

Planning Committee

Wednesday 24 March 2021 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, L Gillham, 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 Monday 22 March

2021. 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	7
2.	MINUTES	7
3.	APOLOGIES FOR ABSENCE	12
4.	DECLARATIONS OF INTEREST	12
5.	PLANNING APPLICATIONS	12

Item No.	APPLICATION NUMBER	LOCATION	Page
5A	RU.20/0892	6 Holland Gardens, Egham	20
5B	RU.20/1491	Belgravia House and Cheval Manor, Bishopsgate Road, Englefield Green	33
5C	RU.20/1777	18 Ongar Place, Addlestone	49
5D	RU.20/1309	302 Woodham Lane, Addlestone	63

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.	HOUSING DELIVERY TEST REPORT	12
7.	EXCLUSION OF PRESS AND PUBLIC	19

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.
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

TERM	EXPLANATION
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 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

TERM	EXPLANATION
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 3 March 2021 as a correct record. (Appendix 'A')

(To resolve)

Background Papers

None

Runnymede Borough CouncilPLANNING COMMITTEE3 March 2021 at 6.30pm via MS Teams

Members of Committee present Councillors M Willingale (Chairman), D Anderson-Bassey (Vice-Chairman) J Broadhead, I Chaudhri, M Cressey, L Gillham, C Howorth, R King, M Kusneraitis, I Mullens, M Nuti, P Snow, J Sohi, S Whyte and J Wilson

Members of the Committee absent: None

Councillor J Olorenshaw also attended for all or part of the meeting via MS Teams as a non-member of the Committee.

461 MINUTES

The Minutes of the meeting of the Committee held on 10 February 2021 were confirmed and signed as a correct record.

462 APOLOGIES FOR ABSENCE

None. All members of the Committee present.

463 DECLARATIONS OF INTEREST

No interests were declared.

464 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. No public speakers had registered.

RESOLVED that –

the following applications be determined as indicated: -

APP NO**LOCATION, PROPOSAL AND DECISION**

RU 20/1407 40 Station Road, Egham

Demolition and replacement of rear extension together with refurbishment and alterations of existing frontage listed building to maintain Use Class E accommodation at ground floor level with separately accessed studio apartment and 2 bedroom flat at first floor level. Demolition of non-listed rear annexe building and the erection of new 3 -storey residential building comprising 1 no 2 bed flat, 10 no 1 bed flats and 1 studio apartment with

associated car and cycle parking, new services and hard and soft landscaping.

Some Members commented on the design of the new build at the rear of the site which they felt was not in sympathy with the adjoining Listed Building and surrounding area, potential for affordable housing, size of one of the flats being below the Council's internal space standards, insufficient parking for the number of flats, and concern over the artificial materials for the proposed living wall which Members strongly felt should be natural materials.

The CHDMBC made the following responses to the comments:

The development was appropriate for the site and was in keeping with the surrounding area, and would improve the site and enhance the listed building.

The proposal would provide 14 flats but there were 5 existing flats at the site (one in the listed building and four in the annexe building) .Consequently, there would be a net increase of 9 flats at the site, which was below the threshold for affordable housing in Policy SL20.

With regard to floor space, the CHDMBC drew Members attention to the application report and addendum. The flats would comply with the internal space standards for floorspace in Policy SL19 with many of the flats exceeding the minimum except for the existing studio flat within the Listed Building which would be retained and refurbished, and flat 9 which because it had a bathroom rather than a shower room just fell below the minimum. As reported on the addendum, the applicant had submitted a schedule of floor space for the proposed units and flat 9 would be amended to have a shower, thus meeting minimum requirements. Officers had been reviewing the internal space and had 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 had considered this and there might be options which the Council's Conservation Advisor considered had some merits, but these could not be undertaken if there would be harm to the fabric of the listed building. The CHDMBC recommended that these options be explored further and if the Committee was minded to authorise the grant of planning permission, he recommended imposition of a condition requiring submission of further details of the internal layout of the first floor flats within the listed Building.

The site was within a highly sustainable location in Egham town centre with public transport options close at hand and therefore the amount of proposed parking was acceptable in this location

There was currently no planning policy regarding provision of living walls, artificial or natural. If the Committee was minded to authorise the grant of planning permission, the CHDMBC could impose an additional condition requiring submission of elevational details including a natural living wall as a preferred option prior to commencement of development.

