policies of the draft Runnymede Local Plan 2030, guidance in the NPPG, and other material considerations including third party representations. The development would make full and effective use of a vacant brownfield site in accordance with adopted policy HO1. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

Officer's Recommendation:

The Corporate Head of Development Management and Building Control be authorised to GRANT planning permission subject to the completion of a Section 106 legal agreement under the Town and Country Planning Act 1990 (As amended) to secure the following obligations:

- 1 A financial contribution of £18,249 towards education provision (Early Years £7,404) and Primary school; (£10,845)

And the following planning conditions:

- 1 Full application (standard time limit)
The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the following approved plans 19-003-010; 19-003-055 Rev D; 19-003-100 Rev C; 19-003-101 Rev C; 19-003-105 Rev C; 19-003-106 Rev C; 19-003-120; 19-003-121; 19-003-122; 19-003-125; 19-003-126; 19-003-127; 19-003-140 Rev C; 19-003-141 Rev C; 19-003-142 Rev C; 19-003-143; 19-003-150 Rev C; 19-003-151 Rev C; 19-003-152 Rev C; and the following documents, including associated mitigation measures and recommendations included therein; Sustainability and Energy Statement (Blue Sky Unlimited May 2020); Biodiversity survey and report; Design & access statement 18.7.19; Flood risk assessment (Ambiental, July 2019) including Drainage layout plan WR214-01 – Rev P2 and Surface Water Attenuation Calculations received 13.5.20; Statement of community involvement; Arboricultural Impact Assessment and Method Statement (Arbortrack Ltd), dated 12th May 2020, including Tree Protection Plan (rev:D) and Tree Planting Plan (rev:A); Preliminary Ecological Appraisal (The Ecology Partnership, Aug 2019); Bat Activity Survey Report

(The Ecology Partnership, Sept 2019); Financial Viability Assessment (Section 106 Management 10.12.19);

Reason: To ensure an acceptable scheme and to comply with saved Policy BE2 of the Runnymede Borough Local Plan Second Alteration 2001.

- 3 Before the above ground construction of the development hereby permitted is commenced, samples of the materials to be used in the external elevations shall be submitted to and approved by the Local Planning Authority and no variations in such materials when approved shall be made without the prior approval, in writing, of the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In order that the development harmonises with the surroundings in the interests of visual amenity and to comply with saved Policy BE2 of the Runnymede Borough Local Plan Second Alteration April 2001 and guidance within the NPPF.

- 4 The first floor rear windows of the terraced houses hereby approved, where indicated on approved drawing ref:19-003-106 as being obscure glazed, shall remain permanently fixed with non-opening obscure glazing.

Reason: To avoid overlooking into the adjoining property and to comply with saved Policy HO9 of the Runnymede Borough Local Plan Second Alteration April 2001 and guidance within the NPPF.

- 5 Notwithstanding the provisions of Classes A-F (inclusive) of Schedule 2, Part 1 and of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any orders amending or re-enacting that Order with or without modification, no development falling within the descriptions of Classes A-F inclusive shall be constructed or carried out to the terraced houses hereby approved, without the prior written permission of the Local Planning Authority.

Reason: To ensure that a satisfactory form of development takes place and to protect the amenities of occupiers of adjoining properties and the surrounding area and to comply with saved Policies BE2 and HO9 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

- 6 The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:
- a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.
 - b) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 1.6 l/s.
 - c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
 - d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.
 - e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
 - f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

- 7 Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail

any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason: To ensure the Drainage System is designed to the National Non-Statutory Technical Standards for SuDS.

- 8 No tree to be retained in accordance with the approved plans (hereafter known as retained trees and including offsite trees) shall be cut down, uprooted or destroyed and no works to the above or below ground parts of the trees in excess of that which is hereby approved shall be carried out without the written approval of the Local Planning Authority until the expiration of five years from the date of completion of the development. If, within this time, a retained tree is pruned not in accordance with BS3998, removed, uprooted, damaged in any way, destroyed or dies, replacement trees shall be planted at the same place, sufficient to replace the lost value of the tree as calculated using an amenity tree valuation system, unless otherwise agreed in writing by the Local Planning Authority. The number, size, species, location and timing of the replacement planting shall be as specified by the Local Planning Authority.

Reason: To protect the trees to be retained, ensure that the value of the trees is replaced and preserve and enhance the appearance of the surrounding area and to comply with saved Policies NE14 and NE15 of the Runnymede Borough Local Plan Second Alteration 2001.

- 9 Details and plans of new trees to be planted shall be submitted to and approved in writing by the Local Planning Authority (LPA) prior to the commencement of the above ground construction of the development hereby permitted and these works shall be carried out as approved prior to the first occupation of the development. Any new trees, or any replacement trees planted as a requirement of the conditions herein, which before the expiration of five years from the date of completion of the development, are removed, or become seriously damaged or defective, shall be replaced as soon as practicable with others of suitable size and species, following consultation with the LPA, unless the LPA gives written consent to any variation.

Reason: To mitigate the loss of tree cover, to protect and enhance the appearance of the surrounding area, to ensure that replacement trees, shrubs and plants are provided and to comply with and saved Policies NE14 and NE15 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

- 10 Prior to the commencement of any works hereby approved, including demolition, and before any equipment, machinery or materials are brought on to the site, tree protective measures shall be installed in accordance with the Tree Protection Plan Rev D. May 2020 as contained with the approved Arboricultural Impact Assessment and Method Statement. The works shall be carried out in accordance with the approved protection plan and method statement. The protective measures shall remain in place until all works are complete and all machinery and materials have finally left site. Nothing shall be stored or placed in any area fenced in accordance with this condition, nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access, other than that detailed within the approved plans, be made without the written consent of the LPA.

There shall be no burning within six metres of the canopy of any retained tree(s). Where the approved protective measures and methods are not employed or are inadequately employed or any other requirements of this condition are not adhered to, remediation measures, to a specification agreed in writing by the LPA, shall take place prior to first occupation of the development, unless the LPA gives written consent to any variation.

Reason: To protect the trees to be retained, enhance the appearance of the surrounding area and to comply with saved policies NE14 and NE15 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

- 11 No vehicle shall access the proposed development from Wendover Road unless and until the proposed modified access hereby approved has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to comply with saved Policy MV4 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

12 Construction transport management plan

No development shall commence until a Construction Transport Management Plan, to include details of

- a. parking for vehicles of site personnel, operatives and visitors;
- b. loading and unloading of plant and materials;
- c. storage of plant and materials;
- d. programme of works (including measures for traffic management);
- e. provision of boundary hoarding behind any visibility zones;
- f. HGV deliveries and hours of operation;
- g. vehicle routing;
- h. measures to prevent the deposit of materials on the highway;
- i. before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused;
- j. on-site turning for construction vehicles;

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to comply with saved Policy MV4 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

13 The development hereby approved shall not be occupied unless and until each of the proposed terraced houses and 2 of the parking spaces serving the flatted accommodation are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) plus passive power supply to serve a further 2 parking spaces, in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To sustain compliance with and contribute towards EU limit values or national objectives for pollutants, in accordance with guidance within the NPPF.

14 The development hereby approved shall not be occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking area(s) shall be retained and maintained for its designated purpose(s) and there shall be no more than one allocated parking space per dwelling.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to comply with saved Policy MV4 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

15 Landscaping

a. No above ground development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority (LPA) and these works shall be carried out as approved prior to the first occupation of the development. This scheme shall include indications of all changes to levels, hard surfaces, walls, fences, access features, minor structures, the existing trees and hedges to be retained, together with the new planting to be carried out and details of the measures to be taken to protect existing features during the construction of the development.

b. All hard and soft landscaping works shall be carried out in accordance with the approved details. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development; otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of any part of the development or in accordance to the timetable agreed with the LPA. Any trees or plants, which within a period of five years of the commencement of any works in pursuance of the development die, are removed, or become seriously damaged or

defective, shall be replaced as soon as practicable with others of similar size and species, following consultation with the LPA, unless the LPA gives written consent to any variation.

Reason: To preserve and enhance the character and appearance of the surrounding area and to comply with saved Policies NE14, NE15 and BE2 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

16 Renewable energy (as approved)

The development hereby permitted shall be built in accordance with the approved renewable energy/low carbon statement and thereafter retained, maintained and operational for the lifetime of the development.

Reason: To ensure that a minimum of 10% of the energy requirement of the development is produced by on-site renewable energy sources and/or low carbon technologies and to comply with Policy SD9 of the Runnymede 2030 Draft Local Plan and guidance within the NPPF.

17 Biodiversity

The above ground construction of the development hereby approved shall not commence until details of the measures to improve and enhance biodiversity at the site in accordance with the recommendations of the Preliminary Ecological Appraisal by The Ecology Partnership August 2019, have been submitted to and approved in writing by the Local Planning Authority. Such details as shall be approved shall be fully implemented prior to the first use or occupation of the development.

Reason: To enhance biodiversity and to comply with guidance within the NPPF.

18 Bat boxes and bricks

Prior to the first occupation of the development, details (including the number, design and positions) of proposed bat boxes and bat bricks to be incorporated within the site, and details of any external lighting to be installed, as recommended in the Bat Activity Surveys report by the Ecology Partnership September 2019, shall be submitted to and approved by the Local Planning Authority. Such details as may be approved shall be incorporated into the development prior to the first occupation of any part of the development hereby granted and permanently maintained thereafter.

Reason: In accordance with the terms of the application and to ensure the provision of suitable mitigation in accordance with saved Policy NE20 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

19 Bat survey

In the event that demolition of the existing building does not take place by 28 February 2021, a further bat survey shall be conducted on the whole site and the findings of the survey, and any recommended mitigation, submitted to and agreed in writing by the Local Planning Authority. The development shall then be implemented in accordance with the findings of the survey.

Reason: To protect the habitat of the bats and to comply with saved Policy NE20 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

Informatives

1 Summary of Reasons to Grant Consent

The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner

2 If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local

Flood Authority should be contacted to obtain prior written Consent. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

3 The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway

Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs

- 4 The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme> The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice
- 5 The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
- 6 Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
- 7 It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.





Front Elevation



Right Flank Elevation



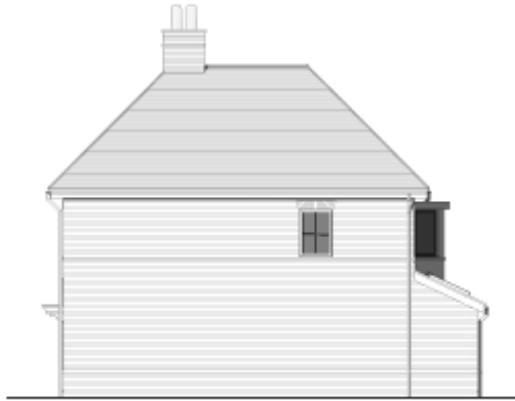
Rear Elevation



Left Flank Elevation



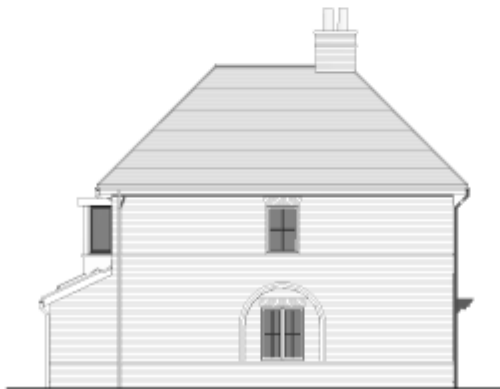
Front Elevation



Right Flank Elevation



Rear Elevation



Left Flank Elevation



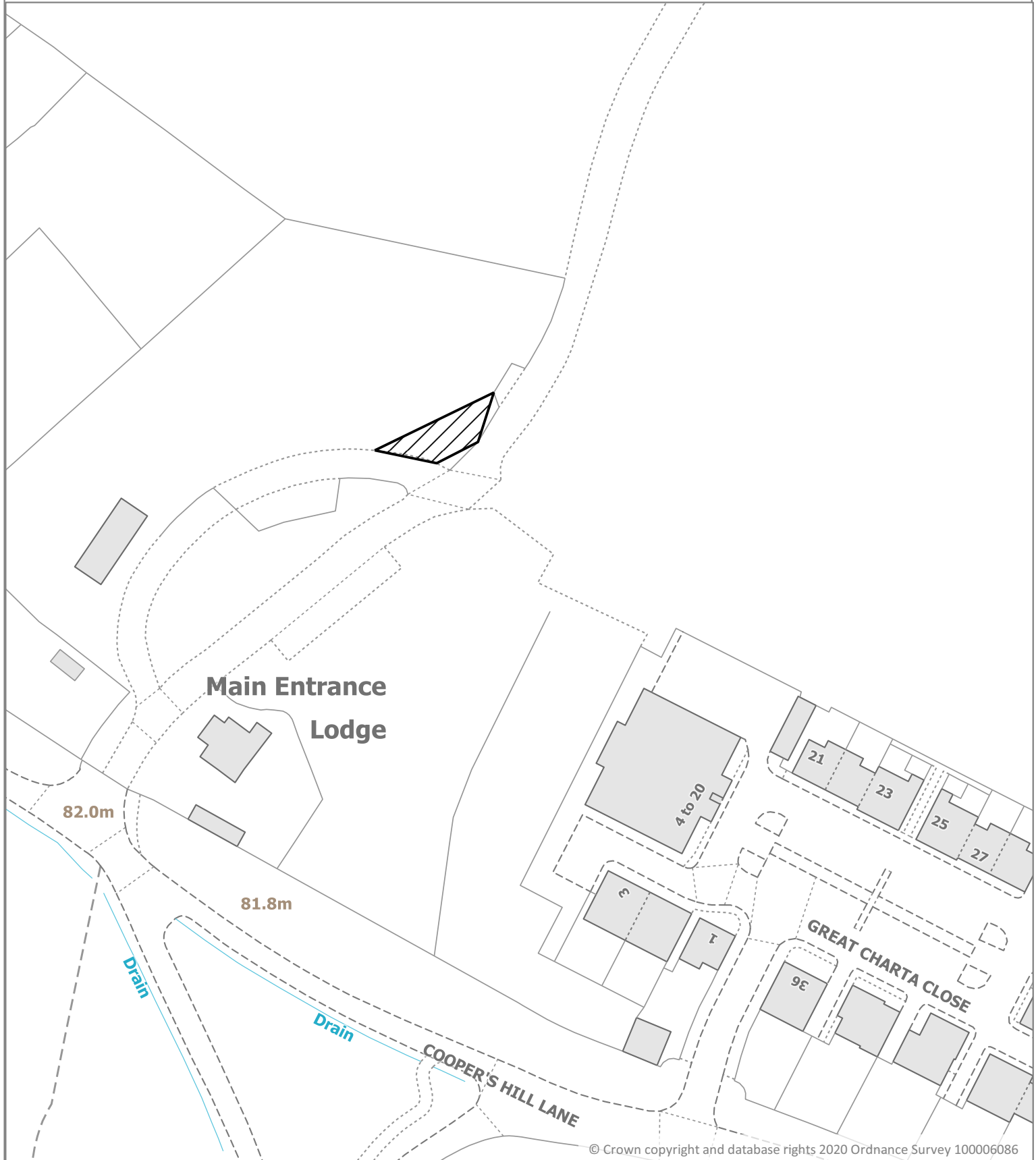


FOR LOCATION PURPOSES ONLY

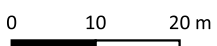
**Block j, Former Brunel University Campus,
Englefield Green TW20 0JY**

Date: 03/06/2020

Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH



SCALE 1:900



RU.20/0328



RU.20/0328	Ward: Englefield Green West
LOCATION:	Block J Former Brunel University Campus Englefield Green TW20 0JY
PROPOSAL	Full planning application seeking a proposed revision to the approved scheme under planning application RU.17/1649 for the proposed redevelopment of the site to seek amendments to the proposed building known as Block J to provide 2 dwellings upon the first floor of the building (as opposed to four dwellings under the original approval) at the former Brunel University Campus.
TYPE:	Full Planning Permission
EXP DATE	5 June 2020

SUMMARY OF RECOMMENDATION: Subject to the prior signing of a Legal Agreement - Grant with conditions

1. Site

- 1.1 The application relates to the former Brunel University campus, close to the main entrance to the site from Coopers Hill Lane, and part of the area granted planning permission for market housing. The campus is located within the Green Belt and is designated as a 'Major Developed Site', and also within an 'Area of Landscape Importance'. The front section of the former campus (adjacent to Coopers Hill Lane) is located within the Englefield Green Conservation Area. Langham Pond a SSSI is located further to the east of the campus. The Presidents Hall to the north is a locally listed building. The Mews, Coopers Hill Lane is a Grade II Listed Building. Land to the north of the site falls within a 'Priority Habitat Inventory' & 'Biodiversity Opportunity Area'. The site also falls within 5-7km of the Thames Basin Heaths SPA. Open land to the north east of the site is a Site of Nature Conservation Importance.
- 1.2 The Grade 2* Air Forces memorial lies to the east of the site, beyond Eastgate. The site is roughly level up to the rear of the Presidents Hall, but it drops sharply away down towards the memorials and River beyond. The Langham Ponds SSSI lie at the bottom of the Coopers Hill slopes to the east of the site, and the internationally important Magna Carta memorial sites. The site contains many fine specimen trees and an area of the trees on the slopes is designated ancient woodland. A small group of trees adjacent to the main site entrance are protected by Tree Preservation Order No 168

2. Planning history

- 2.1 The former Brunel University campus site has an extensive planning history for the redevelopment of the site to comprise new residential development (including affordable housing) student accommodation and Use Class C2 (extra care) as summarised below:
- RU.20/0427-Application seeking approval of details reserved by planning condition 8 (details of the siting and appearance of the PV panels on the residential units) under planning application RU.17/1649. Granted
 - RU.20/0391- Application seeking approval of details reserved by planning condition 15B (land contamination) of planning permission RU.17/1649 for the proposed redevelopment of the site. No decision to date.
 - RU.19/1022 - Proposed variation to planning condition 2 (approved drawing numbers) of planning permission RU.17/1649 to allow revisions to the design of block G. Granted subject to the prior signing of a legal agreement (awaiting for the legal agreement to be signed)
 - RU.19/1376 - Application seeking approval of details reserved by planning condition 26B (travel plan) of planning application RU.17/1649. Granted.
 - RU.17/1703 – Screening opinion for the redevelopment of the site for 109 Residential units (59 private C3 and 50 care units C2) and conversion of the lodge to a concierge (as submitted under application RU.17/1649) Not EIA development.
 - RU.17/1649 – Construction of 59 residential units, construction of an additional 50 units of C2 accommodation as an extension to the care community (permitted under RU.16/1812) and conversion of the lodge to create a concierge and conversion of the chapel to residential (This application was a revision to RU.14/1640) Granted subject to a legal agreement. Following the approval of this application, there have also been a

number of planning applications approved by the local planning authority in respect of details of the planning conditions imposed under the application)

- RU.16/1812 – Part demolition/part retention of the Presidents/College and Pillar Hall buildings and the erection of extended buildings for the extra care use (containing 78 no. 2 bed apartments with communal facilities) and associated parking and hard and soft landscaping. Granted.
- RU.14/1640 – Construction of 63 residential units and the conversion of the chapel to residential use with associated access, parking and landscaping. Granted.
- RU.11/0207 – Outline application for the demolition of the existing buildings (with the exception of the Presidents/College and Pillar Hall, the Chapel, the mews, Clubhouse and the Lodge) to construction 528 student bed spaces (including small shop) 59 units of Extra Care (Use Class C2) and 104 new dwellings (including affordable housing), car parking, landscaping and associated infrastructure works. Granted.
- RU.08/0664 – Reserved matters application (phase 1) for the erection of new student accommodation (60 bed spaces) following the grant of outline planning permission RU.03/0112) Granted.
- RU.03/0112- Variation of condition 2 (time limit) of outline planning permission RU.93/0359 for 14,500 sq. m of additional built accommodation and 222 car parking spaces. Granted.
- RU.93/0359 – (outline) Redevelopment of the campus to provide 14,500 sq. m of additional built accommodation comprising student accommodation, academic and ancillary accommodation and associated car parking and landscaping. Granted.

