

Runnymede Borough Council

PLANNING COMMITTEE

Wednesday 24 March 2021 at 6.30 pm

A D D E N D U M

RU.20/0892 6 Holland Gardens, Thorpe, Egham

2 x letters of objection have been received following the writing of the Officer Report. Most of the concerns raised have already been considered within the Officer Report, however some additional concerns/questions have been raised which will be answered here.

Firstly, it has been questioned whether the increased floor height will also result in an increase in the level of the windows. All the changes to the windows have been detailed on the plans and it is not considered that the increase in floor levels would have an impact on neighbouring privacy. The top of the side facing windows will remain approximately 2.3m above ground level and as such will not allow for significant views over the existing boundary treatment.

With regards to parking issues within the area, it was noted on the site visit that a high number of cars currently park on the road, however no.6 has a driveway capable of parking 2/3 cars, and this is considered sufficient for the resultant dwelling. The proposal is unlikely to have a severe impact on the existing road network, which is the test set out in the NPPF.

A question has also been raised regarding the officer site visit. Details of this and how it was carried out are set out at the start of the main Officer Report.

RU.20/1777 – 18 Ongar Place Addlestone

Officers confirm a total of 8 letters of representation have been received, these are fully summarised in the report, and a new comment is summarised as follows

- The proposal feels like an effort by the applicant to slowly amend the application to what has been previously refused and dismissed at appeal.

RU.20/1309 – 302 Woodham Lane, Addlestone

Officers are aware of concerns raised regarding localised flooding within the area. Officers have therefore sought the advice of the Council's Drainage Engineer who has confirmed that a Sustainable Urban Drainage System would be required as there is a localised flooding issue. Officers can confirm that this is already secured by Condition 5 attached to the original outline planning permission (RU.17/1120) which the applicant will need to comply with. Therefore no further conditions are necessary. The Drainage Engineer has also confirmed that the site itself is located within Flood Zone 1, ie not subject to flooding, and does have a safe access and egress to and from the site.