In conclusion, Officers advised that the proposed development would result in the refurbishment of the listed building, contribute to the vitality of Station Road, significantly improve the appearance of the site and enhance the setting of the listed building, and importantly increase the number of residential homes in Egham town centre. The majority of Members agreed and the Committee-

RESOLVED that-

The CHDMBC be authorised to grant permission subject to conditions (amended condition 2 as per addendum), reasons and informatives listed on agenda, and additional condition 25(submission of details of internal layout of the first floor flats within the Listed Building) as per Addendum, and also be authorised to impose an additional condition requiring submission of elevational details including a natural living wall as a preferred option prior to commencement of development

RU 20/1408 40 Station Road, Egham

Demolition and replacement of rear extension together with refurbishment and alterations of existing frontage listed building to maintain Use Class E accommodation at ground floor level with separately accessed studio apartment and 2 bedroom flat at first floor level. Demolition of non-listed rear annexe building and the erection of new 3 -storey residential building comprising 1 no 2 bed flat, 10 no 1 bed flats and 1 studio apartment with associated car and cycle parking, new services and hard and soft landscaping (Listed Building Consent).

No additional new salient planning points were raised on this application which had not already been raised on the previous application RU 20 /1407

RESOLVED that:

The CHDMBC be authorised to GRANT Listed Building Consent subject to conditions (amended condition 3 as per addendum) and reasons listed on agenda, and additional condition 5(submission of details of internal layout of the first floor flats within the Listed Building) as per Addendum

RU 20/1762 38 Prairie Road, Addlestone

Proposed 1 bedroom bungalow with flat roof on excess land to rear of 38 Prairie Road.

The Committee was fully supportive of the application which would provide accommodation for single persons.

RESOLVED that-

The CHDMBC be authorised to GRANT planning permission subject to conditions, reasons and informatives listed on the agenda.

RU 20/1664 6 Rose View, Hollies Court, Addlestone

Proposed conversion of 1x2 bedroom maisonette into 2x1 bedroom flats.

Some Members commented on whether the occupancy of each of the proposed flats could be restricted to occupation by one person only, location of storage of refuse bins, and provision of additional Electric Vehicle Charging points as a result of subdivision of the maisonette.

The CHDMBC stated that it would be unreasonable on planning grounds to restrict occupation of the flats as they both met the Council's space standards for floorspace. The location of storage of refuse bins was a matter for the occupants and would not be reasonable for the Council to control. The subdivision would only generate limited additional demand and therefore a requirement for an additional charging point could not be justified.

RESOLVED that-

The Corporate Head of Development Management and Building Control be authorised to GRANT permission subject to the completion of a Unilateral Undertaking in respect of the TBHSPA and conditions, reasons and informatives listed on agenda

(The meeting ended at 7.50 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 22 March 2021.

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.

6. **HOUSING DELIVERY TEST REPORT (PLANNING-GEORGINA PACEY)**

Synopsis of report:

This report seeks to provide information to the Planning Committee on the Housing Delivery Test, and also confirm how Runnymede has performed to date compared to other local Boroughs and Districts since the test was introduced in 2018.

Recommendation(s):

None – for information item only

1. **Context of Report**

1.1 The Housing Delivery Test (HDT) was introduced through the revised National Planning Policy Framework (NPPF) in 2018. Its purpose is to calculate the performance of each Borough's housing delivery on an annual basis, and to support the Government's objective of significantly boosting the supply of new homes.

- 1.2 A Government data return has to be completed by all Local Authorities in November each year to inform the HDT. The HDT results are then published the following January/February. The results seek to provide up to date statistics on a Borough's performance and to identify if any actions are necessary to assist housing delivery.

2. Introduction to the Housing Delivery Test

- 2.1 The Housing Delivery Test (HDT) was introduced through the revised National Planning Policy Framework (NPPF) in 2018. The NPPF sets out the Government's planning policy for England, therefore making the HDT official government policy since 2018. It is an annual measurement of housing delivery in each Local Authority area.
- 2.2 The Housing Delivery Test (HDT) is calculated by looking at how many homes were delivered (with adjustments for net student and net other communal accommodation) in a Local Authority area in the last 3 monitoring years (1st April-31st March) against the homes required in that same period. The housing requirement figure is determined as the lowest of either: the latest adopted housing requirement figure, or the minimum annual local housing need figure as determined using the standard method for assessing the minimum annual local housing need figure set out in national planning guidance.
- 2.3 The formula for calculating a Borough's HDT score is then as follows:

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

- 2.4 The adjustments for student and other communal accommodation are calculated by the Ministry of Housing, Communities and Local Government (MHCLG) and added into the Housing Delivery Test result. Adjustments are applied using two nationally set ratios, based on England Census data as follows: Student accommodation is converted as 2.5 bedspaces to 1 C3 dwelling, and other communal accommodation as 1.8 bedspaces to 1 C3 dwelling.
- 2.5 The HDT is produced annually by each Local Authority to provide up to date statistics on housing delivery performance; identifying if any actions are necessary. There are three potential consequences for a Local Authority if their delivery falls below 95%. These are as follows:

Action Plan: If delivery falls below 95%, authorities must publish an action plan to assess the causes of under delivery and identify actions to increase delivery in future years. The Planning Practice Guidance recommends that action plans are produced by Local Authorities in collaboration with key stakeholders (more information on action plans can be viewed below).