3. Application

3.1 The redevelopment of the former campus site includes a permitted C3 element of 59 market homes which have been subject of several applications but last granted under permission under RU.17/1649 (which also included other forms of development). Construction has commenced. The majority of the C3 homes are located in the central part of the development area in a T-shaped layout but there are outlier blocks, including Block J the subject of this current application, which is separately located away from the main residential area closer to the access. Under application RU.17/1649, Block J comprised a total of 10 residential flats (4 x 2 bed and 6 x 3 bed). Under this current application, the applicant seeks planning permission for an alternative building for Block J as an amendment to the approved RU.17/1649 scheme, to comprise a total of 8 residential flats (2 x 2 bed and 6 x 3 bed). This alternative scheme proposes a building of exactly the same size and external appearance as the building as originally approved under planning application RU.17/1649. It is the composition of the size of the flats and the internal layout that is the difference between the scheme and the approved scheme. The first floor is proposed to comprise two flats compared with four flats in the approved scheme. There is no change to the ground floor. The two flats proposed within the first floor would be enlarged to provide a new reception area, study/library, a dressing room and en-suite bathrooms to all bedrooms. There are no other changes to the approved scheme proposed under this application.

3.2 The reason the applicant has submitted a full application is that the effect of the new composition of Block J would change the description of the original application RU.17/1649. This specifies within the description of the development that 59 dwellings will be provided. The effect of the new proposal for Block J would be to reduce the overall number of C3 (market) dwellings within the development from 59 to 57. A recent High Court ruling has clarified that descriptions of development cannot be amended by applicants by simply applying for a variation of the approved plans condition (known as a Section 73 application). In this instance, the extant 2017 permission specifies within the description of the development that 59 dwellings will be provided. Accordingly, this application has been submitted as a Full Planning Application seeking revisions to RU.17/1649 so as to amend the 2017 permission to provide 57 dwellings.

4. Consultations

4.1 98 Neighbouring properties were consulted in addition to being advertised on the Council's website and within the local paper. In addition a site notice was displayed at the site. No letters of representation have been received in respect of the application.

4.2 No comments have been received from the Englefield Green Village Neighbourhood Forum.

4.3 No comments have been received from the Councils Listed Building and Conservation Adviser.

5. Relevant Local Planning Policies

5.1 Saved Policies in the Runnymede Borough Local Plan Second Alteration 2001: GB1, GB10, H09, MV4, MV9, NE8, NE12, NE14, NE15, NE16, NE17, NE18, NE20, BE5, BE13 & BE22.

5.2 The Submission Runnymede 2030 Local Plan has completed its statutory Examination in Public stage and the next stage will be the publication of the Planning Inspector's report. As such, it can now be given more weight in planning decisions particularly in respect of those policies which attracted little or no objection, and also having regard to any saved policies in the adopted Runnymede Local Plan Second Alteration 2001 which may be considered out of date, and more up to date advice contained in the NPPF.

6. Planning Considerations

6.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. It is a material consideration that a building (Block J) was granted planning permission under RU.17/1649 and that the site circumstances are the same. The key planning matters are still considered to be the impact of the development upon the Green Belt, the impact upon existing heritage assets, the impact upon the character of the area (including the Area of Landscape Importance), the impact upon existing trees and biodiversity, the impact upon neighbouring residential amenities and the impact upon parking and highway safety. There has been a change to national policy guidance with the updated version of the NPPF in 2019. The development plan remains the 2001 Local Plan but as stated above, policies in the new Runnymede 2030 Local Plan may be given some weight. This is also a change in circumstances since the previous permission was granted. The key issues with this application is whether there are any new impacts on the Green Belt or any of the other constraints applying to the site, and the acceptability of the proposed reduction in the number of residential dwellings within the development .

6.2 The application site continues to be located within the Green Belt and within an area designated as a 'Major Developed Site'. Whilst the NPPF does not include policies with regard to major developed sites as such, it does advise that the limited infilling or the partial or complete redevelopment of previously developed land (whether redundant or in continuing use) which would not have a greater impact on the openness of the Green Belt than the existing development; would be an appropriate development. Saved Local Plan policy GB10 is considered to be in general conformity to the NPPF in that it also seeks to limit harm to the openness of the Green Belt, but recognises that infilling & redevelopment may be acceptable. The additional clauses in this saved 'Major Developed Site' policy provides a framework by which the impact of any development on the Green Belt openness is assessed. The planning application RU.17/1649 for the construction of 59 residential units (including the conversion of the chapel and Block J), the construction of an additional 50 units of C2 (extra care) accommodation and the conversion of the lodge to provide a concierge, was fully assessed against these policies and it was concluded that the proposed development would fall within the exemption of the NPPF and would not be an inappropriate development within the Green Belt on the basis that there would be no greater harm to the openness of the Green Belt than the original complex at the former Brunel University site taking into account the extant planning permissions.

6.3 This current application would result in no external changes to the approved scheme including Block J , and specifically no enlargements to Block J. There are no other changes including to parking or amenity area. Therefore, this current application is not considered to result in any additional impacts upon the Green Belt than the approved scheme, and this development is still considered to represent an appropriate development within the Green Belt, and would comply with saved policies GB1 and GB10 of the Local Plan and Green Belt policy within the NPPF.

6.4 The alterations to the internal layout to enlarge the two flats in the first floor of the building would result in the reduction of 2 residential flats compared with the approved scheme. Under planning approval RU.17/1649, Block J comprised a total of 10 residential flats (4 x 2 bed and 6 x 3 bed). Under this application, the applicant seeks to amend the building to comprise a total of 8 residential flats (2 x 2 bed and 6 x 3 bed). The current local plan does not contain a policy which

- resists the loss of residential units but Saved policy H01 has in its title Maximising Housing Potential. The policy then goes on to consider full and effective use in the urban area, but of course the site lies within the Green Belt and is silent on reduction of residential homes.
- 6.5 Emerging policy SL21 of the 2030 Local Plan however states that development proposals should result in no net loss of existing dwellings or land that provides for residential uses. The emerging Local Plan confirms that existing housing is valued highly in the Borough, where land supply is limited due to significant constraints. The emerging Local Plan explains that housing targets for the Council are challenging to achieve and any loss of existing units would exacerbate these difficulties. In view that the existing Local Plan is silent on this issue, it is therefore considered that some weight can be given to the new policy SL21 and the loss of the 2 residential units needs to be carefully considered in light of this emerging policy. However, the land for housing within the development is maintained in accordance with the policy.
- 6.6 The applicant has submitted a variety of documentation in support of the application, including additional marketing information has been provided from both Savills and Knight Frank. Savills confirm that they launched the site in February 2019, with a formal launch event taking place in April 2019. Savills advise that marketing to date has been extensive and has targeted both local and national audiences, with mail drops to over 5,000 local addresses along with expansive print advertising including local publications, such as The Surrey magazine and Move to papers. Savills have a confidential database of circa 300 applicants for the development, with an even split between those looking for houses and apartments.
- 6.7 The supporting marketing information advises that local homeowners no longer require large properties with large gardens and are looking to downsize into something more manageable but still need space to entertain and accommodate friends and family. The supporting information advises that there is a high demand for lateral (single level) accommodation as downsizers are taking a much longer term view when making their move and looking ahead at how a property will work for them in 10-15 years when they may become less active and mobile. This application has therefore been submitted as a direct result of this current local demand. The supporting marketing information also recommends that this type of new accommodation also helps to 'free up' family homes within the borough and would meet the housing needs for residents of the borough who wish to downsize but do not want to leave the borough.
- 6.8 Policy SL19 (Housing Mix and Size Requirements) of the Emerging 2030 Local Plan advises that development proposals of 10 or more (net) additional dwellings will be required to contribute to meeting the Housing Market Area's identified housing needs by generally providing a housing mix as set out in the Strategic Housing Market Assessment or any similar evidence for market and affordable units. Considering the redevelopment as a whole, it is considered there would still be a mix of 1, 2, 3, 4 and 5 bed dwellings across the site with a variety of dwelling sizes to help meet the demand for homes in the area in accordance with new Policy SL19. There are no alterations to the infrastructure contribution requirements considered later in the report, in compliance with new Policy SL21. This is a balanced judgement but officers have concluded that the reduction of market homes from 59 to 57 would not be fatal to the overall housing supply in the borough and there would still be a mix of homes to suit local demands whilst providing high quality amenities and protecting the Green Belt.
- 6.9 In terms of other considerations, Block J is located within close proximity to the Englefield Green Conservation Area. The Presidents Hall (an existing building within the wider former Brunel University site) is a locally listed building. Special regard needs to be given to existing heritage assets and heritage policy within the NPPF requires new development to both enhance and conserve the historic environment. Given that this application purely seeks internal alterations to the layout of block J (to amend the number of residential units) and the design of the building was considered to protect the character and appearance of the area, the proposals are not considered to have any additional impacts upon these existing heritage assets. The design of Block J (as originally approved under RU.17/1649) was considered to be sensitively designed to both enhance and conserve the historic environment. The Councils Listed Building and Conservation Adviser fully supported the design of the proposals for Block J previously approved under planning application RU.17/1649. No adverse comments have been received from him under this application. Similarly, there are no new impacts on the 'Area of Landscape Importance'. This revised proposal is considered to comply with saved policies BE5, BE13, NE8 and NE14 of the local plan and the NPPF.

- 6.10 Given that this application only results in changes to Block J, there would be no new impacts on trees within the site, including those subject to TPO 168, in accordance with saved policies NE12, NE13 and NE14. In respect of biodiversity and protected sites, the amended proposals, given the nature of the amendments and the positioning of block J within the site, is not considered to raise any additional issues relating to biodiversity and permission is recommended subject to the planning conditions previously imposed under application RU.17/1649 and the legal agreement. The site lies above the Langham Ponds SSSI and contains a number of protected species. Concern over the potential impact on the Langham Ponds was dealt with by baseline assessment and on-going monitoring of the water in and around the ponds secured by the S106 on the 2012 masterplan and 2015 Deed of Variation. The monitoring carried out to date has not given cause for concern, and this will need to be continued until after the site is finished and occupied. On this basis the development is considered to comply with saved policies NE16, NE17, NE18 and NE20 and new Policy EE9.
- 6.11 In respect of neighbouring residential amenities, it is considered that there will be no detrimental impacts upon existing neighbouring dwellings given the design of the proposals and the distances of Block J to neighbouring dwellings. The proposal is therefore considered to comply with saved policy H09 of the Local Plan and policy within the NPPF. In respect of parking and highway safety, this amended application seeks no revisions to the previously approved car parking and highway layout and the revisions to block J result in no additional residential units. On this basis there is not considered to be any additional impacts upon highway safety (when compared with the 2017 extant permission) and the development is considered to comply with saved policies MV4 and MV9.
- 6.12 The 2017 planning permission was subject to a legal agreement to secure the following:
1. Highway improvements & contributions;
 2. £76,905 towards the yellow bus on first occupation of the private residential;
 3. £400,000 community contribution towards the cost and maintenance of community social and physical infrastructure (this has been paid in part, but the balance is to be paid on occupation of the C3)
 4. £85,253 towards minor community projects payable on first occupation of the C3 units;
 5. Cycle lane link contribution (£100,000);
 6. Warning sign on Priest Hill;
 7. Travel vouchers;
 8. Real time bus information contribution (£15,000);
 9. A monitoring fee & travel plan audit fee;
 10. Footway and green triangle works;
 11. Bus stop works (on St Judes Road & Priest Hill);
 12. Bus shelter & hardstanding related to the student part of the site;
 13. Sports pitch & clubhouse (and submission of booking protocol);
 14. Affordable housing (already built & transferred to affordable housing provider, but will need to be protected under the modification agreement);
 15. Monitoring of the Langham Ponds;
 16. Legal fees.

On the basis that this application seeks to a variation to the scheme approved under RU.17/1649, the S106 signed under application RU.17/1649 will need to be varied under this planning application to ensure that the above requirements are secured as part of this revised planning permission.

7. Conclusion

- 7.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposes a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act

- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

- 7.2 The development is considered to represent an appropriate development within the Green Belt and the proposal is considered to enhance and conserve the Conservation Area. There are not considered to be any detrimental impacts upon the locally listed building and the proposal is considered to protect and enhance the character of the area including the 'Area of Landscape Importance'. The development will protect existing trees and biodiversity and is not considered to have any detrimental impacts upon protected sites. There is not considered to be any harmful impacts upon the amenities of existing surrounding dwellings and there are not considered to be any issues relating to parking or highway safety. There would be a reduction in the number of residential homes but it is considered the small scale reduction would not be harmful and the applicant has provided evidence to justify this. The development has been assessed against the following Development Plan policies – saved Policies GB1, GB10, H09, MV4, MV9, NE8, NE12, NE14, NE15, NE16, NE17, NE18, NE20, BE5, BE13 & BE22 of the Runnymede Borough Local Plan Second Alteration April 2001, and new Policies SL19 and SL21 of the emerging Runnymede 2030 Local Plan, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

Officer's Recommendation:

The Corporate Head of Development Management and Building Control be authorised to GRANT planning permission subject to the completion of a Deed of variation to the Section 106 legal agreement signed under RU.17/1649 under the Town and Country Planning Act 1990 (As amended) to secure the obligations set out in paragraph 6.12 above

And the following planning conditions:

- 1 The development hereby permitted shall not be carried out except in complete accordance with the following approved plans:

Plans approved under RU.17/1649

1725-P-001 P1, 1725-P-002 P1, 1725-P-003 P1, 1725-P-004 P1, 1725-P-005 P1, 1725-P-006 P1, 1725-P-007 P2, 1725-P-008 P1, 1725-P-009 P1, 1725-P-010 P3, 1725-P-011 P1, 1725-P-012 P3, 1725-P-013 P1, 1725-P-014 P1, 1725-P-015 P1, 1725-P-016 P1, 1725-P-100 P1, 1725-P-101 P1, 1725-P-102 P1, 1725-P-110 P1, 1725-P-111 P1, 1725-P-120 P1, 1725-P-121 P1, 1725-P-130 P1, 1725-P-140 P1, 1725-P-141 P1, 1725-P-150 P1, 1725-P-160 P1, 1725-P-161 P1, 1725-P-162 P1, 1725-P-163 P1, 1725-P-170 P2, 1725-P-171 P1, 1725-P-172 P1, 1725-P-173 P1, 1725-P-174 P1, 1725-P-175 P1, 1725-P-180 P1, 1725-P-181 P1, 1725-P-182 P1, 1725-P-183 P1, 1725-P-190 P1, 16029/AL(02)401 P1, 16029/AL(02)402 P1, 16029/AL(02)405 P1, 16029/AL(02)410 P1, 16029/AL(02)501 P1, 16029/AL(02)505 P1, 16029/AL(02)506 P1, 16029/AL(02)510 P1, 1411/021D, 1411/022E, 22705-SKD01A, 22705-SKD02, 22705-SKD03A, 22705-SKD04, 2017078/TPP001 RevA

Plans approved under this revised application seeking amendments to block J.

1725-P 161 P2 – Block J Apartments - Ground and First Floor Plans received 28.02.2020.
 1725-P-159 P1- Site Location Plan – Block J received 28.02.2020.
 Supporting covering letter received 12.03.2020
 Supporting letter – Savills received 04.05.2020
 Supporting letter – Knight Frank received 04.05.2020

Reason: To ensure an acceptable scheme and to comply with saved Policy GB10 of the Runnymede Borough Local Plan Second Alteration 2001.

