

Runnymede Borough Council

PLANNING COMMITTEE

Wednesday 3 March 2021 at 6.30 pm

A D D E N D U M

RU.20/1407 and RU.20/1408 40 Station Road, Egham

The applicant has provided additional information and amended plans, as follows to replace those listed in condition 2 of the Full application:

001 REV A, 002 REV A, 003 REV A, 004 REV A, 005 REV A, 006 REV A, 007 REV A, 012 REV A, 014 REV A, 015 REV A, 016 REV A, 017 REV A, 018 REV A, 025 REV B, 026 REV B, 027 REV B, 028 REV B, 029 REV B, 030 REV B, 031 REV C, 032 REV B, 033 REV C, 034 REV C, 035 REV A, 036 REV A, 037 REV A, 038 REV B, 039 REV A, 040 REV A, 041 REV A, 042 REV A, 043 REV B.

The applicant has provided additional information and amended plans, as follows to replace those listed in condition 3 of the Listed Building application:

001 REV A, 002 REV A, 003 REV A, 004 REV A, 005 REV A, 006 REV A, 012 REV A, 025 REV B, 026 REV B, 027 REV B, 028 REV B, 040 REV A, 041 REV A, 042 REV A, 043 REV B.

Flat 9 has had the bath removed from the plan and changed to a shower room to ensure compliance with Policy SL19. This is reflected in plan 031 REV C uploaded to the Council's website. Amended CGI visualisations have also been submitted and published on the website.

The applicant has also submitted a schedule of floor space for the proposed units shown below, and published on the website. Officers have been reviewing the internal space and have discussed with the applicant potential internal alterations to the first floor layout within the Listed Building to increase space for the studio flat. The applicant has looked into this and there may be options which the Council's Conservation Advisor considers have some merits, but these cannot be carried out if there would be harm to the fabric of the listed building. It is therefore recommended that these options are explored further, and can be dealt with by condition.

Add new condition 25 to Full Application and new condition 5 to Listed Building Application:

Notwithstanding the details as shown for the listed building on the approved plans, further details of the internal layout of the first floor flats within the listed building shall be submitted to and approved in writing by the Local Planning Authority. The internal works shall then be implemented fully in accordance with the details as approved.

Reason: In the interests of the amenities of future occupiers and to ensure the fabric of the listed building is maintained and to comply with Policies SL19 and EE4 of the Runnymede 2030 Local Plan and the guidance in the NPPF.

Schedule of Gross Internal Areas

Flat No	Location	Type	Proposed GIA sqm	DCLG* NDSS	RBC** Policy SL19	Notes / Comments
1	New Build – Ground Floor	1B / 2P	50.2	50	50	Unit meets required minimum standard.
2	New Build – Ground Floor	2B / 4P	74.5	70	70	Unit exceeds minimum standard.
3	New Build – Ground Floor	1B / 2P	50.2	50	50	Unit meets required minimum standard.
4	New Build – First Floor	1B / 2P	51.4	50	50	Unit exceeds required minimum standard.
5	New Build – First Floor	1B / 2P	50.3	50	50	Unit meets required minimum standard.
6	New Build – First Floor	1B / 2P	50.7	50	50	Unit exceeds required minimum standard.
7	New Build – First Floor	1B / 2P	54.3	50	50	Unit exceeds required minimum standard.
8	New Build – First Floor	1B / 2P	50.1	50	50	Unit meets required minimum standard.
9	New Build – Second Floor	1B / 1P studio	37.3	37	37	Unit meets required minimum standard. Studio will be fitted with shower room and not a bath.
10	New Build – Second Floor	1B / 2P	50.3	50	50	Unit meets required minimum standard.
11	New Build – Second Floor	1B / 2P	50.7	50	50	Unit meets required minimum standard.
12	New Build – Second Floor	1B / 2P	57.9	50	50	Unit exceeds required minimum standard.
13	Listed Building – First Floor	1B / 1P studio	25.5	37	37	This is a refurbishment of an existing studio unit. The proposal makes the best use of the existing layout whilst maintaining the integrity of the listed building.
14	Listed Building – First Floor	2B/3P	56.4	61	61	The proposal makes the best use of the existing layout whilst maintaining the integrity of the listed building.
<p>Note* DCLG Nationally Described Space Standards Note 1. 19 May 2016 states: 1. Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m² for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.</p> <p>Note** Policy SL19 states: The nationally described space standard forms part of Policy SL19.</p>						

RU.20/1762 38 Prairie Road, Addlestone

2 additional letters of representation have been received outlining the following concerns:

- Original letter of representation was not published on website as well as another household.
- Concerns regarding traffic, parking, highways safety and drainage pressure from additional dwelling in Glenmore Close and surrounding area.
- Proposal would be overdevelopment of land which is too small for a home to be built on and would encroach onto the road due to limited set back.
- Concerns regarding overlooking- both of neighbouring properties and the proposed property itself.
- Proposal is not in keeping with the road or surrounding area.
- Concerns regarding access for emergency services with additional cars parked on the road.
- Concerns regarding loss of wildlife such as hedgehogs, foxes and birds.
- Proposal is intimidating being so close to the road and not in keeping with surrounding properties.
- Would want trees to be removed to be replaced with semi-mature trees to maintain important screening.
- 2 previous refusals.