Buffer: a 20% buffer on the local planning authority's 5 year land supply must be applied if housing delivery falls below 85%; and

Presumption: application of the presumption in favour of sustainable development must be applied if housing delivery falls below 75%. More detail on the implications of this consequence are set out in paragraph 4.3 of this report.

- 2.6 These consequences apply concurrently, for example those who fall below 85% should produce an action plan as well as apply the 20% buffer. The consequences will continue to apply until the subsequent Housing Delivery Test measurement is published. The relevant consequence for any under-delivery will then be applied.

Production of Action Plans

- 2.7 If an action plan is required, local planning authorities are required to publish this document within 6 months of publication of the Housing Delivery Test measurement. The decision about whether to consult on an action plan prior to its publication is for the local planning authority. It is for the local planning authority to decide which stakeholders to involve as it produces its action plan, although representatives of those with an impact on the rate of delivery should be included, such as small and large developers; land promoters; private and public land owners; infrastructure providers; other public bodies (such as Homes England); upper tier authorities (county councils) in two-tier areas; and neighbouring authorities with adjoining or cross-boundary sites.
- 2.8 Some examples of what a local planning authority could review as part of their action plan are as follows:
- barriers to delivery on sites identified as part of the 5 year land supply (such as land banking, scheme viability, affordable housing requirements, pre-commencement conditions, lengthy section 106 negotiations, infrastructure and utilities provision, involvement of statutory consultees etc.);
 - whether sufficient planning permissions are being granted and whether they are determined within statutory time limits;
 - whether proactive pre-planning application discussions are taking place to speed up determination periods;
- 2.9 Actions to boost delivery could include:
- revisiting the Strategic Land Availability Assessment (SLAA) to identify sites potentially suitable and available for housing development that could increase delivery rates, including public sector land and brownfield land. This could include carrying out a new Call for Sites;
 - working with developers on the phasing of sites, including whether sites can be subdivided to speed up delivery;
 - revising site allocation policies in the development plan, where they may act as a barrier to delivery, setting out new policies aimed at increasing delivery, or accelerating production of an emerging plan incorporating such policies. If an action plan were to be required in future years in Runnymede, this would need to be carried out as part of the Local Plan Review and as such, may not increase delivery in the short term;
 - engaging regularly with key stakeholders to obtain up-to-date information on build out of current sites, identify any barriers, and discuss how these can be addressed;
 - establishing whether certain applications can be prioritised, conditions simplified, or their discharge phased on approved sites, and standardised conditions reviewed;
 - using Brownfield Registers to grant permission in principle to previously developed land.
- 2.10 Once adopted, it is the responsibility of the Local Authority to monitor the effectiveness of the Action Plan.

3. Runnymede's Housing Delivery Test results to date

- 3.1 Runnymede's 2020 HDT calculates that the Council achieved 135% housing delivery (please see Appendix 'B' to see how this compared to other local Boroughs and Districts). Therefore, there are no consequences for Runnymede following the publication of these results. This position will apply until the next iteration of the HDT

results are published in January/February 2022. Specifically, this means that a 5% buffer is being applied for the purposes of calculating the Council's 5 year housing land supply, no action plan is required to be prepared and the presumption in favour of sustainable development due to under delivery is not triggered.