- 2 (A) The C3 residential dwellings hereby permitted shall be constructed of external materials as approved under planning application RU.19/0074. No variations in these materials shall be made without the prior approval, in writing, of the Planning Authority. Development shall be carried out in accordance with the approved details.

(B) The C2 care community units hereby permitted shall be constructed of external materials as approved under planning application RU.18/1457. No variations in such materials shall be made without the prior approval, in writing, of the Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In order that the development harmonises with the surroundings in the interests of visual amenity and to comply with saved Policy H09 of the Runnymede Borough Local Plan Second Alteration April 2001 and guidance within the National Planning Policy Framework.

- 3 (A) The hard landscape works for the C3 residential dwellings hereby permitted shall be undertaken as approved under planning application RU.18/1738. The works shall be carried out as approved and completed before the last building in that phase is occupied.

(B) The hard landscape works for the C2 care community units shall be undertaken as approved under planning application RU.18/1459 and the non-material amendment application RU.19/0732. The works shall be carried out as approved and completed before the last building in that phase is occupied.

Reason: To preserve and enhance the character and appearance of the surrounding area and to comply with saved Policy BE2 of the Runnymede Borough Local Plan Second Alteration April 2001.

- 4 The scheme for the provision of access to the Parkland Recreation Area during construction (save at the time this area is being landscaped) and a permanent access from Oak Lane shall be implemented in accordance with the details approved under application ref RU.14/1636 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that public access is secured to appropriate parts of the site during construction for the benefit of existing residents, in accordance with the terms of the application, and in accordance with Government advice in the NPPF and saved Policies R1 and GB10 of the Runnymede Borough Council Local Plan 2001.

- 5 (A) The soft landscape works for the C3 residential dwellings hereby permitted shall be undertaken in accordance with planning application RU.18/1739. The works shall be carried out as approved and completed during the first planting season following substantial completion of the dwellings hereby approved.

(B) The proposed soft landscape works for the C2 care community units hereby permitted shall be undertaken in accordance with planning application RU.18/1459. The works shall be carried out as approved and completed during the first planting season following substantial completion of the units hereby approved.

Reason: To preserve and enhance the character and appearance of the surrounding area and to comply with saved Policies NE14 and NE15 of the Runnymede Borough Local Plan Second Alteration 2001.

- 6 If within a period of five years from the date of the planting of any tree, shrub or plant that tree shrub or plant or any tree shrub or plant planted in replacement for it, is removed, uprooted, destroyed, dies or becomes seriously damaged or defective another tree, shrub or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure that replacement trees, shrubs and plants are provided and to protect the appearance of the surrounding area and to comply with saved Policies NE14 and NE15 of the Runnymede Borough Local Plan Second Alteration 2001.

7 The siting, design and appearance of the PV panels to be installed on the C3 residential dwellings shall be undertaken in accordance with the Energy Statement submitted under planning application RU.17/1649 and the details as approved under planning application RU.20/0427 and shall be implemented prior to the occupation of the dwelling on which they are to be erected.

Reason: To ensure that the siting and appearance of the panels are acceptable visually, in accordance with saved Local plan policies BE10 and NE8.

8 No part of the development shall be occupied other than in accordance with the approved Car Parking Management Strategy (N01-HJ) dated September 2017 & October 2017 approved under refs RU.17/1275 & RU.17/1173

Reason: In the interests of the character and visual amenities of Coopers Hill Lane, particularly in relation to the Conservation Area, and the approach to the Air Forces Memorial, and in the interests of the residential amenities of existing residents on Coopers Hill Lane, and to accord with Government advice in the NPPF and saved Runnymede Borough Local Plan policies BE2 and BE5 and GB10.

9 (A) The C3 residential dwellings hereby permitted shall be undertaken in accordance with the Secure by Design Statement approved under application RU.18/1740, The approved measures shall be implemented prior to the occupation of the final dwelling hereby permitted.

(B) The C2 care community units hereby permitted shall be undertaken in accordance with the Secure by Design Statement approved under application RU.18/1922. The approved measures shall be implemented prior to occupation of the final unit hereby permitted.

Reason: To accord with government advice in the NPPF, and 'Secured by Design'.

10 During demolition and construction, the use of heavy plant, noisy equipment or operations and deliveries should not take place outside the hours of:

Monday-Friday	8.00-18.00
Saturday	8.00-13.00
Sundays/Bank and Public Holidays	No noisy activity

Unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the residential amenities of existing and proposed residents.

11 (A) Details of any external lighting (including timings for implementation) shall be submitted to and approved by the Local Planning Authority prior to any above ground construction commencing on the C3 residential dwellings hereby permitted. Such details as may be approved shall be implemented in accordance with the approved timings, and completed prior to the occupation of the final dwelling.

(B) The external lighting for the C2 care community units hereby permitted shall be undertaken in accordance with the details approved under planning application RU.19/0300. The external lighting shall be implemented and completed prior to the occupation of the final unit.

Reason: In the interests of the character and appearance of the area; the amenities of existing and proposed residents; security and crime reduction; and the protected species on the site, and to accord with advice in the NPPF and saved Runnymede Borough Local Plan policies GB10, BE2, BE5, H09.

12 (A) The construction of the C3 residential dwellings hereby permitted shall be undertaken in accordance with the Construction Environment Management Plan approved under planning application RU.18/1041. Prior to the above ground construction of Block J (as revised) further details of a revised Construction Environment Management Plan shall be submitted to and approved in writing by the Local Planning Authority, When approved the development shall be undertaken in accordance with the approved plan.

(B) The construction of the C2 care community units hereby permitted shall be undertaken in accordance with the Construction Environment Management Plan approved under planning application RU.18/1299.

Reason: To ensure that harm to the local economy, environment and amenity of local people is minimised, in accordance with government advice in the NPPF and saved policy GEN1 of the Runnymede Borough Local Plan, 2001.

13 (A) Remediation of the site shall be completed in accordance with details approved under planning application RU.15/1439. Prior to occupation of any of the C3 residential dwellings hereby permitted, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation for that phase of development shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

(B) Remediation of the site shall be completed in accordance with details approved under planning application RU.15/1439 and RU.18/1606. Prior to occupation of any of the C2 care community units hereby permitted, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation for that phase of development shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

(C) Monitoring of the Langham Ponds and the shallow on-site aquifer shall be carried out in accordance with the details approved under planning application RU.14/0912 unless otherwise agreed in writing, and the agreed scheme of monitoring shall continue at the intervals agreed in the monitoring scheme. Any deviation outside agreed limits from the baseline conditions shall be investigated and remediated to an appropriate standard.

Reason: To ensure that the development complies with the NPPF and that prior to occupation, all risks to the environment and controlled waters have been adequately monitored and remediated to the standards set out in the remediation reports which may be amended should unsuspected or additional contamination be found.

14 (A) If, during development of the C3 residential units, contamination not previously identified is found to be present at the site then no further development on those C3 residential units (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for additional investigation and an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

(B) If, during development of the C2 care community units, contamination not previously identified is found to be present at the site then no further development on those C2 care community units (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for additional investigation and an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to comply with the NPPF.

15 Except where otherwise agreed in writing by the Local Planning Authority, all trees on the site shown to be retained on the Tree Protection Plan (2017078/TPP001 Rev A) received under

planning application RU.17/1649 shall be retained until the expiration of five years from the date of the completion of the development.

Reason: To protect the trees to be retained and enhance the appearance of the surrounding area and to comply with saved Policies NE14 and NE15 of the Runnymede Borough Local Plan Second Alteration 2001.

- 16 No trees to be retained in accordance with condition 15 shall be cut down, uprooted or destroyed and no works to the trees shall be carried out except for those works required for sound arboricultural reasons which shall be undertaken by an Arboricultural Association approved contractor, until the expiration of 5 years from the date of completion of the development.

Reason: To protect the trees to be maintained and enhance the appearance of the surrounding area and to comply with saved Policies NE14 and NE15 of the Runnymede Borough Local Plan Second Alteration 2001.

- 17 If any tree to be retained in accordance with the condition 15 above is removed, uprooted, destroyed or dies, another tree shall be planted at the same place and the size, species and timing of the replacement planting shall be as specified in writing by the Local Planning Authority.

Reason: To ensure that the trees are replaced to preserve and enhance the character of the locality and to comply with saved Policies NE14 and NE15 of the Runnymede Borough Local Plan Second Alteration 2001.

- 18 Before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, fencing at least 1.2 m high and comprising of a vertical and horizontal framework of scaffolding (well braced to resist impacts) in accordance with BS 5837:2005 shall be erected:-

- (i) around the extreme outer canopy of each deciduous tree or group of deciduous trees to be retained, or an alternative position must be agreed in writing by the Local Planning Authority,
- (ii) at a distance from the tree trunk equivalent of not less than half the height of each conifer tree or group of trees to be retained, and
- (iii) such fencing shall be maintained until the development has been completed and all equipment, machinery and surplus materials have been removed from the site or shall be removed in a phased manner that has first been submitted to and agreed in writing with the Local Planning Authority.

Reason: To protect and ensure the retention of the existing trees during the construction period and to comply with saved Policies NE14 and NE15 of the Runnymede Borough Local Plan Second Alteration 2001.

- 19 There shall be nothing stored or placed within or against any protective fencing during the construction period erected around each tree or group of trees to be retained.

Reason: To protect and ensure the retention of existing trees during the construction period and to comply with saved Policies NE14 and NE15 of the Runnymede Borough Local Plan Second Alteration 2001.

- 20 There shall be no alteration to the ground level within any protective fencing erected around each tree or group of trees to be retained, nor shall any excavation be made without the written consent of the Local Planning Authority. Any works in the root protection areas shall be carried out in accordance with the details specified in the Arboricultural report submitted with planning application RU.17/1649.

Reason: To protect and ensure the retention of existing trees during the construction period and to comply with saved Policies NE14 and NE15 of the Runnymede Borough Local Plan Second Alteration 2001

- 21 There shall be no burning within six metres of the canopy of any tree or group of trees to be retained.

Reason: To protect and ensure the retention of existing trees during the construction period and to comply with saved Policies NE14 and NE15 of the Runnymede Borough Local Plan Second Alteration 2001

- 22 Before the first dwelling hereby permitted is occupied the existing access to Coopers Hill Lane to be modified shall be designed/constructed and provided with visibility zones in accordance with the approved plans, all to be permanently maintained to a specification to be agreed in writing with the Local Planning Authority and the visibility zones shall be kept permanently clear of any obstruction.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with government advice in the NPPF and saved Runnymede Borough Local Plan policy MV4.

- 23 Prior to occupation of the C3 residential dwellings hereby permitted space shall be laid out within the site in accordance with the approved plans for bicycles to be securely stored and cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose unless otherwise agreed in writing by the Local Planning Authority

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with government advice in the NPPF and saved Runnymede Borough Local Plan policy MV4.

- 24 The wheel washing facilities provided on site under the terms of planning application RU.12/1008, RU.14/1171 & RU.14/1763 shall be retained on the site to prevent the deposition of extraneous matter of the public highway during the construction period unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users and to comply with saved Policy MV4 of the Runnymede Borough Local Plan Second Alteration 2001.

- 25 A) The C3 residential units hereby permitted shall not be occupied other than in accordance with the terms of the Site Wide Travel Plan (November 2017) approved under planning application RU.17/1198. The approved Travel plan shall be maintained and developed in accordance with the approved details thereafter.

(B)The C2 care community units hereby approved shall not be occupied other than in accordance with the Travel Plan approved under planning application RU.19/1376. The approved Travel plan shall be maintained and developed in accordance with the approved details thereafter.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with government advice in NPPF and saved Runnymede Borough Local Plan policy MV4.

- 26 The foul drainage shall be carried out only in accordance with the following details:
- " Drainage Statement v.3 dated September 2017 and FRA v.5 dated 22/09/17)
 - " Email of clarification from Price and Myers dated 28/11/2017
 - " Calculation of existing 1 in 1 year storm discharge and existing foul flows
 - " Drawing 22705-SKD01A
 - " Drawing 22705-SKD02
 - " Drawing 22705-SKD03A
 - " Drawing 22705-SKD04

Reason: To ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

- 27 The Landscape and Ecology Management Framework Plan shall be implemented in respect of the site in accordance with the details approved under planning application RU.14/1754 unless otherwise agreed in writing by the Local Planning Authority. The implementation of the LEMFP on the site shall be carried out at the owner's expense.

Reason: To secure the satisfactory long-term management of the site in the interests of the landscape, character and visual amenities of the area, trees, landscaping and ecology (including protected species) and the residential and visual amenities of existing and proposed residents (in accordance with the management principles, objectives and specifications as set out in Appendix 12.6 of the Environmental Statement), and to accord with advice in the NPPF and saved Runnymede Borough Local Plan policies GB10 and R1.

- 28 The site shall be controlled and managed in accordance with the details approved under RU.17/1173 (in the Management Principles & Objectives Plan September 2017)

Reason: To accord with the terms of the Masterplan application as identified in the Sustainability Management Framework, Planning Statement and Environmental Statement and to ensure that suitable management of the site (as an important element of the wider masterplan site) occurs in the interest of existing and proposed residents

- 29 Notwithstanding the provisions of Schedule 2 Part 1 and Classes A to E of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending or re-enacting that Order with or without modification), no further extensions or additions to the dwellings, including porches or alterations to the roofs, or the provision of any additional building within their curtilages, shall be constructed without the prior written permission of the Local Planning Authority.

Reason: To protect the openness of the Green Belt and the high quality of this landscape and the amenities of occupiers of adjoining properties and to comply with saved Policies BE8, HO9 and GB1 of the Runnymede Borough Local Plan Second Alteration 2001.

- 30 The refuse and recycling bin storage areas and facilities for each building hereby permitted shall be provided in accordance with the details shown on drawing 1725-P-012 P3 under application RU.17/1649 prior to the occupation of that building, and managed as outlined by the site management company as set out in the Design & Access Statement submitted under RU.17/1649.

Reason: In the interests of amenity, to provide adequate refuse and recycling facilities and a satisfactory form of development and to comply with guidance in the NPPF

- 31 The development hereby permitted shall be constructed so as to provide a minimum noise attenuation of 20dB(A) as insulation against aircraft noise.

Reason: To protect occupants from noise attributable to aircraft as the development is within an area subject to noise levels in excess of 57 Leq (16 hours) in dB(A) and to comply with saved Policy BE22 of the Runnymede Borough Local Plan Second Alteration April 2001.

- 32 None of the dwellings granted outline planning permission under permission reference RU.11/0207 shall be commenced within the application red line area of the RU.17/1649 permission.

Reason: To accord with the terms of the application, and in the interests of the openness and purposes of the Green Belt, and to accord with saved Local Plan policy GB10 and guidance in the NPPF

- 33 The development hereby permitted shall be undertaken in accordance with the drainage scheme as approved under planning application RU.18/1455.

The mitigation measures shall be fully implemented prior to occupation and in accordance with the approved timing/phasing arrangements.

Reason: To prevent the increased risk of flooding and to protect controlled waters, and ensure future maintenance of these systems, in accordance with the NPPF.

- 34 The extra care apartments hereby permitted (in buildings H & F) shall be occupied by at least one person who is of at least 55 years of age and in need of care and this care shall include a minimum package of care for each letting and/or sale unless otherwise agreed in writing with the local planning authority. It shall be occupied and used at all times as a single planning unit (in

combination with the extended Presidents Hall building permitted under ref RU.16/1812) falling within the definition of a residential institution for the provision of residential accommodation and care to people in need of care and for no other purpose whatsoever, including any other use in Class C2 in the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason: To accord with the terms of the application and to ensure that the use remains in Class C2 and contributes towards meeting an identified local need for extra care accommodation in accordance with the terms of the NPPF and the intentions of saved Runnymede Borough Local Plan policies H03 and H04 and the Councils' Housing Needs Assessment.

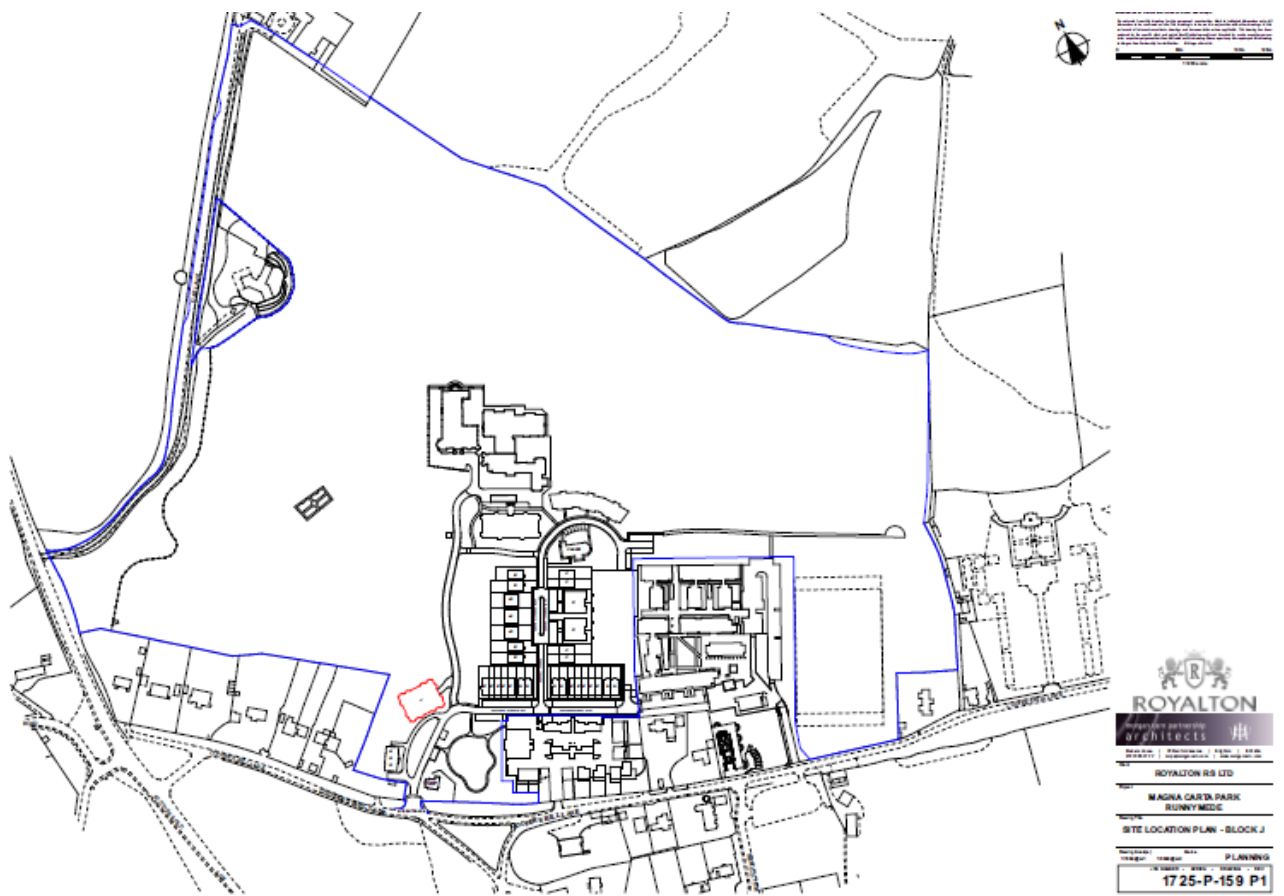
- 35 Not more than 50% of the 57 residential units (Use Class C3) hereby permitted shall be occupied until the Landscape and Ecology Management Framework Plan for the wider site has been implemented in accordance with the details approved under planning application RU.14/1754 unless otherwise agreed in writing by the Local Planning Authority. The implementation of the LEMFP shall be carried out at the owner's expense.

Reason: To secure the satisfactory long-term management of the site in the interests of the landscape, character and visual amenities of the area, trees, landscaping and ecology (including protected species) and the residential and visual amenities of existing and proposed residents and to accord with advice in the NPPF and saved Runnymede Borough Local Plan policies GB10 and R1.

Informatives:

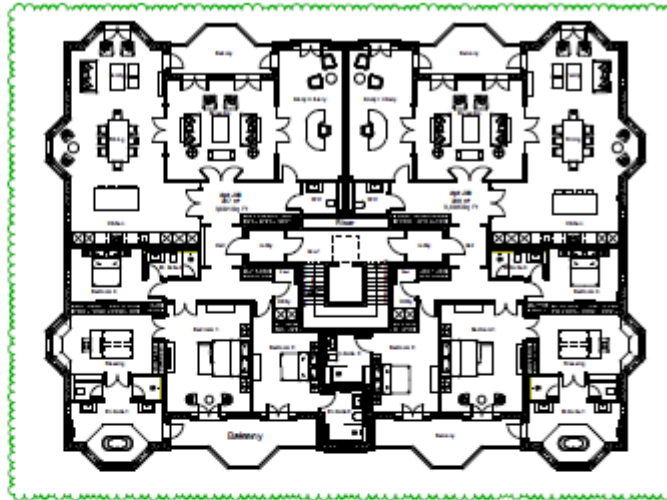
- 1 The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.
- 2 Many trees contain wildlife such as bats and nesting birds that are protected by law. The approval given by this notice does not override the protection afforded to these species and their habitats. You must take any necessary steps to ensure that the work you are carrying out will not harm or disturb any protected species or their habitat. If it may do so you must also obtain permission from Natural England prior to carrying out the work. For more information on protected species please go to www.naturalengland.gov.uk
- 3 The applicant is advised that this permission is subject to a Section 106 Agreement.
- 4 The Applicant is advised that many of the informatives attached to RU.11/0207 are relevant to this permission.
- 5 The Applicant is advised that the trees to be felled or pruned should be re-surveyed for bats and nesting birds prior to their felling to avoid harm to protected species

RU.20/0328 Block J, Former Brunel Campus

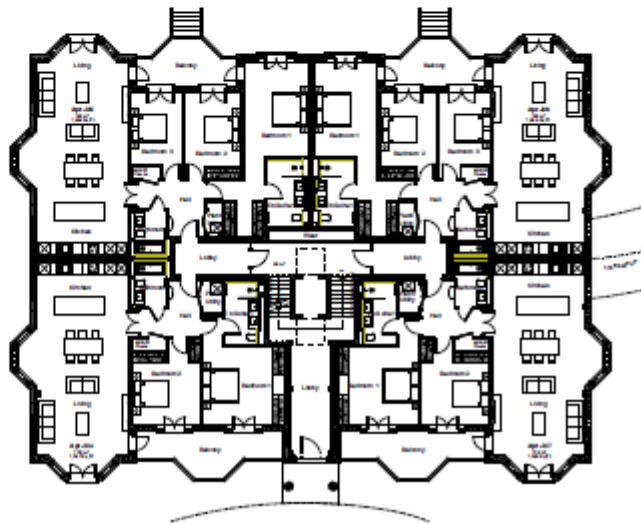


TYPE J - SOUTH ELEVATION 1:100

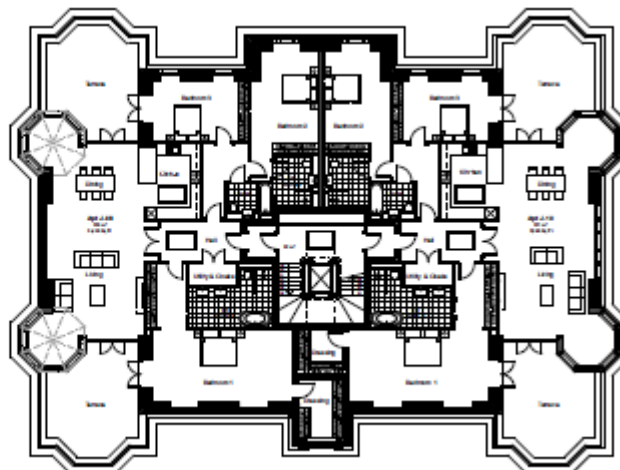
TYPE J - FIRST FLOOR PLAN 1:100



TYPE J - GROUND FLOOR PLAN 1:100



TYPE J - SECOND FLOOR PLAN 1:100



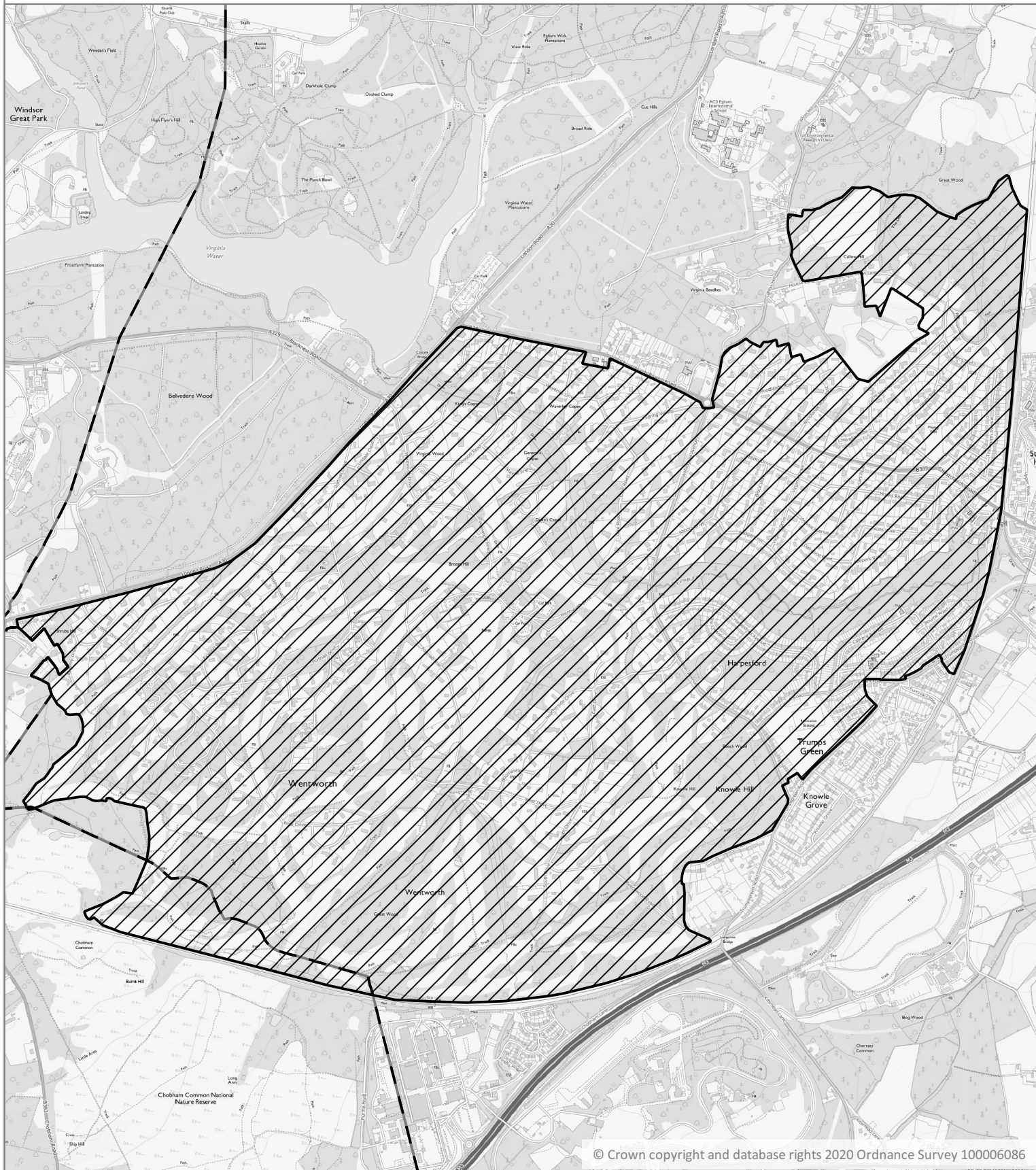


FOR LOCATION PURPOSES ONLY

**Wentworth Estate Roads, Wentworth, Virginia Water,
GU25 4LS**

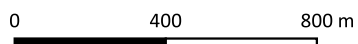
Date: 03/06/2020

Runnymede Borough Council
Runnymede Civic Centre
Station Road
Addlestone
Surrey KT15 2AH



© Crown copyright and database rights 2020 Ordnance Survey 100006086

SCALE 1:20000



RU.20/0166



RU.20/0166	Ward: Virginia Water
LOCATION:	Wentworth Estate Roads Wentworth Virginia Water GU25 4LS
PROPOSAL	The installation of 26 Vehicle Access Control Barriers, with free standing intercoms, plus paving slabs adjacent to the VACB and moveable bollards in locations 8 and 9; on the Wentworth Estate, Virginia Water.
TYPE:	Full Planning Permission
EXP DATE	23 March 2020

SUMMARY OF RECOMMENDATION: Grant with conditions

1. Site

1.1 Wentworth Estate is a large, predominantly residential private estate that stretches from London Road to the west, to Virginia Water station in the east. Wellington Avenue runs north-south through the Estate with Green Belt land to the west and the urban area to the north and east. The Wentworth golf course is interwoven with the houses in the Green Belt with the Club House situated in the middle of the estate. There are estate roads throughout the estate some with existing gates/barriers. Footpath 63 runs from the London Road junction with West Drive and continues east to Wellington Avenue. There are a number of TPOs and areas of Ancient Woodland on the Estate as well as nationally and locally listed buildings however they are not situated near the locations of the proposed barriers.

2. Planning history

2.1 There is a vast number of planning applications relating to the individual plots and buildings on the Estate. Listed below is the planning history relevant to the Estate as a whole:

EGH.54/2624: Outline application for the layout of roads and 194 building plots on land at the Wentworth Estate T.P.3 no.2727 Tree condition. Grant – 17/09/1955.

EGH.54/2624/1: Renewal of outline permission T.P.3 no.2727 granted in respect of EGH.54/2624 T.P.3 no. 4246 Tree condition. Grant – 08/07/1958.

EGH.54/2624/2: Renewal of outline permission No.2727 granted in respect of application No.EGH.54/2624 dated 8th June 1955, relating to development of land on the Wentworth Estate. T.P.3.No.4246. Grant – 08/07/1958.

RU.11/0396: Erection of directional signs for a period of 2 weeks per year in connection with the European Tour until 2015. Advertisement – Grant – 06/06/2011.

3. Application

3.1 The application proposes to install 26 Vehicle Access Control Barriers (VACBs) with a free standing intercom key pad (IKP) system accompanying each barrier. Each of the existing barriers at the 17 external entrances to the estate will be replaced with the proposed and a further 9 new barriers will be located on the internal roads. 17 barriers will be located in the Green Belt whilst 9 will be in the urban area. The external barriers will rise automatically on entry and exit between 7:30am and 5:30pm Monday to Friday and 7:30am to 12 noon on Saturdays. All other times will be controlled via fob, intercom and code. The applicant has provided information explaining that emergency services will be provided with the entry code and upon power failure, the barriers will automatically stay open. Prior to submitting the application, there was discussion with officers as to the necessity of an application as a view could be taken that they fall within permitted development. However, it was concluded that a planning application would be submitted.

3.2 When operational, the barriers will extend across the width of the road they are located upon which varies across the estate and will have a height of 1m. They will have alternating red markings and LED strip lighting across which the applicant has stated is required under current health and safety guidelines. A small area of hard standing, approximately 3.5sqm, will be placed around the barrier housing unit to allow for pedestrian access. The IKPs will be approximately 1.2m in height and at barriers 8 and 9, a secondary key pad will be placed above to a height of approximately 2.2m to allow for ease of use by larger commercial vehicles requiring access to Wentworth Club House. Both the barrier housing units and IKPs will be black in colour.

4. Consultations

4.1 69 Neighbouring properties were consulted in addition to being advertised on the Council's website and by site notice at each proposed external barrier. 110 letters of representation were received, of which 73 were in support of the application and 37 were in objection. The majority of the 73 letters of support were written in the following template:

'As a resident to the Estate, I wish to express my support for the Vehicle Access Control Barrier Application (RU.20/0166). The proposal will assist in the prevention of unauthorised users (short-cutters etc) of the private roads and enhance the enjoyment of the Estate.'

4.2 Further points raised in support are summarised below:

- The installation of the barriers would help to feel safe at home.
- The development would help control large delivery vehicles who often damage kerb sides.
- The area has seen a rise in the number of burglaries which the barriers would help to prevent.

4.3 The main concerns in the letters of objection are outlined below:

- Access for emergency vehicles cannot be guaranteed to be undisturbed and or most efficient/without delay
- Estate residents have not been consulted in deciding to go ahead with installation
- Obstructing Public footpath on West drive by non-pedestrian safe gate that will be closed 24/7.
- Use of non-pedestrian, cyclist safe gating (they state vehicular access ONLY) in all 26 gate allocations where residents need access as pedestrian or cyclist to enjoy the Estate by bike or foot.
- Increase of travel and congestion on the already and increasingly overloaded roads around the Estate (Wellington Av, Christchurch and A30) because visitors, delivery vans, contractors and non-residential club members now have to use specific entry and have to drive around.
- Safety concerns for all outer perimeter gates as they are located within only 10-15m from the main roads.
- No turning facilities at all closed gates
- Communication consoles are placed dangerously overhanging over road surface narrowing the road by almost 50 cm.
- Communication consoles are placed on wrong side of the road creating safety concerns for oncoming traffic that has to pass.
- Gate construction is Black and not highly visible
- Severe inconveniences and delays for contractors, visitors, carpoolers, delivery vehicles and taxi's or Uber drivers. Increasing traffic on the roads around, more km's driven, more CO2 pollution locally.
- Installation has already begun half a year before submitting planning application
- Installation firm contracted had the two workers only very shortly ago pass their safety exams.
- This planning application has a deep impact on all homes, offices and shops located within the Wentworth Estate. All 1,000+ properties that sit within the Estate should therefore be contacted under the "neighbours details" as they are all affected.
- The siting of certain gates creates an 'estate within the estate' reducing neighbourly communication. Indeed, the placing of gates at cut-de-sacs seems to be pointless as they are not shortcuts to other parts of the estate.
- The design of the gates undermines the aesthetic of the Estate with the red and white paint, black boxes and lights needed as warnings.
- Wentworth Roads Committee states one of the key objectives of these gates are to address the issue of cars using the Estate as a cut-through. However, no data has been presented as to the scale of this problem, i.e. the percentage of unauthorized cars on the Estate.
- Lights on the bottom of the rails will affect the aesthetic of the Estate which is peaceful and gentle lit during the evening and night. Lights will not be on the black control panels however, which may be difficult to locate in the dark if a fob is forgotten or malfunctioning.

- Paved wheelchair/pedestrian/cycle access will be granted for each barrier however in multiple locations the verge on which the barriers are mounted are insufficiently wide for these to pass.
- Many barriers are on blind bends and due to RHS gate control will require cars to turn into on-coming traffic.
- Unnecessary maintenance in maintaining the barriers
- They will consume large amounts of energy and therefore not environmentally friendly
- Create additional noise to the environment
- The large number of internal gates are completely overkill.
- By singling 6 roads out of the whole estate (Gorse Hill Rd, Gorse Hill Lane, Heat Rise, Pipers End, Morella Close and Trotsworth Avenue), the barrier project will create a very vulnerable area potentially subject to even greater criminal activity than the one already reported by Surrey Police
- Barriers 13 and 14 should follow all other proposed external barriers' rules that open automatically only Monday - Friday from 7.30-17-30 and Saturday 7.30-12.00. All other times they should be on controlled access. Else, all other barriers on Wentworth Estate should operate like 13 -14.
- West Drive which is a Public Right of Way (Footpath 63 Egham) running along its whole length before continuing on an earthen track over Knowle Hill to Crown Road.
- There is no proposal being made by the applicant to mitigate for the resulting increase in pollution levels and the application is therefore not compliant with government policy.
- WERC has a statutory duty under the Wentworth Estate Act 1964 to always consider the interests of the Estate as a whole and have not done so.