- 3.2 There were 2 sets of HDT results published prior to the 2020 results. In these earlier years, Runnymede scored 116% in 2018 and 123% in 2019.
- 3.3 A clear conclusion which can be drawn from these figures is that Runnymede has performed strongly each year since the HDT's introduction. Furthermore, to date, each year the level of performance has increased. It should be noted however that Runnymede's 2020 score was further improved by the Government making an adjustment to all authorities' housing requirement figures (reduced by a month) to recognise, at least to some extent, the effects of Covid-19 this past year.
- 3.4 Comparing Runnymede to the surrounding authorities in Surrey (as well as the Royal Borough of Windsor & Maidenhead (RBWM) which adjoins Runnymede to the north west), Runnymede had the highest delivery percentage at 135% in the 2020 HDT. Runnymede was one of just three of the authorities listed in the appendix which achieved over 100% delivery in the 2019 results and again achieved the highest score out of its Surrey counterparts (and RBWM). This was an improvement compared to Runnymede's delivery in the first year the HDT was introduced (2018) which saw the Borough positioned fourth amongst the Surrey authorities (and RBWM) (see Appendix 'B' for results across all 3 years). As the most successful authority out of the grouping considered in the past two years, this is a clear indicator of Runnymede's relative success in housing delivery.
- 3.5 The largest contributor to Runnymede's success in each of the HDT results published to date was the performance during the 2017/18 monitoring year, in which 806 dwellings were delivered (for the purpose of the Housing Delivery Test). This contributed approximately half of the total dwellings delivered to calculate the HDT results in 2018, 2019 and 2020. There were three large C3 sites that contributed to this figure: Longcross Village (RU.13/0856), which delivered 64 dwellings, Land at Wick Road, Englefield Green (RU.14/1208), which delivered 89 dwellings, and Land at Station Road (RU.14/0435), which delivered 188 dwellings. Additionally, at Royal Holloway University (RU.14/0099) 621 student accommodation bedspaces were completed which using the HDT conversion rate contributes 248 dwellings. There was also an above average number of sites which delivered between 10-30 dwellings in the 2017/18 monitoring year.

4. Implications for future years

- 4.1 Although Runnymede has delivered over and above its housing delivery target each year so far, it should be recognised, that this position could change in future years. As the formula only takes the previous three years' worth of housing delivery data into consideration, when calculating next year's 2021 percentage, the 2017/18 monitoring year delivery figure of 806 will not be included. As this has been a large contributor to the success of previous years it would be fair to suggest that this will likely have an impact on the HDT for next year, and future years. This is of course unless Runnymede can achieve a delivery to match this in future years. As of March 2021, there are currently 1,854 total dwellings approved for development in the pipeline, of which 563 are currently in the process of being constructed. Based on these figures, in conjunction with the release of a number of large housing allocation sites through the recently adopted Runnymede 2030 Local Plan which are now starting to come forward for planning permission, it is considered that the Borough is likely to see strong delivery in future years, although this could follow a period of reduced completions in the short term. This could in part be as a result of Covid-19, given that since the first lockdown in March 2020, the Council's housing data shows that there has been a clear reduction in terms of development starts and completions within

Runnymede. This appears to be the case across England, as total starts on site were down 38% and completions were down 25%, compared with the same period last year¹. It is yet to be seen if the Government will make further adjustments to local authorities housing requirement figures in the coming years to try and mitigate to some extent the effects of Covid-19.

- 4.2 In terms of how the imposition of any of the consequences set out in paragraph 2.5 would impact on the planning function of Runnymede, it is considered that the production of an Action Plan if delivery falls below 95% would have a potential resource implication for both the Planning Policy and Development Management teams in terms of agreeing and then actioning different recommendations of the Action Plan. It would introduce another strand of work for the Planning Policy team which could impact on the ability to be able to deliver certain elements of the current timetable for the Local Plan Review and Update. It also has the potential to increase the workload of Development Management staff through potentially requiring an increased dialogue with developers, both during the pre-application stage and also where sites have stalled.
- 4.3 The introduction of a 20% buffer for the purpose of calculating five year housing land supply could mean that the Council moves from a position of being able to demonstrate a five year housing land supply to not being able to do so. This would need to be assessed and confirmed at the time. For applications involving the provision of housing, where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years, the result would be that the presumption in favour of sustainable development as set out at paragraph 11 of the NPPF would be engaged. The NPPF confirms that this presumption would apply unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed. The footnote to the relevant text in paragraph 11 confirms that protected areas/assets relate to (amongst other things): habitats sites, land designated as Green Belt, Local Green Space, designated heritage and areas at risk of flooding all of which exist in Runnymede and which have the potential to lessen the impacts of a reduced HDT score when it comes to decision taking.