4.4 SCC County Highway Authority and Pubic Rights of Way Team – no objection subject to condition.

Virginia Water Neighbourhood Forum – no comments received

5. Relevant Local Planning Policies

5.1 Saved Policies in the Runnymede Borough Local Plan Second Alteration 2001: GB1, BE2, MV4, HO9

5.2 The Submission Runnymede 2030 Local Plan has completed its statutory Examination in Public stage and the next stage will be the publication of the Planning Inspector's report. As such, it can now be given more weight in planning decisions particularly in respect of those policies which attracted little or no objection, and also having regard to any saved policies in the adopted Runnymede Local Plan Second Alteration 2001 which may be considered out of date, and more up to date advice contained in the NPPF.

6. Planning Considerations

6.1 In the determination of this application regard must be had in the first instance to the adopted Local Plan 2001, but with significant weight to be attached to the more up to date policies of the draft Runnymede Local Plan 2030 and the NPPF 2019. The application site is located across both the Green Belt and the urban area, and there are different policy considerations applying. The key planning matters are impact on the Green Belt, visual amenities and character of the area in both Green Belt and urban parts of the estate, access and circulation arrangements and highway safety, and impact on a public right of way. It is considered there are no harmful direct impacts on the amenities of residents living in the Estate nor any other adjoining residential occupiers.

6.2 Regarding the proposed barriers in the urban area, 8 of the external barriers will be replacing existing barriers in the same position as the existing, and therefore would not raise any new impacts. One new internal barrier is proposed at the Monks Road junction with Abbot Road however this will be set back from the public highway with very limited views in the street scene. The proposed barriers are of similar scale and form and will be set back from the public highways. In combination with their limited scale, officers therefore consider that the proposed barriers and their associated equipment will not have a detrimental impact on the visual amenities of the street scene, nor the character of the surrounding area, in compliance with saved Policy BE2 and draft policy EE1.

6.3 Regarding the impact of the development on the Green Belt, the supporting statement initially outlined that the barriers would constitute exceptions to inappropriate development in the Green Belt as they should be considered both an engineering operation and local transport infrastructure

which can demonstrate a requirement for a Green Belt location, as outlined in paragraph 146 of the NPPF. However, officers consider there is an alternative opinion that the barriers do not meet any of the exceptions outlined in paragraphs 145 or 146 of the NPPF and would therefore constitute inappropriate development. Therefore, for the proposed development to be compliant with Green Belt policy, very special circumstances would be required that clearly outweigh the potential harm to the Green Belt by reason of inappropriateness and any other harm resulting from the proposed development.

- 6.4 In regard to the replacement barriers, officers consider that the 7 proposed barriers which will replace existing ones of a similar scale, will not have any greater impact on the openness of the Green Belt. In regard to the 11 new barriers within the Green Belt, there would only be very limited harm to the openness of the Green Belt arising from the proposed barriers in the central part of the Estate; it being considered that the barriers located close to the junctions with the public highways would have minimal impact. . Furthermore, officers also consider that the narrow, low and open design of the barriers and associated equipment will have a very limited impact on both the openness and the visual amenities of the Green Belt. The increase in hard standing from pedestrian access around the barriers is very limited, and will be positioned next to the much more expansive covering of the estate roads. It is therefore considered that if the installation of the barriers is concluded to comprise inappropriate development which is harmful by definition, there would only be limited additional harm to the openness of the Green Belt.
- 6.5 In considering whether there is any other harm regarding highway safety, Surrey County Highways Authority were consulted on the application. As the Estate roads are on private land, comments received from SCC only relate to where the Estate roads connect to the public highway. Initial comments received raised concerns regarding the tight turning from London Road to Portnall Drive, visibility obstruction from vegetation and the lack of turning space for a vehicle should access not be gained to the Estate. It was advised that barrier 24 be moved further into the Estate which the applicant agreed to and amended. Further to this, concerns were also raised in regarding the proposed barriers 13 and 14 on Gorse Hill Lane and Gorse Hill Road. These 2 roads lead onto the adopted roads of Morella Close and Trotsworth Avenue and therefore the barriers at these locations would be greater obstructions to road users and would discourage members of the public from exercising their right to use the road. In response, the applicant proposes to keep both these barriers permanently open and this can be secured through condition.
- 6.6 Some of the proposed barriers affect Public Footpath 63 which runs along West Drive. Barrier 26 is proposed at the junction with London Road and barrier 1 is proposed just to the east of the road known as The Island. Surrey County Rights of Way team were consulted on the application and advised that the proposed barriers would constitute an obstruction and would therefore require a Diversion Order application to divert the footpath. This type of application is a separate procedure to this planning application and the merits and considerations for the diversion will be dealt with separately by the CHA. The applicant has been advised of the requirement to submit the Diversion Order and a further informative reiterating this his recommended. A condition has also been imposed requiring the Diversion Order to be secured for barriers 1 and 26 before their installation as well as the future submission of a scheme for the design of the diversion.
- 6.7 Following these amendments, the CHA reviewed the whole scheme and submitted final comments, removing initial concerns and raising no objection subject to the conditions explained above. The application is therefore considered to have an acceptable impact on access and circulation arrangements and complies with saved Policy MV4 and draft policy SD5.
- 6.8 It is therefore the harms to the Green Belt which require to be balanced against any other material considerations which might amount to very special circumstances to justify the scheme. The NPPF is clear that the harms to the Green Belt have to be clearly outweighed. Very special circumstances have been put forward by the applicant and are outlined below:
- 7 of the 18 barriers in the Green Belt will be replacing existing barriers with the proposed having no greater visual impact than those being replaced.
 - The proposed barriers and control pads having regard to their low height and open design have minimal visual impact, comprising a single arm only. The barriers and IKPs at locations 8 and 9 do not impact on the openness or purposes of the Green Belt.
 - The internal and external barriers seek to prevent unauthorised vehicle access. In doing so the barriers enhance highway safety, reducing the number of vehicles using the estate roads, whilst also having the effect of reducing vehicle speeds. Typically authorised vehicles will travel at lower speeds than unauthorised vehicles using the roads as a cut

through. The estate roads do not benefit from pavements, as such pedestrian and vehicles share a relatively narrow carriageway, meaning that reducing traffic volumes and speeds is key to preserving pedestrian / highway safety. Enhancing highway safety is considered to constitute a “very special circumstance” in support of the proposal.

- The vehicle access control barriers have the additional advantage (secondary to controlling unauthorised vehicle access) of deterring crime in that they create the sense of a controlled environment and the area has recently seen elevated levels of crime.

6.9 Regarding the prevention of unauthorised vehicles and deterrence of crime, paragraph 91(b) of the NPPF states that planning decisions should aim to achieve healthy, inclusive and safe places which, among other things, are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion - for example through the use of clear and legible pedestrian routes. This is further elaborated in Paragraph 91(c) where decisions should enable and support healthy lifestyles for example through layouts that encourage walking and cycling. Officers acknowledge that there are no pavements along the estate roads causing vehicles and pedestrians to share the same space. Whilst there is existing traffic calming measures in place including lower speed limits and speed bumps, it is considered that by reducing vehicle access to the estate, this would also benefit the pedestrian safety of residents and would encourage the use of healthier and more sustainable walking and cycling which in itself would promote and comply with the objectives of draft policies SD4 and SL1.

6.10 Crime and the fear of crime can be a material planning consideration. Letters of objection have expressed concerns over crime in the area and have been supportive of the proposed barriers which they consider will help to prevent this. One of the objectives of draft Policy EE1 is also to design out crime and disorder which officers considered the proposed development will comply with. Therefore, the increased pedestrian/cyclist safety and the benefits to reducing crime and fear of crime are considered to weigh heavily in favour of the application. Therefore taking these considerations into account and in the balancing of the merits and harms, are considered to amount to Very Special Circumstances that clearly outweigh the harm to the Green Belt. It is therefore considered that the proposal complies with saved Policy GB1 and guidance within the NPPF.

7. Conclusion

7.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights It is not considered that the decision would result in a violation of any person’s rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposes a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

7.2 The development is considered to have an acceptable impact on the openness of the Green Belt with no harm to the visual amenities of the area or the townscape character of the estate. Highways impacts can be mitigated through condition. The development has been assessed against the following Development Plan policies – saved Policies GB1, BE2, MV4, HO9 of the Runnymede Borough Local Plan Second Alteration April 2001, policies SD1, SD4, SD5, SL1, EE1 of the Draft Runnymede 2030 Local Plan, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

Officer’s Recommendation: Grant subject to the following conditions

1 Full application (standard time limit)
The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

2 List of approved plans
The development hereby permitted shall not be carried out except in complete accordance with the following approved plans:

Received 27/03/2020: VACB-24/a

Received 27/01/2020: Highway Planning Ltd Highway Report dated January 2020; Agent supporting statement dated 22/01/2020; VACB-01; VACB-02; VACB-03; VACB-04; VACB-05; VACB-06; VACB-07; VACB-08; VACB-09; VACB-10; VACB-11; VACB-12; VACB-13; VACB-14; VACB-15; VACB-16; VACB-17; VACB-18; VACB-19; VACB-20; VACB-21; VACB-22; VACB-23; VACB-25; VACB-26

Reason: To ensure an acceptable scheme and to comply with saved Policies GB1 and BE2 of the Runnymede Borough Local Plan Second Alteration 2001.

3 External materials
The development hereby permitted shall be constructed entirely of the materials, details of which are shown on page 3 of the Agent Supporting Statement (dated 22/01/2020) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed works harmonise with that existing in the interests of visual amenity and to comply with saved Policies GB1 and BE2 of the Runnymede Borough Local Plan Second Alteration April 2001 and guidance within the NPPF.

4 Gorse Hill Road and Gorse Hill barrier numbers 13 and 14

The barriers located on Gorse Hill Road and Gorse Hill Lane shall not be capable of extending across a greater width of the highway than the existing barriers (in accordance with approved drawings VACB-13) and are to remain in a permanently open position to allow for access to the public highway located on Trotsworth Avenue and Morella Close.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to satisfy saved Policy MV4 of the Runnymede Local Plan Second Alteration 2001 to meet the objectives of National Planning Policy Framework.

5 West Drive barrier numbers 1 and 26

No part of the proposed barriers shall be installed unless and until the proposed Diversionary Order has been secured allowing for the diversion of footpath 63. Once secured the barriers shall not be operational unless and until a scheme, to be submitted to, and approved in writing by the Local planning Authority has been provided detailing the proposed design of the diversion.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to satisfy saved Policy MV4 of the Runnymede Local Plan Second Alteration 2001 to meet the objectives of National Planning Policy Framework.

Informatives:

1 Summary of Reasons to Grant Consent
The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

2 Diversionary Order
The permission hereby granted shall not be construed as authority to carry out any works on the footpath 63. The applicant is advised that prior approval must be obtained from the relevant Authority before any works are carried out on any footpath. Please see https://www.planningportal.co.uk/info/200187/your_responsibilities/40/other_permissions_you_may_require/12

The Wentworth Estate

External Barriers

Will rise automatically on entry and exit during;

Monday – Friday 7.30am - 5.30pm

And Saturday 7.30am - 12 noon

All other times they will be controlled (fob, intercom & code).

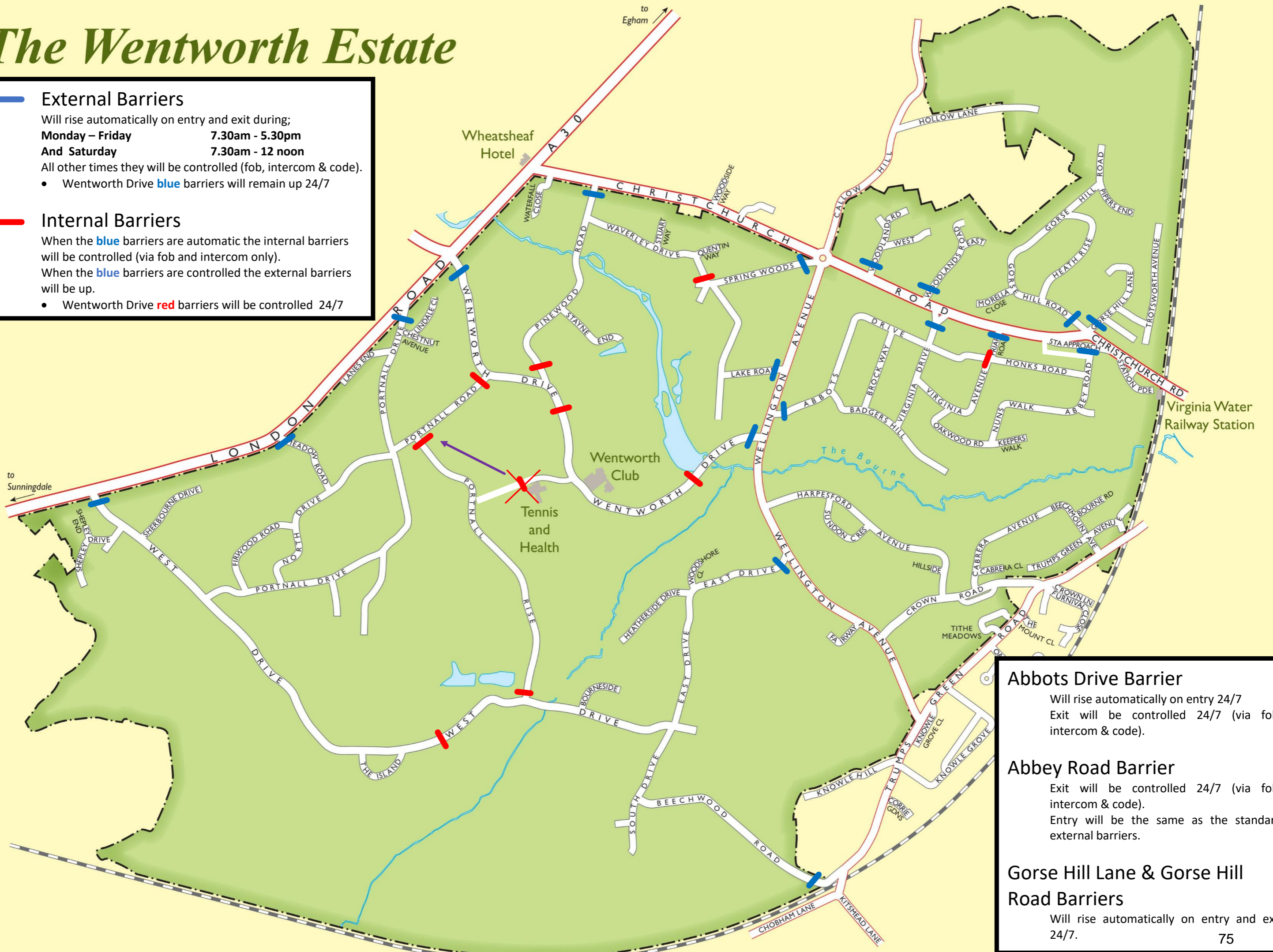
- Wentworth Drive **blue** barriers will remain up 24/7

Internal Barriers

When the **blue** barriers are automatic the internal barriers will be controlled (via fob and intercom only).

When the **blue** barriers are controlled the external barriers will be up.

- Wentworth Drive **red** barriers will be controlled 24/7



Abbots Drive Barrier

Will rise automatically on entry 24/7
Exit will be controlled 24/7 (via fob, intercom & code).

Abbey Road Barrier

Exit will be controlled 24/7 (via fob, intercom & code).
Entry will be the same as the standard external barriers.

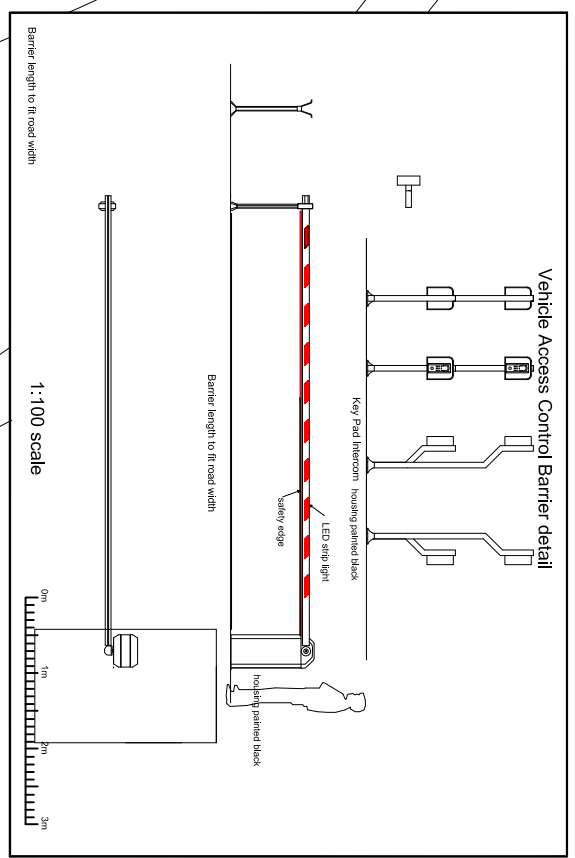
Gorse Hill Lane & Gorse Hill Road Barriers

Will rise automatically on entry and exit 24/7.

Wentworth Drive

Street light

Vehicle Access Control Barrier
 Key pad / Intercom
 Vehicle Access Control Barrier
 moveable bollards



SCALE	THICKNESS
1:500	A3
DRAWING NO:	
VACB - 9	

DRAWING TITLE:
 Vehicle Access Control Barrier

Location:
 VACB Number 9
 Wentworth Drive,
 Wentworth
 Virginia Water

R Clarke Planning Ltd
 KEWFERRY FARM, RECKMANSWORTH ROAD
 NORTHWOOD, MIDDX, HA6 2RF
 TEL: 0181 873 4455
 EMAIL: richard@rcpltd.com
 Mobile number 07798 20153



Scaling from a print of this drawing will only be accurate if the drawing is printed at the original scale. Dimensions are to preferred practice unless otherwise stated. Accuracy of dimensions are to R Clarke Planning Ltd. Proposed works are based upon Ordnance Survey information. It is not responsible for discrepancies in survey. All dimensions to be to commencement of any works and/or drawings of any shop fronts. All contractors, subcontractors and suppliers are to be advised of any discrepancies in the drawing. The drawing to be used for construction of all relevant drawings and other specifications is the original. Copyright 2015 R Clarke Planning Ltd

RU.19/1183	Ward:
LOCATION:	22 Guildford Road Chertsey KT16 9BJ
PROPOSAL	Erection of two storey rear extension, first floor rear extension and roof alterations to main dwelling including the insertion of a rear dormer window to main dwelling and conversion of property into two self contained apartments and to replace existing garage at the rear with a detached house.
TYPE:	Full Planning Permission
EXP DATE	16 October 2019

SUMMARY OF RECOMMENDATION: Grant subject to condition

1. Site
 - 1.1 22 Guildford Road is a two storey semi-detached dwelling located on the end of a row of similar style properties and is on the corner with Pretoria Road. The rear garden runs along the side of Pretoria Road and the existing outbuilding within the rear garden is accessed from Pretoria Road. The attached neighbour No. 20 Guildford Road has a large flat roof two storey rear extension. The plots in this section of Guildford Road have unusual configuration of rear gardens, angled away from the dwellings facing south east. There is a private access road to the east of the site which runs behind the site and is an access to the rear gardens of properties in Pretoria Road and Guildford Road. The site is within the urban area and there are a row of Grade II Listed Buildings opposite the site. The site is within 5kms of the Thames Basin Heath Special Protection Area.
2. Planning history
 - 2.1 CHE.6341 – Erection of garage. Granted August 1949
3. Application
 - 3.1 The applicant has applied for Full Planning Permission for the erection of a two storey rear extension, loft conversion with rear dormer window and subdivision of the existing dwelling to form two x two bedroom flats and the subdivision of the plot to create an additional dwelling in the rear garden following the demolition of an existing garage.
 - 3.2 The proposed extension over two storeys would be 7.7 metres deep, extending 3 metres beyond the rear elevation of the attached neighbouring property and would wrap around the side of the dwelling. The proposed extension would have a height of 7 metres and would have a pitched roof to join with the attached neighbour and a small section of flat roof on the Pretoria Road side. The main rear roof would be extended by a flat roof dormer roof extension which would be 4 metres wide, extend from the roof by 3.5 metres and have a flat roof approximately 8 metres high. The dormer window would be set in off the side elevation of the dwelling (south western boundary) by 0.4 metres and be lower than the ridge height by 0.2 metres. The proposed works to the dwelling are proposed in order to facilitate the conversion of the dwelling to two flats each with 2 bedrooms. The ground floor flat would be accessed from the existing front door to the dwelling facing Guildford Street, and would comprise two bedrooms and bathroom off the corridor within the existing building and a kitchen/living room within the extension with access directly into the nearest part of the rear garden following the subdivision. The upper flat would be accessed from the side elevation fronting Pretoria Road, leading upstairs to a bedroom at the front facing Guildford Road, separate bathroom, and then a kitchen area linked with a living room (with access onto a small balcony fronting Pretoria Road). There is an internal staircase proposed to lead up to a second bedroom with ensuite within the enlarged roofspace created by the dormer roof extension. The existing rear garden would be subdivided to provide a rear garden depth for the ground floor flat of 7.8 metres within which would be a bike store access from a gate onto Pretoria Road. Bins would be located in the site frontage.
 - 3.3 Following demolition of the existing garage at the eastern end of the current garden, a new two storey dwelling is proposed. The dwelling would be sited close to the boundaries of the site at the eastern end and the layout and position of windows have been designed accordingly. The garden depth remaining for the new dwelling would be 12 metres. It would have a contemporary style with pitched roofs with a maximum height of 7 metres, with a footprint approximately 10 metres deep, 6 metres wide.. There would be one main living/kitchen/dining room at ground floor and two bedrooms, bathroom and a study at first floor level, with bedroom 2 being over a car port for parking for one vehicle with space for bin storage and other storage. The first floor windows in the northern elevation would serve the bathroom and stairwell, and the windows in the southern

- elevation would serve the bedrooms. There are no first floor windows on either the eastern or western elevations.
- 3.4 The applicant has submitted a Design and Access Statement and a Unilateral Undertaking for mitigation on the impact on the Thames Basin Heath Special Protection Area.
4. Consultations
- 4.1 13 Neighbouring properties were consulted in addition to being advertised on the Council's website and three letters of representation have been received. The application has also been advertised in the local press and a site notice has been displayed at the site. A summary of their concerns are detailed below:
- The proposed extension would extend over an existing drain which serves a number of properties.
 - The proposed dwelling in the rear garden would result in loss of privacy and overshadowing to adjacent properties in Guildford Road.
 - The proposal would cause problems with parking in the area with a lack of parking provision.
 - The proposed materials for the dwelling would be out of keeping with the materials used for dwelling houses in the surrounding area.
- 4.2 The County Highways Authority raise no objection to the application.
- 4.3 The Council's Drainage Officer raises no objection to the application.
- 4.4 The Council's Heritage Advisor raises no objection to the application.
5. Relevant Local Planning Policies
- 5.1 Saved Policies in the Runnymede Borough Local Plan Second Alteration 2001 – HO9, BE2, BE10, MV4, MV9, NE20
- 5.2 The Submission Runnymede 2030 Local Plan has completed its statutory Examination in Public stage and the next stage will be the publication of the Planning Inspector's report. As such, it can now be given more weight in planning decisions particularly in respect of those policies which attracted little or no objection, and also having regard to any saved policies in the adopted Runnymede Local Plan Second Alteration 2001 which may be considered out of date, and more up to date advice contained in the NPPF.
6. Planning Considerations
- 6.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The application site is located within the urban area where the principle of such development is considered to be acceptable subject to detailed consideration. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The key planning matters are the impact the proposal would have on the visual amenities of the street scene, the character of the area and the residential amenities of the occupiers of the adjacent neighbouring properties. Consideration is also given to the effective use of land and the increase in housing supply which is in compliance with the requirements of Saved Policy HO1 and the NPPF.
- 6.2 Saved Policies BE2 and HO9 and Submission Policy EE1 require good design which maintains the character of existing areas. The surrounding area is characterised by good size properties in spacious plots with a number of the other semi detached dwellings adjacent to the site in Guildford Road being converted to flats. The conversion of the existing building to flats would therefore be consistent with this existing character. There would be a reduction in plot depth to serve the existing building but overall, it is considered that there is sufficient spacing remaining between the existing as proposed to be extended and the rear of the proposed new dwelling such that the character of the area is maintained. The proposed alterations and extensions to the existing building would be visible in the streetscene of Pretoria Road, but it is considered that the extensions have been designed in a sympathetic manner and would not be overly dominant or obtrusive. The new dwelling would be sited at the rear of the site in a similar position as the existing outbuilding and would be set back from the road at a similar position as the adjacent neighbouring properties in Pretoria Road and have a similar height. The new dwelling would have a modern rendered finish, but there are properties nearby which have similar external finishes. It is therefore considered that proposed extensions to the existing building and the proposed new dwelling would

not harmfully impact on the visual amenities of the street scene. There would be bin storage and cycle storage for the flats and the new dwelling

- 6.3 In terms of amenities for the proposed occupiers of the flats, saved Policy HO9 requires generous garden areas with a minimum depth of 10.6 metres and appropriate space between existing and proposed residential units. Submission Policy EE1 requires development to provide an appropriate standard or private amenity space and ensure no adverse impact on the amenities of occupiers of the proposed development or to neighbouring property or uses. The proposed two new flats within the existing building as extended would comply with the internal space standards in Submission policy SL19. In terms of external amenities, the ground floor flat has the garden area to the rear which is considered acceptable and will provide generous amenity. The first floor flat would not have access to the garden, although there would be views over, but would have an external balcony on the Pretoria Road frontage. Although not generous in size, and with vehicular traffic passing by, this flat has lesser external amenity space, which weighs against the scheme. However, the site is located close to public amenity areas nearby (Chertsey Recreation Ground being less than 200 metres away to the west of the site). It is considered that the scheme provides an acceptable level of internal and external amenities for the future occupiers.
- 6.4 The proposed dwelling at the rear would have very little margin to three of the boundaries, however, it would be sited to provide a back to boundary distance to the new internal boundary of 12 metres which is in excess of the minimum 10.6 m recommended in saved Policy HO9. It is therefore considered that this provides an acceptable external amenity space. The internal layout of the dwelling has been designed to respect neighbouring dwellings and therefore windows have been carefully placed and sized to avoid overlooking. The bonus room (noted as study on the plans) would not have sufficient amenity to be used as a bedroom given that the windows are to be obscurely glazed (see commentary below). There would be sufficient distance between the front building and the new dwelling to avoid overbearing to the future occupiers of the dwelling and create a reasonable outlook, and there would be adequate privacy to the ground floor rear windows given the depth of the rear garden. There would be no privacy issues to first floor bedrooms because the windows do not face the flats. It is therefore considered that the application would maintain the character and appearance of the area and would provide acceptable layout and privacy for the future occupiers, in accordance with saved Policies BE2 and HO9, and new Policies EE1 and SL19.
- 6.5 In relation to the impact on existing neighbours from the extension and conversion of the existing dwelling to flats, it is No. 21 Guildford Road which is likely to be most affected which is also subdivided into two flats. This neighbouring property has also extended at the rear with a first floor window to a bathroom on the rear elevation and it is considered that because the proposed extension would not project any further than this, there would be no impact on this window. The roof over the first floor extension would be visible above the neighbour's flat roof but the neighbour has no windows that would be affected. The ground floor of the extension with a flat roof of 3m in height would project 3m further than the neighbour's extension and there would therefore be some impact on the ground floor door/window of the neighbour in terms of outlook and shadowing. This weighs against the scheme. However, it is considered that the angle of the rear gardens is a material consideration as the door/window is already impacted to a degree by existing boundary fencing, and the rear amenity garden is angled away from the application site such that the bulk and mass of the extension would not have an impact on the majority of the rear garden such that overall the external amenities would be acceptable. As habitable rooms would adjoin, a condition requiring acoustic insulation is recommended to ensure the amenities of the existing and future occupiers are protected from noise, to comply with saved Policy HO2. There would be views from the first floor flat over the rear gardens of No. 21 Guildford Road and others but it is considered that there would be no additional harmful overlooking or loss of privacy compared with the existing situation, due to the configuration of the plots. A condition is recommended to prevent the flat roof being used as a balcony to protect amenities. The balcony on the southern side would look towards Nos. 24 and 24a Guildford Road, but it is considered that there is adequate separation distance to maintain privacy and avoid overlooking to the ground and first floor windows. A condition is recommended to require obscure screening to be installed along the balcony to secure this privacy.
- 6.6 In terms of the impacts of the proposed new dwelling at the rear, there would be approximately 18 metres between the rear elevation of the proposed dwelling and the rear elevation of No, 21 Guildford Road. Combined with the angled orientation of the plots, and the absence of a habitable window at first floor level nearest the proposed dwelling, and no first floor windows proposed in the new dwelling facing this property, it is considered that there is an acceptable relation between the two in this respect. A condition is recommended that restricts new first floor windows in the rear

- elevation to maintain privacy. First floor windows on the northern elevation are to serve non habitable rooms and a condition is recommended that requires these windows to be obscurely glazed and top opening only, to maintain the privacy of the rear gardens of the neighbours.
- 6.7 Additionally, there would be no windows in the eastern elevation facing the side elevation of No. 1 Pretoria Road, and with the limited footprint, there would be no overbearing or harm to the outlook of this neighbour. It is also noted that there is an access drive between the site and this neighbour. There would be views from the windows on the front elevation towards Nos. 2 and 4 Pretoria Road (a pair of two storey semi-detached dwellings) and Woodcroft, a bungalow, on the southern side of Pretoria Road opposite the site of the proposed dwelling. However, these neighbours are set back from the road with their frontages given to parking, and there would be approximately 21m separation between the front elevations, which is considered sufficient to maintain the privacy and outlook of these neighbours. and the proposal would not extend beyond the rear elevation of these properties. Therefore it is considered that the proposal would not materially impact on the amenities of these neighbouring properties in accordance with saved Policy HO9 and new Policy EE1.
- 6.8 The new dwelling would include a covered car parking area with an electric charging point but there is no off-street parking for the two flats. Neighbours have raised concern about the lack of parking provision at the site. However, the site is in a sustainable location being within 200 metres of Chertsey Railway Station and within walking distance of Chertsey Town Centre. The proposal would include cycle parking provision for the flats and the new dwelling. The County Highway Authority raises no objection to the application but notes that the location is busy and therefore recommends a condition requiring a Construction Transport Management Plan. Other conditions are recommended for the cycle parking and electric vehicle charging point as shown on the submitted plans. Subject to these conditions, it is considered that there would be no impacts on the safety or capacity of the highway network, and the level of parking is justified given the location of the site close to local amenities and transport links. The proposal therefore complies with saved Policies MV4 and MV9, new Policies SD4 and SD5, and the NPPF. No details are submitted in respect of surface water drainage, renewable energy or landscaping/biodiversity, and therefore conditions are also necessary to secure these, to comply with saved Policies NE15 and the NPPF, and new policies SD9 and EE9.
- 6.9 The application site is within 5km of the Thames Basin Heaths SPA. In accordance with guidance from Natural England, the Habitats Regulations Assessment requirements are that plans or projects which may have a likely significant effect on a European designated site (such as the TBHSPA) can only proceed if the competent authority is convinced they will not have an adverse effect on the integrity of the European site. Recent case law has suggested that likely significant effects cannot be ruled out at this screening stage, and in accordance with the Natural England guidance and national legislation, the application proposal must be made subject to an appropriate assessment. In accordance with the Council's SPG, and without consideration of potential mitigation regarding the TBHSPA this application is 'screened in' to the need for appropriate assessment as it lies within a zone of influence where recreational disturbance arising from new occupation in proximity to the TBHSPA is likely to have an adverse effect.
- 6.10 The guidance is that Natural England are required to be consulted and the LPA must have regard to its advice. Natural England agreed the framework for relevant development proposals affected by the TBHSPA in 2008 and the Council has been following this framework since then utilising it as standing advice removing the need for individual consultation to Natural England for schemes of this scale. It therefore falls to the Council to undertake the Appropriate Assessment of the application, which includes the consideration of any proposed mitigation, to reach a conclusion as to whether the proposal has an residual adverse effects that lead to a likely significant effect on habitats at the THBSPA. In undertaking this Appropriate Assessment it is considered that there will be permanent effects arising from increasing the number of residential units within 5km of the TBHSPA. The applicant has agreed to provide mitigation measures which comply with the Council's adopted guidance and has submitted a completed unilateral undertaking in respect of SAMM payment and has confirmed that they will contribute towards SANGS to be secured by condition. It is therefore concluded through this appropriate assessment that on this basis, the development has avoided impact on the integrity of the TBHSPA. This is in accordance with Saved Policy NRM6 of the South East Plan 2009, Saved Policy NE16, new Policy EE9, and guidance in the NPPF.
- 6.11 The site is located opposite a row of Grade II Listed Buildings, Nos 33-41 Guildford Street. The proposed extension and new dwelling would be to the rear of the site and would not be clearly

visible from the Listed Buildings. The Council's Historic Building Advisor raises no objection to the application. It is therefore considered that the proposal would maintain the character and setting of the adjacent Listed Buildings and would comply with Saved Policy BE10 and new Policy EE.

6.12 Neighbours raise concern over drainage channels and the extension building over these, but these are not planning matters.

7. Conclusion

7.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposes a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

7.2 The development would provide a net increase of two additional residential units at the site at a time when the Council cannot demonstrate a five year housing supply and would comply with saved Policy HO1 and the NPPF. The proposal would be an effective use of land with an acceptable layout and appearance and not materially harm the character of the area nor impact on neighbouring residential amenity. The County Highways Authority is satisfied that there would be no highway impacts and the applicant has avoided any harm to the TBH SPA and adjacent Listed Buildings. The development has been assessed against the following Development Plan Policies – Saved Policies BE2, HO9, NE14, NE15, MV4 and MV9 of the Runnymede Borough Local Plan Second Alteration April 2001, Submission Policies SD5, SD8, SL19, EE1, EE4, and EE9 of the draft Runnymede 2030 Local Plan and policies within the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

Officer's Recommendation: Grant subject to the following conditions

1 Full application (standard time limit)
The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

2 List of approved plans
The development hereby permitted shall not be carried out except in complete accordance with the following approved plans GA (0) 21 Rev P3, GA (0) 23 rev P2, GA (0) 27 rev P3, GA, (0) 24 Rev P3, GA (9) 00 Rev P5, GA (0) 22 Rev P3, GA (0) 25 Rev P3, GA (0) 05 Rev P3, GA (0) 04 Rev P2, GA (0) 03 Rev P3, GA (0) 02 Rev P3, GA (0) 06 Rev P3, GA (0) 07 Rev P3, GA (0) 12 Rev P3, GA (0) 26 Rev P3 and GA (0) 28 Rev P2 received 23 April 2020, GA (0) 01 Rev P3 and GA (0) 30 received 8 April 2020, GA (0) 10 Rev P1 and GA (0) 11 Rev P1 received 17 January 2020 and E (0) 24, E (0) 25, E (0) 26, E (0) 27, received 11 March 2019, E (0) 23, E (0) 20, E (0) 05, E (0) 21, E (9) 00, E (0) 02, E (0) 22, E (0) 01, GA (0) 20, E (0) 04, E (0) 03, LP (0) 01 and Design and Access Statement received 1 March 2019

Reason: To ensure an acceptable scheme and to comply with saved Policy BE2 of the Runnymede Borough Local Plan Second Alteration 2001.