5. Conclusion

- 5.1 It is clear to see from the analysis that Runnymede has performed well in its housing delivery since the introduction of the HDT in 2018. The Council has consistently delivered in excess of 100% of its requirement and as such there have been no consequences imposed upon the Council to date. Furthermore, the statistics show that the Council's performance has improved year on year to date.
- 5.2 There are however indicators that could lessen Runnymede's success from a housing delivery perspective, at least in the short term. For example, any reductions in the HDT result figures in 2021 could potentially be linked to impacts of the Covid-19 pandemic on housebuilding (although the result could be assisted if the Government again makes an adjustment to the housing delivery targets of Local Authorities as they did for the 2020 year). There will also be a potential lag between adoption of the Local Plan, granting of planning permission on some of the large allocated sites and the completion of units on the ground. However, beyond the short term position outlined above, the recent adoption of the Runnymede 2030 Local Plan is considered extremely positive in terms of putting Runnymede in the best position to meet its housing delivery targets in future years up to 2030.

¹ <https://www.gov.uk/government/news/new-homes-england-statistics-show-overall-housing-starts-down-reflecting-the-impact-of-covid-19-on-housebuilding>

5.3 Performance in the Housing Delivery Test will continue to be monitored, with Members being updated on the results in future years.

(For information)

Background papers-none stated

Housing Delivery Test results to date for Runnymede and other nearby and neighbouring local authorities

Housing Delivery Test results-2020

Surrey Borough	Housing Delivery Test: 2020 measurement	Housing Delivery Test: 2020 consequence
Elmbridge	58%	Presumption
Epsom and Ewell	34%	Presumption
Guildford	90%	Action Plan
Mole Valley	81%	Buffer
Reigate and Banstead	120%	None
Runnymede	135%	None
Spelthorne	50%	Presumption
Surrey Heath	124%	None
Tandridge	50%	Presumption
Waverley	98%	None
Windsor & Maidenhead (neighbours Runnymede)	87%	Action Plan
Woking	80%	Buffer

Housing Delivery Test results-2019

Surrey Borough	Housing Delivery Test: 2019 measurement	Housing Delivery Test: 2019 consequence
Elmbridge	58%	Buffer
Epsom and Ewell	49%	Buffer
Guildford	83%	Buffer
Mole Valley	89%	Action Plan
Reigate and Banstead	119%	None
Runnymede	123%	None
Spelthorne	60%	Buffer
Surrey Heath	121%	None
Tandridge	50%	Buffer
Waverley	85%	Action Plan
Windsor & Maidenhead (neighbours Runnymede)	97%	None
Woking	97%	None

Housing Delivery Test results-2018

Surrey Borough	Housing Delivery Test: 2018 measurement	Housing Delivery Test: 2018 consequence
Elmbridge	62%	Buffer
Epsom and Ewell	57%	Buffer
Guildford	75%	Buffer
Mole Valley	77%	Buffer
Reigate and Banstead	119%	None
Runnymede	116%	None
Spelthorne	63%	Buffer
Surrey Heath	127%	None
Tandridge	65%	Buffer
Waverley	79%	Buffer
Windsor & Maidenhead (neighbours Runnymede)	97%	None
Woking	153%	None

7. **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.



Date: 24/03/2021

6 Holland Gardens, Egham



Scale: 1:1,500

0 30 60 m

RU.20/0892



COMMITTEE AGENDA ITEM: 5A

APPLICATION REF:	RU.20/0892
LOCATION	6 HOLLAND GARDENS EGHAM SURREY ENGLAND TW20 8TA
PROPOSAL	PROPOSED 1 1/2 STOREY REAR EXTENSION AND CONVERSION OF EXISTING GARAGE TO HABITABLE ACCOMODATION. REPLACEMENT ROOF WITH RAISED EAVES LEVEL TO PROVIDE ACCOMODATION AT FIRST FLOOR LEVEL. (amended plans received)
TYPE	Full Planning Permission
EXPIRY DATE	28 August 2020
WARD	Thorpe
CASE OFFICER	Adam Jackson
REASON FOR COMMITTEE DETERMINATION	The number of objections received from separate households exceeds 2. A decision must therefore be made by the planning committee in accordance with the Council's scheme of delegation.
<i>If you have questions about this report please contact Ashley Smith, Christine Kelso or the case officer.</i>	

1. SUMMARY

Update following withdrawal of the item from the 10th February 2021 Planning Committee