3 External material (materials to match)

The extensions and alterations to the existing building hereby permitted shall be completed with external materials of a similar appearance to those used in the construction of the exterior of the existing building to which it is attached.

Reason: To ensure that the proposed works harmonise with that existing in the interests of visual amenity and to comply with saved Policy BE2 of the Runnymede Borough Local Plan Second Alteration April 2001 and guidance within the NPPF.

4 External materials (samples required)

Before the above ground construction of the new dwelling hereby permitted is commenced, details of the materials to be used in the external elevations shall be submitted to and approved by the Local Planning Authority and no variations in such materials when approved shall be made without the prior approval, in writing, of the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In order that the development harmonises with the surroundings in the interests of visual amenity and to comply with saved Policy BE2 of the Runnymede Borough Local Plan Second Alteration April 2001 and guidance within the NPPF.

5 SuDS (scheme for approval - pre-development)

The development hereby permitted shall not commence (excluding any site clearance, demolition or ground investigation works) until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a. detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.);
- b. details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational;
- c. details of drainage management responsibilities and maintenance regimes for the drainage system;
- d. a plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.

Reason: To ensure that the design meets the national Non-Statutory Technical Standards for SuDS and that the final drainage design does not increase flood risk on or off site.

6 Car and cycle parking

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles and cycles to be parked. Thereafter the parking areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice Highway Safety nor cause inconvenience to other highway users and to comply with Saved Policies MV4 and MV9 of the Runnymede Borough Local Plan Second Alteration April 2001 and meet the objectives of the National Planning Policy Framework in promoting Sustainable Transport.

7 Construction Transport Management Plan

No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)

- (e) measures to prevent the deposit of materials on the highway
- (f) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice Highway Safety nor cause inconvenience to other highway users and to comply with Saved Policies MV4 and MV9 of the Runnymede Borough Local Plan Second Alteration April 2001 and meet the objectives of the National Planning Policy Framework in promoting Sustainable Transport.

8 Electric vehicle charging

The development hereby approved shall not be occupied unless and the proposed dwelling is provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with the approved plans.

Reason: In order that the development should not prejudice Highway Safety nor cause inconvenience to other highway users and to comply with Saved Policies MV4 and MV9 of the Runnymede Borough Local Plan Second Alteration April 2001 and meet the objectives of the National Planning Policy Framework in promoting Sustainable Transport.

9 High level windows

Notwithstanding any indication otherwise given on the plan hereby permitted, the high level window(s) in the North East facing elevation of the new dwelling hereby approved shall have a minimum internal cill height of 1.7 metres above finished floor level and be obscurely glazed to Pilkington Glass Level 4 or equivalent.

Reason: In the interests of amenity of neighbouring properties and to comply with saved Policy HO9 of the Runnymede Borough Local Plan Second Alteration April 2001 and guidance within the NPPF.

10 SPA

No development shall take place until a scheme for the mitigation of the effects of the development on the Thames Basin Heaths Special Protection Area has been submitted to and approved in writing by the Local Planning Authority. The scheme shall make provision for the delivery of Suitable Alternative Natural Greenspace (SANG). In the event that the proposal is for the physical provision of SANG, the SANG shall be provided in accordance with the approved scheme before any dwelling is occupied.

Reason: To ensure that the development, either on its own or in combination with other plans or projects, does not have a significant adverse effect on a European site within the Conservation of Habitats and Species Regulations 2010.

11 Soundproofing (internal)

Prior to the first occupation of flats 1 and 2 hereby approved, details of the soundproofing to be incorporated in the building shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in full prior to the first use and occupation of the site and of the building hereby permitted.

Reason: To protect the occupants of nearby residential properties from noise and disturbance and to comply with saved Policy HO9 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

12 Biodiversity

The above ground construction of the development hereby approved shall not commence until details of the measures to improve and enhance biodiversity at the site have been submitted to and approved in writing by the Local Planning Authority. Such details as shall be approved shall be fully implemented prior to the first use or occupation of the development.

Reason: To enhance biodiversity and to comply with guidance within the NPPF.

13 Landscaping

a. No above ground development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority (LPA) and these works shall be carried out as approved prior to the first occupation of the development. This scheme shall include indications of all changes to levels, hard surfaces, walls, fences, access features, minor structures, the existing trees and hedges to be retained, together with the new planting to be carried out and details of the measures to be taken to protect existing features during the construction of the development.

b. All hard and soft landscaping works shall be carried out in accordance with the approved details. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development; otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of any part of the development or in accordance to the timetable agreed with the LPA. Any trees or plants, which within a period of five years of the commencement of any works in pursuance of the development die, are removed, or become seriously damaged or defective, shall be replaced as soon as practicable with others of similar size and species, following consultation with the LPA, unless the LPA gives written consent to any variation.

Reason: To preserve and enhance the character and appearance of the surrounding area and to comply with saved Policies NE14, NE15 and BE2 of the Runnymede Borough Local Plan Second Alteration 2001 and guidance within the NPPF.

14 Renewable energy (approval of scheme)

Prior to the first occupation of the development hereby approved, details of the chosen renewable energy/low carbon technology to be used, along with calculations demonstrating that 10% of the predicted energy consumption would be met through renewable energy/low carbon technologies shall be submitted to and approved in writing by the Local Planning Authority (LPA).

Development shall be carried out in accordance with the approved details and thereafter retained, maintained and operational unless otherwise agreed in writing by the LPA.

In the event of air or ground source heat pumps being the chosen renewable energy measure, details shall be submitted to and approved in writing by the LPA prior to installation. Details shall include acoustic data to demonstrate that there will be no increase in the background noise level and that there will be no tonal noise emitted from the unit, as well as details of the location of the unit(s) and the distance to the closest dwelling.

Reason: To ensure that a minimum of 10% of the energy requirement of the development is produced by on-site renewable energy sources/low carbon technology and to protect the amenities of occupiers of nearby properties and to comply with Policy SD9 of the Runnymede 2030 Draft Local Plan and guidance within the NPPF.

15 Balconies

The flat roof area of the single storey projection at the rear of No. 22 Guildford Road hereby approved shall not be used as a balcony, roof terrace, sitting out area or similar amenity area, nor shall any railings or other means of enclosure be erected on top of, or attached to, the side of the extension without the grant of further specific permission from the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of adjoining residential properties and to comply with saved Policy HO9 of the Runnymede Borough Local Plan Second Alteration April 2001 and guidance within the NPPF.

16 No additional windows

Notwithstanding the provisions of Classes A, B and C of Schedule 2, Part 1 and of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any orders amending or re-enacting that Order with or without modification, windows, dormer windows, roof lights or other openings shall not be formed in the first floor rear (west) elevation in the new dwelling hereby approved including the roof (other than those expressly authorised in the drawings) without the consent in writing of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of the adjoining residential properties and to comply with saved Policy HO9 of the Runnymede Borough Local Plan Second Alteration April 2001 and guidance within the NPPF.

17 Side screen to balcony

Before the first floor flat 2 hereby permitted is occupied, a 1.8 metre high screen shall be installed along the southern edge of the first floor balcony, which shall comprise obscure material equivalent to Pilkington Glass Level 4. to prevent overlooking to neighbouring properties and the screening shall be retained in perpetuity for the lifetime of the development.

Reason: To prevent overlooking and loss of privacy to the occupiers of the neighbouring property and to comply with saved Policy HO9 of the Runnymede Borough Local Plan Second Alteration April 2001 and guidance within the NPPF.

Informatives:

1 Summary of Reasons to Grant Consent

The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

2 Surface Water Drainage

The applicant can find further advice on what information is required to enable the approval of conditions in relation to surface water drainage on the Runnymede Borough Council's website www.runnymede.gov.uk Search for "surface water drainage" in the search function.

3 SPA

The applicant is advised that to satisfy the above condition in respect of SANG there are likely to be two options.

The first is to provide, lay out and ensure the maintenance of, in perpetuity, of a Suitable Alternative Natural Greenspace (SANG). The physical provision of SANG is likely only to be suitable for schemes of in excess of 60 dwellings due to the need to meet Natural England's guidelines for SANGs. The achievement of this is likely to be through the mechanism of a Planning Obligation under Section 106 of the Town and Country Planning Act, 1990 (as amended).

The second is to enter into a land transaction, for an appropriate financial sum, with the Council to obtain a licence to utilise part of one of the Council's SANGs in mitigation. If the applicant wishes to pursue this option they should contact the planning case officer for further advice.

The applicant is further advised that the above arrangements will be in addition to the payment of any applicable Strategic Access Management and Monitoring (SAMM) payment through the Planning Obligation process

4 Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

5 Party Wall Act 1996

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

6 Permitted Development Rights - Flats

The applicant and potential occupiers are advised that the flats hereby approved do not have any permitted development rights.

7 Works to the footway/carriageway

The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see

www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.

8 Other works to the Highway

The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see

<http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see

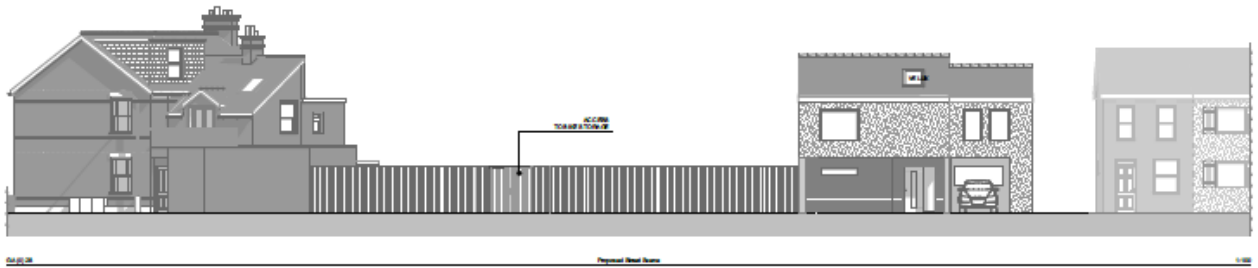
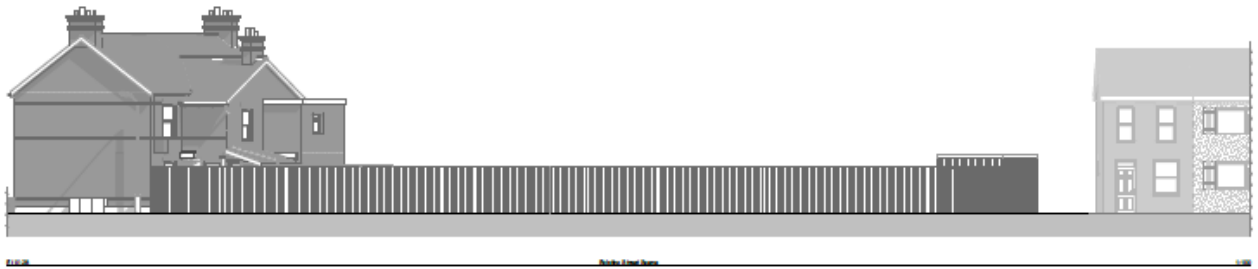
www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.

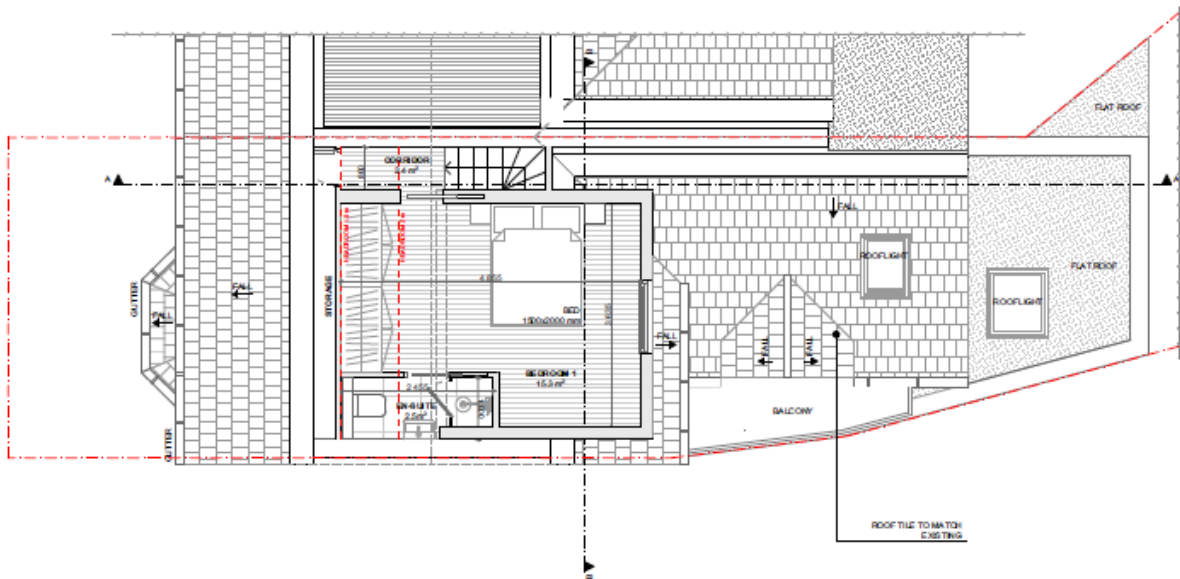
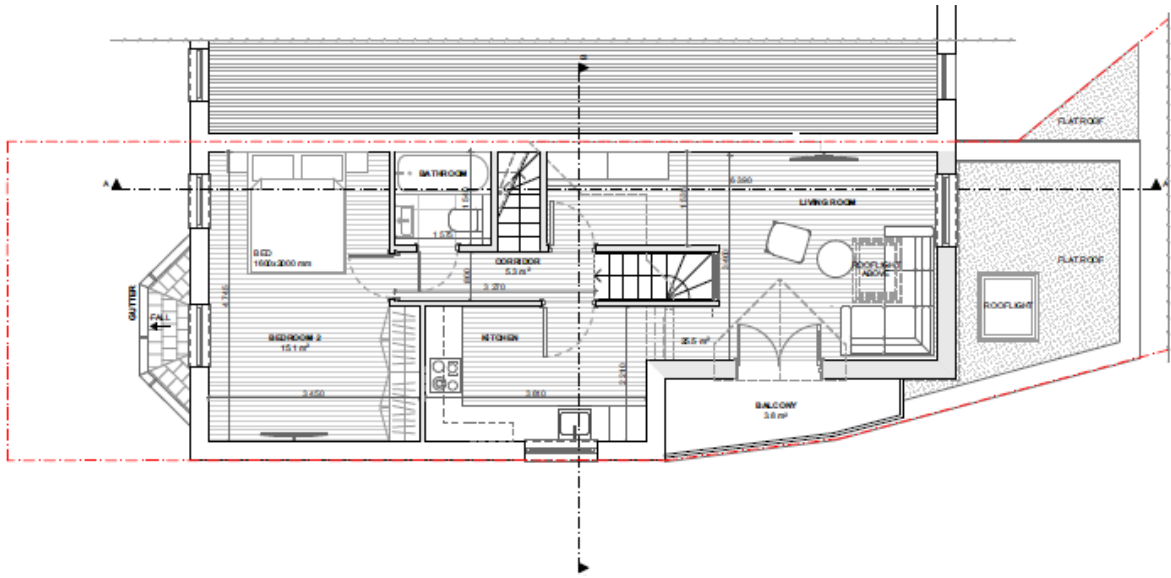
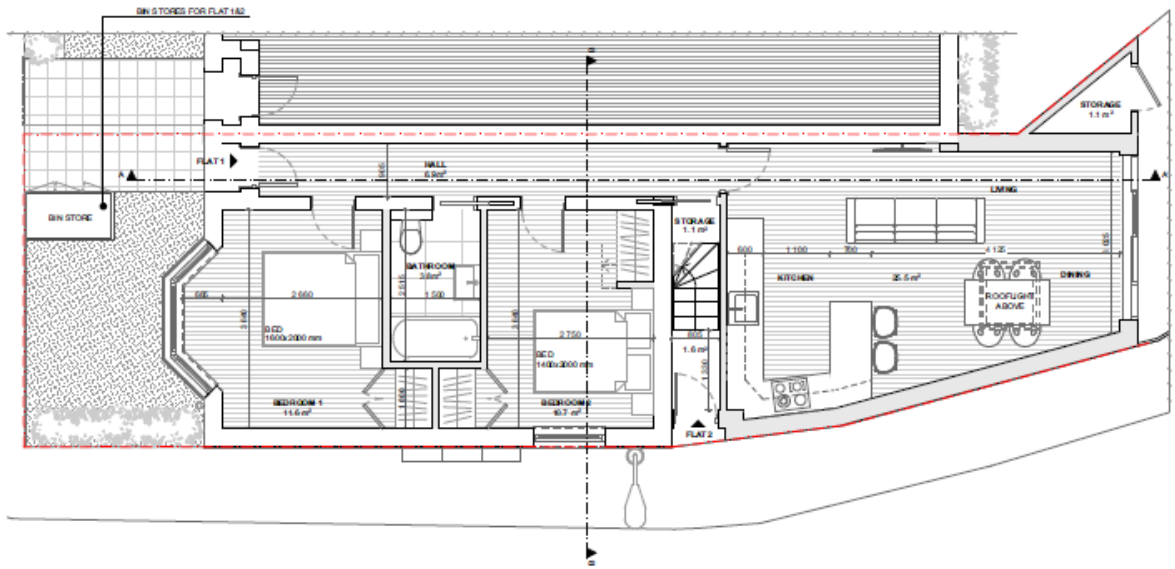
9 Electric vehicle charging

It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.