- 1.1 This application was withdrawn from the Planning Committee agenda of 10th February 2021 due to concerns with the accuracy of the plans, specifically with regards to the positioning of the neighbouring dwelling, no.8, and its relationship therefore with the application dwelling and the proposed works. Subsequently, the planning agent has been to measure up on site and has submitted amended plans. The Planning Case Officer has been to the application site as well as the neighbouring no.8 to verify the measurements shown on the amended plans, and it can be confirmed that the plans are accurate. The previous plans showed the dwelling at no.8 to be approximately 50cm further away from the application dwelling than it actually is, and this has now been corrected. The distance between the two dwelling is approximately 2.4m
- 1.2 In addition, 45- and 60-degree lines have been shown from the centre point of number 8's nearest ground floor rear facing window. This is one of the aspects of the Householder Guidance which is used to assess the impact of development proposals on neighbouring amenity. The 60-degree test, which is typically used to assess the impact of a single storey extension, has been comfortably complied with. The 45-degree line, which is typically used to assess the impact of a two-storey extension clips the very corner of the extension, however at this point the height of the extension is just 3.3m and is therefore in effect a single storey structure. A similar situation arises when applying the 45-degree and 60-degree test from the nearest rear facing ground floor window of number 4, which has been assessed in paragraph 6.6 below. It should be noted that number 4 provided their own survey in December regarding the position of their dwelling which the planning agent confirmed to be correct; amended plans were subsequently submitted to reflect this. A full assessment of the applications impact on the amenity of all neighbouring properties has been carried out in paragraphs 6.5 to 6.8 below.
- 1.3 An updated flood risk assessment (FRA) has also been submitted by the applicant, which has been prepared by Ambiental. This flood risk assessment concludes that the development can be considered minor development in accordance with the NPPF, and as a result any displacement of flood water would be minimal and can be managed through suitable SUDs measures such as a water butt. The FRA also concludes that the risk of flooding to the occupiers of the dwelling can be managed by following the Environment Agency standing advice and by raising the internal floor levels. Suitable conditions have been suggested to ensure the development has an acceptable impact on flooding and flood risk and are set out in section 9 of this report.
- 1.4 It is considered that the proposal would have an acceptable impact on both the amenity or neighbouring properties and on flood risk in the area. There are no changes to the design or scale of the extension and the extension therefore remains acceptable in all other respects as well. With the exception of minor changes to the suggested conditions, there are no changes to the recommendation made in February.

It is recommended the Planning Committee authorises the CHDMBC:	
1.	Grant approval subject to the conditions set out in section 10 of this report.

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site is on the east side of Holland Gardens in Egham. The area comprises mostly of detached residential dwellings of varying sizes and designs. The application site comprises of a single storey bungalow, with a front driveway and rear garden. The application site and much of the surrounding area is located within Flood Zone 3b. The site lies within the Thorpe Neighbourhood Area.

3. APPLICATION DETAILS

- 3.1 The application is for a 1 ½ storey rear extension, including a replacement roof and raised eaves to provide accommodation at first floor. The proposal also includes the conversion of the existing garage to habitable accommodation. The proposed extension is 4.2m deep. The ridge height of the replacement roof is 8.1m, however the proposed roof has a steep pitch which results in an eaves height of 3.3m. Amended plans were received on the 15th of December, which steps the extension off the southern boundary by approximately 1.5m.

4. RELEVANT PLANNING HISTORY

- 4.1 There is no relevant planning history for the site.
- 4.2 A separate application (RU.20/1501) has recently been approved for a timber clad garden cabin.

5 SUMMARY OF MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework and Guidance.
- 5.2 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.
- 5.3 Householder Guide (2003)
- 5.4 Runnymede 2030 Strategic Flood Risk Assessment (2018)
- 5.5 The Thorpe Neighbourhood Plan has been the subject of an examination in accordance with Regulation 18 of the Neighbourhood Planning (General) Regulations (2012) (as amended), and the Council has accepted all the modifications in the examiner's report and the plan is now progressing to a referendum, this is likely to be held in May 2021. As the Neighbourhood Plan has been through the examination process and the Examiner has concluded that the Plan is in conformity with the NPPF and the Runnymede 2030 Local Plan, the Neighbourhood Plan carries considerable weight, although not yet full weight, and can be taken into account in decision making.
- 5.6 The application proposes new residential development. Based on the submitted information, the internal floorspace would be 118 sqm and therefore would be liable for a Community Infrastructure Levy contribution.

6. CONSULTATIONS CARRIED OUT

Representations and comments from interested parties

- 6.1 4 Neighbouring properties were consulted in addition to being advertised on the Council's website and 9 letters of representation have been received (including from the Thorpe Ward Residents Association) in regard to the original scheme. 1 letter has been received following re-consultation and the receipt of the amended plans. Representation can be summarised as follows:
- Offsite flood risk has not been considered.
 - The cumulative impact of minor extensions in the area will impact on flooding.
 - The proposal would cause a displacement of flood water, adversely impacting neighbouring properties.
 - The extension would cause a loss of light to neighbouring properties.

- The 45-degree line should be used rather than 60 degrees to calculate a loss of light as the extension is 1 ½ storeys and not single storey.
- The extension would shade/overshadow neighbouring gardens.
- The increase in floor levels will enable people to look over neighbouring fences.
- The development, including outbuilding at the rear of the garden, would result in an overdevelopment of the site.
- The rooflights are shown incorrectly on the site plan.
- The proposed dwelling would be overbearing and not in keeping with neighbouring properties.
- The development could be used as a B&B and could therefore increase traffic.
- The Ordnance Survey plan is inaccurate – number 6 extends further beyond number 4 than shown. **Officer note: Amended plans have been received which address this issue.**
- The extension would block light to the side and rear windows of no. 8

7. PLANNING CONSIDERATIONS

- 7.1 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:
1. The impact on the character and appearance of the area
 2. The impact on residential amenity
 3. The impact on flood risk
 4. The impact on parking
- 7.2 Paragraph 127 of the National Planning Policy Framework and policy EE1 of the Local Plan set out that development should be visually attractive, achieve high quality design, and respond to and be sympathetic to local character/context. Paragraph 130 of the National Planning Policy Framework further adds that permission should be refused for development of poor design which fails to take opportunities to improve the character and quality of an area. Policy TH5 of the Thorpe Neighbourhood Plan, which is progressing to referendum and is therefore given considerable weight, states that development proposals will be supported provided they are in line with the expectations of the National Design Guide. The application lies outside Character Areas A and B as identified in the Thorpe Neighbourhood Plan.
- 7.3 The application site is on the east side of Holland Gardens, where there is a mix of bungalows, 1 ½ storey bungalows and two storey dwellings. The proposal includes the replacement of the existing roof, which increases the height from 6.4m to 8.1m, thereby increasing the height of the dwelling by 1.7m. Whilst this is a significant increase and would result in the dwelling being taller than the other bungalows in the street, the dwelling would be around the same height as number 4 next door, which is 8.2m tall and two storeys. Taking this into account it is not considered that the additional height would negatively impact on the street scene. It is also worth noting that the maximum height of 8.1m is at the apex of the ridge only and the height reduces dramatically down the eaves which are 3.3m high, thereby mitigating the overall increase in bulk and mass of the property.
- 7.4 The dwelling as proposed to be enlarged, with its half-hipped roof, would introduce a slightly different design within the street scene. However, given there are already a mix of single, 1 ½ and two storey dwellings, and a mix of different roof forms, it is not considered that the proposed dwelling would look out of place or negatively impact upon the street scene and the character and appearance of the area. The materials on the new roof will be controlled via condition. It is also proposed to render the property, which is considered acceptable within the context of the street scene. The proposal is considered to comply with Policy EE1 in this respect, and the Neighbourhood Plan.
- 7.5 Paragraph 127 of the National Planning Policy Framework sets out that planning decisions should ensure that developments provide a high standard of amenity for all existing and future occupiers. Policy EE1 of the Runnymede Local Plan also sets out that development proposals will be supported where there are no adverse impacts on the amenities of the occupiers or neighbouring properties. The Runnymede Householder Guide Supplementary Planning Document (SPD), sets out that ground floor extensions, as a guide, are acceptable where they do not extend more than 3 metres from the rear of the property or a 60-degree line from the centre of the nearest adjoining neighbour's window
- 7.6 As the proposed dwelling is 1 ½ storey both a 45-degree line and a 60-degree line have been indicated on the plans, drawn from the nearest ground floor rear facing windows of both neighbours. The development is set off the southern boundary with No. 4 (a two-storey dwelling) by approximately 1.5m,

and as such the 60-degree test would be comfortably passed, however the extension would break the 45-degree line. Notwithstanding, the point at which the line hits the proposed dwelling, the roof is not full height (6.5m) with the height of the roof then reducing even further towards number 4 (3.3m). Given that at the point of interception the height is arguably lower than that of a traditional two storey extension, and that the height rapidly decrease toward number 4, it is considered, on balance, that the development would not result in a material impact on the amenities of the neighbour's room in terms of light or overbearing. In addition, as the application dwelling is to the north of No. 4 there would be no harmful overshadowing to the immediate garden area. To the other side (no.8), the 60-degree test is comfortably complied with. There would be a very minor breach with the 45-degree line, however for the same reasons as set out above, it is not considered that there would be any material impact on the outlook and light to this neighbour. Although there would be some additional overshadowing to the garden, it is not considered this would be significant enough to warrant refusal of the application, given the overall size of the neighbour's garden. As the height of the extension is just 3.3m along the boundary, the extension would not appear significantly overbearing to either neighbour.