10 Amended Plans

The applicant is advised that this permission has been amended since the proposal was originally submitted to the Local Planning Authority. The approved drawing numbers are set out on this decision notice.

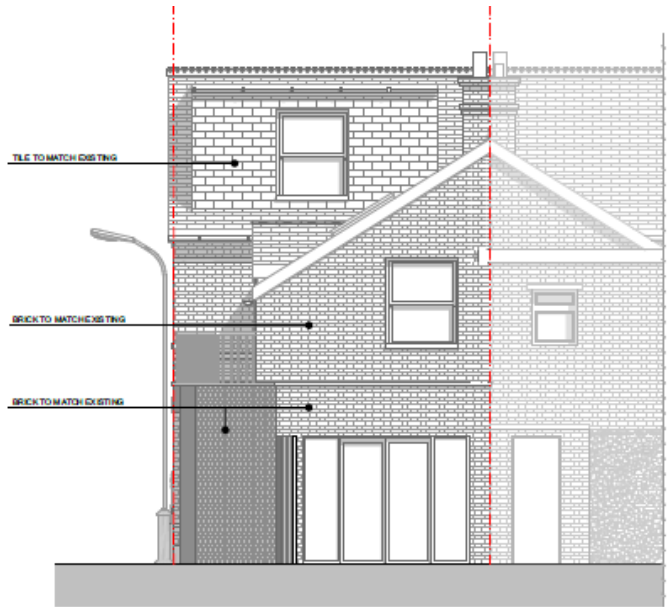




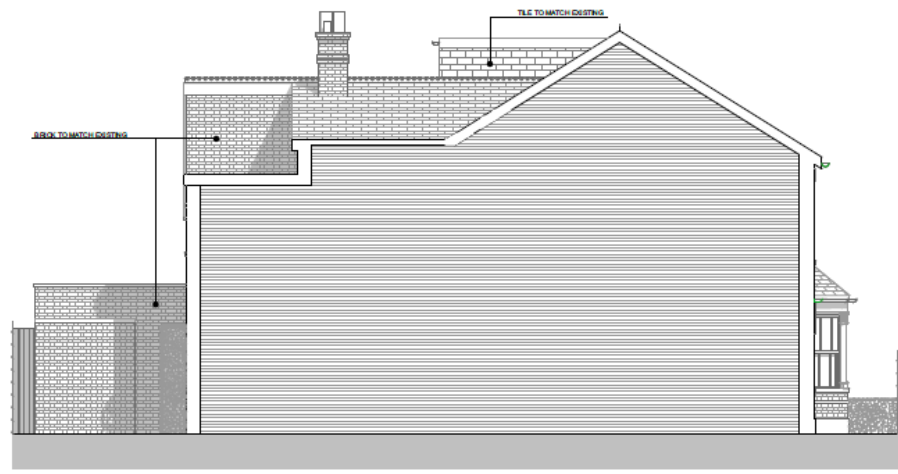
P1	Brickwork (existing)	EXIST
P2	Brickwork (new)	NEW
P3	Brickwork (new)	NEW



GA(0) 20 Site 1 Elevation as Proposed 1/50



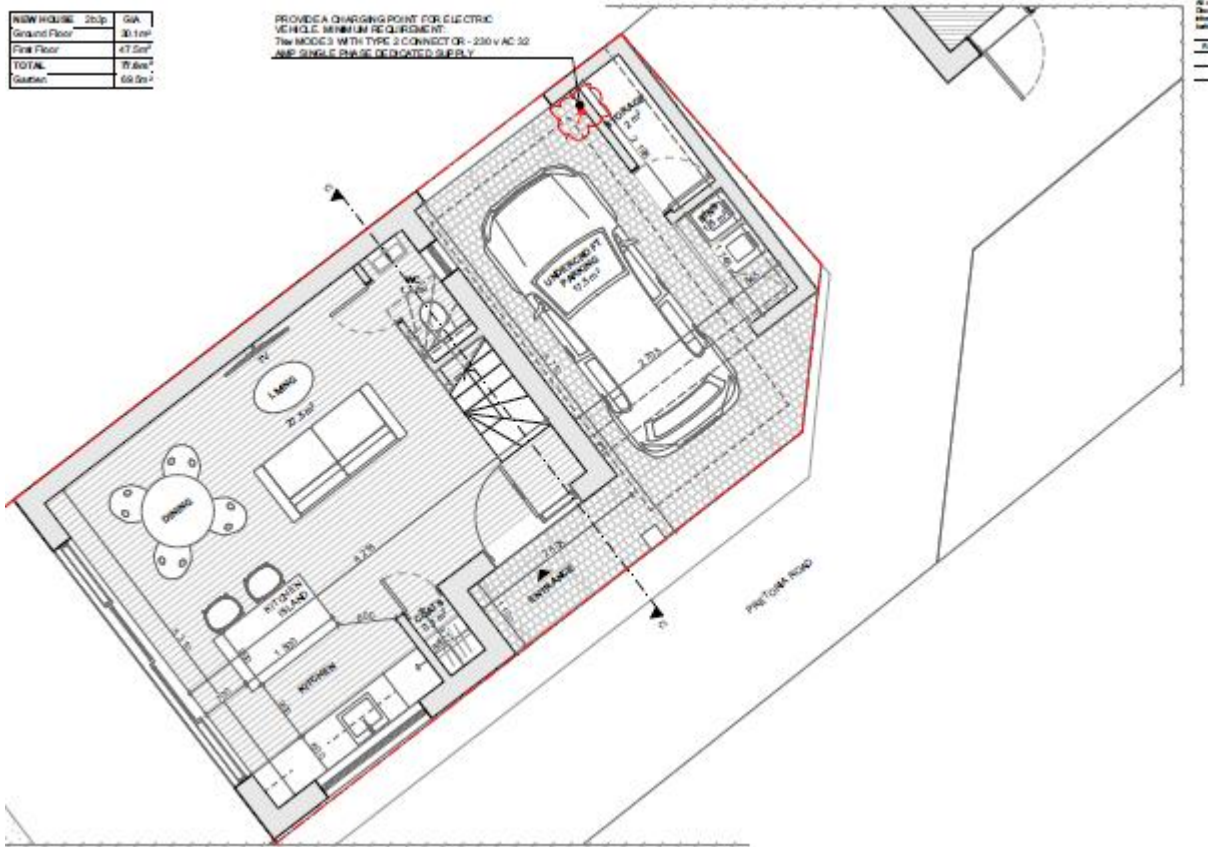
GA(0) 21 Rear Elevation as Proposed 1/50



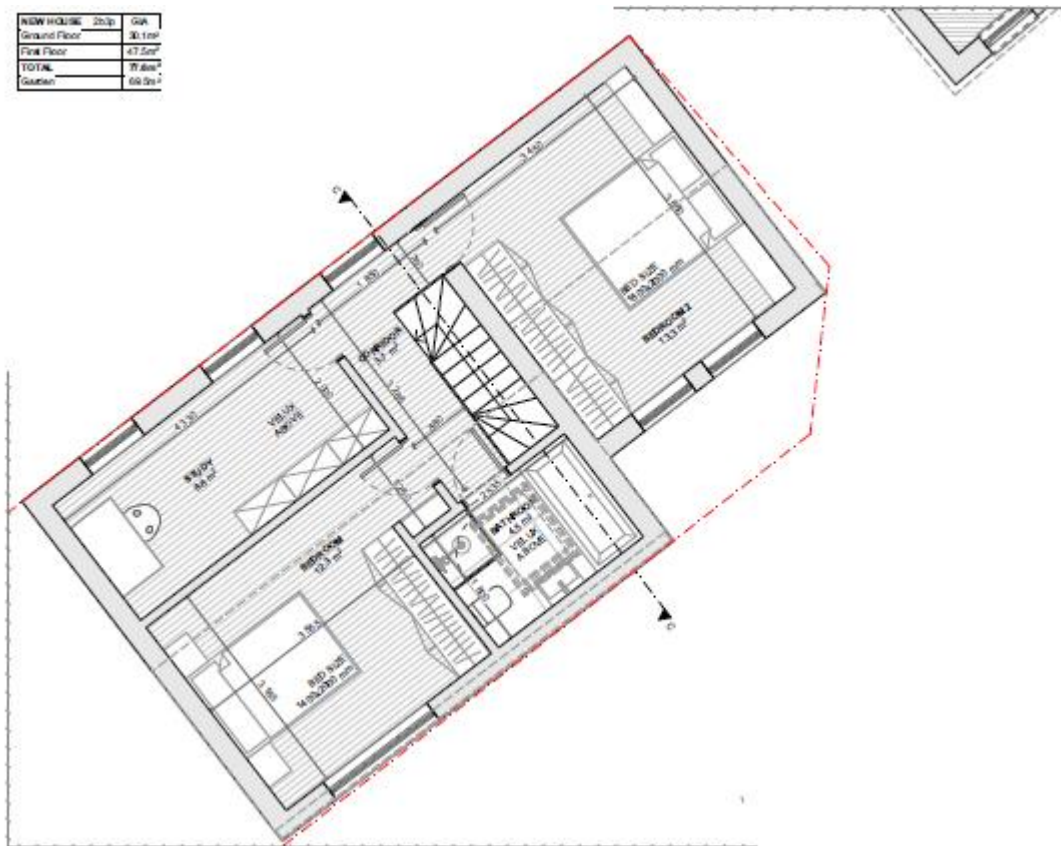
GA(0) 22 Site 2 Elevation as Proposed 1/50

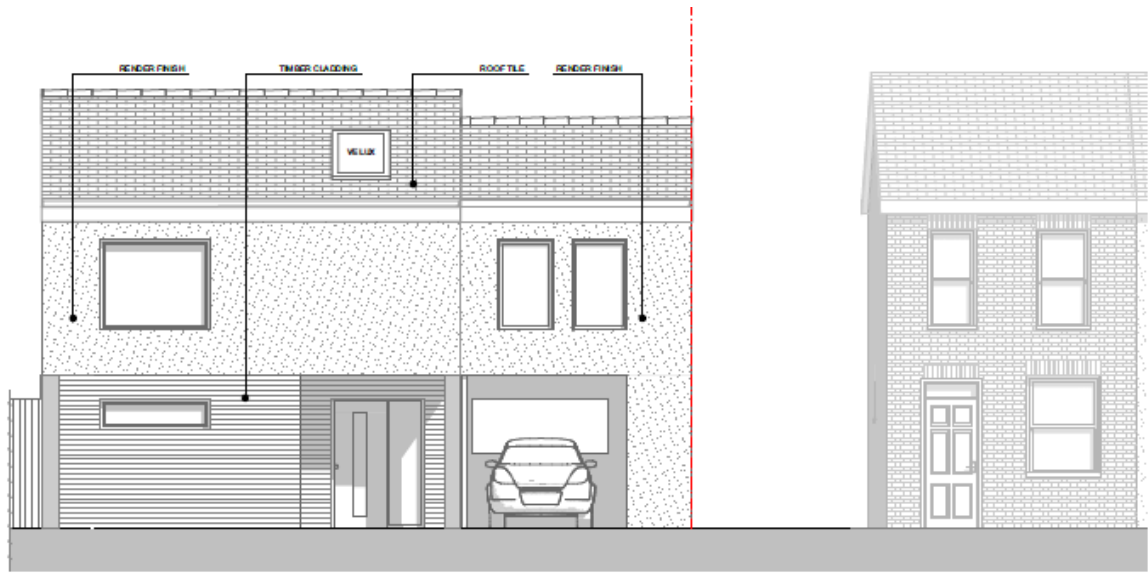
NSW HOUSE: 2btp	GFA
Ground Floor	30.1m ²
First Floor	47.2m ²
TOTAL	77.3m ²
Source:	68.9m ²

PROVIDE A CHARGING POINT FOR ELECTRIC VEHICLE MINIMUM REQUIREMENT 7kw MODELS WITH TYPE 2 CONNECTOR - 230v AC 32 AMP SINGLE PHASE DEDICATED SUPPLY



NSW HOUSE: 2btp	GFA
Ground Floor	30.1m ²
First Floor	47.2m ²
TOTAL	77.3m ²
Source:	68.9m ²

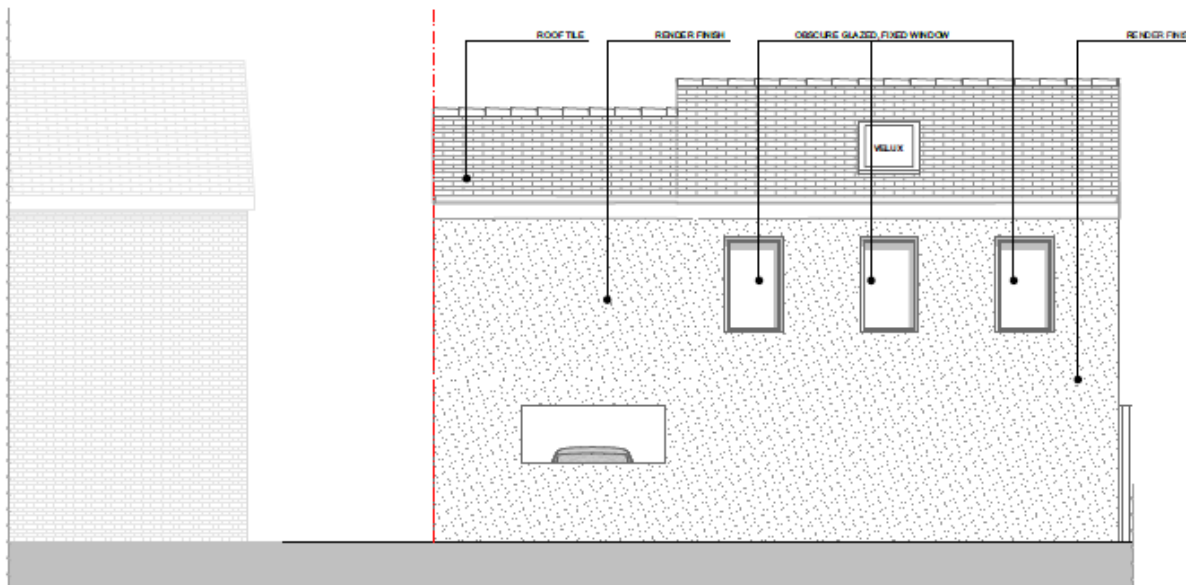




GA (0) 24

Front Elevation of the Rear Building as Proposed

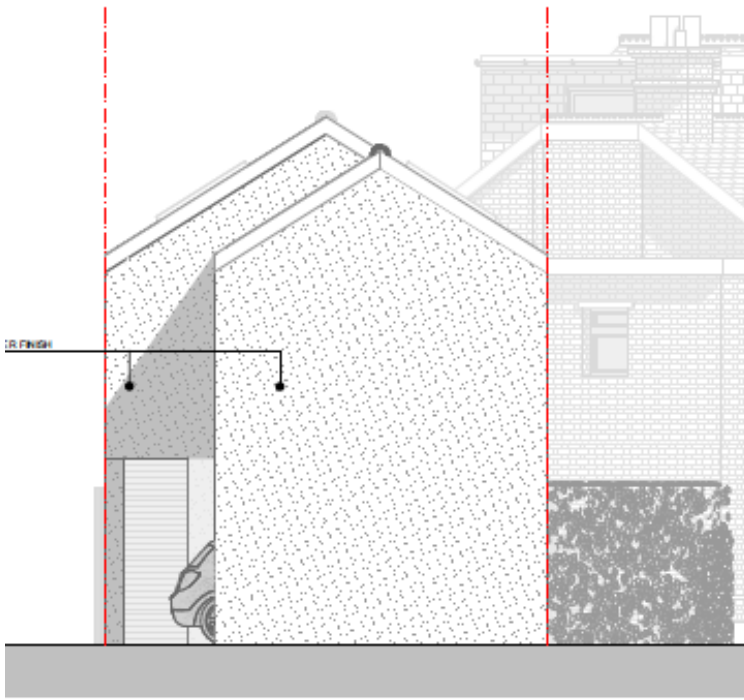
150



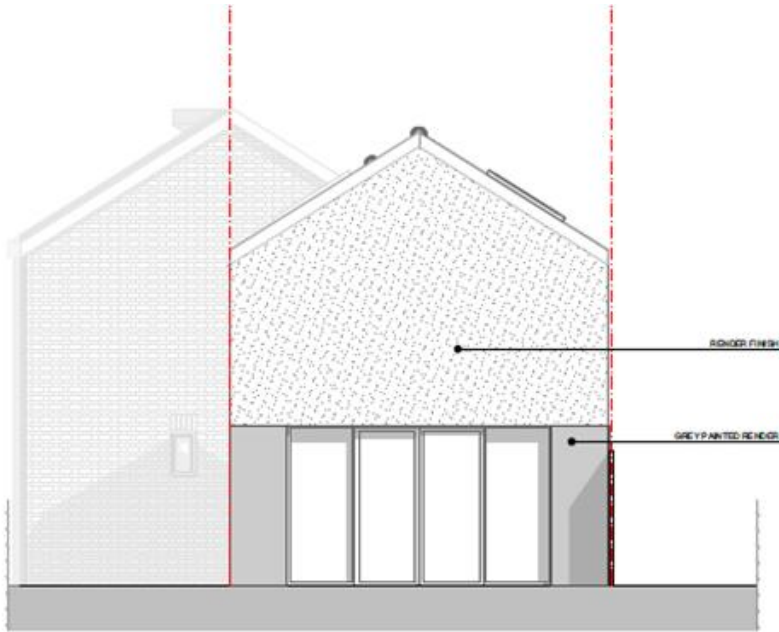
0) 25

Rear Elevation of the Rear Building as Proposed

15



Side Elevation of the Rear Building as Proposed



Scale 1/8"

Side Elevation of the Rear Building as Proposed

1/8"