- 7.7 Number 8 has 3 ground floor side windows, as well as two first floor side roof lights. In the case of the ground floor windows, light will already be restricted by the existing dwelling at number 6 and it is not considered that the proposal will materially impact this existing situation. It should also be noted that two of the ground floor windows serve the lounge, which is also served by the rear window/patio doors. The other side window is to a study, and any impact on light to this room would not materially impact the standard of amenity currently afforded this neighbouring property. The rooflights may experience some additional loss of light, however this would be marginal given the height of the new roof along the boundary and the angle of the rooflights. Number 4 also has a first-floor side window, however this will not be materially impacted due to its height relative to the height of the new roof.
- 7.8 Rooflights proposed within the extension are 1.8m above the internal floor level. Given this, and the angle of the rooflights, there would be no material loss of privacy for neighbouring properties. There would also be windows on the front elevation at first floor and to the converted garage but the dwellings on the western side of Holland Gardens (Nos. 9 and 11) are of a sufficient distance to avoid any loss of privacy; there are no residential properties immediately to the rear of the site. It is therefore considered that the extension and the raising of the roof would not harmfully affect the amenities of existing residential properties and the proposal complies with Policy EE1 in this respect.
- 7.9 The application site is within Flood Zone 3b, which is an area where water has to flow or be stored in times of flood. The National Planning Policy Framework sets out in paragraph 163 that all new development within areas liable to flood should be supported by a site-specific flood risk assessment and that when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Runnymede 2030 Local Plan policy EE13 is the relevant development plan policy.
- 7.10 The application is for a 1 ½ storey extension to the existing dwelling, which would increase the built footprint on site and within the flood zone by approximately 35sqm. The NPPG classes residential extensions of under 250sqm as 'minor development' and sets out that minor developments are unlikely to raise significant flood risk issues. It is acknowledged permission has recently been given on site for an outbuilding, and that this outbuilding has a footprint of approximately 51sqm, however both developments would still be under the 250sqm threshold. Similarly both developments are not larger than alternatives that could have been delivered under the permitted development regime. Policy EE13 of the Runnymede Local Plan only requires applicants to demonstrate that flood risk will not be increased elsewhere for developments in excess of 250sqm. Given the minor nature of the development, it is not considered that the development would materially impede the flow of flood water, reduce the capacity of the floodplain to store water, or cause new, or exacerbate existing flooding problems, either on the proposed development site or elsewhere.
- 7.11 An improved flood risk assessment has been submitted with the application, which concludes that there would be minimal impact on the displacement of flood water and that the flood risk on and off site can be successfully managed. The flood risk assessment sets out that both the floor level of the existing house and the extension will be raised up 150mm above the existing floor levels for the dwelling. This is considered acceptable to reduce flood risk for the future occupiers of the dwelling in accordance with the Environment Agency's standing advice, which sets out that floor levels should be no lower than existing floor levels. It is considered there would be no harm to privacy of neighbours from increasing step levels. A condition has been suggested in section 9 of this report to ensure the development has an acceptable impact on flooding and flood risk. The development is considered to accord with policy EE13.
- 7.12 The development results in the conversion of the garage and therefore the loss of one parking space. However, sufficient room will remain on the driveway to accommodate car parking for the dwelling. There are no highway safety or capacity issues and the proposal complies with Policy SD4. One neighbour

has raised concerns that the resulting dwelling could be run as a B&B. If this were to be the case and if this amounted to a material change of use, further planning permission would be required for a change of use and the impact on parking and highway safety would be considered.

8. EQUALITY AND HUMAN RIGHTS CONSIDERATIONS

- 8.1 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.

9. CONCLUSIONS

- 9.1 The development has been assessed against the following Development Plan policies – SD7, EE1 and EE13 of the Runnymede 2030 Local Plan, policies – TH5 and TH11 of the Thorpe Neighbourhood Plan, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. The proposal would have an acceptable impact on flooding both on and off-site, would have an acceptable impact on the character of the area and neighbouring amenities, and the development would be provided with adequate parking. 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.

10. FORMAL OFFICER RECOMMENDATION

The CHDMBC be authorised to grant planning permission subject to 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 List of approved plans

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans: 01, 02 revision G received 1st March 2021, 05 revision C received 18th December 2020, 06 revision B received 18th December 2020, 07 revision B received 18th December 2020, and 08 revision C received 18th December 2020.

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF.

- 3 External materials (approved as stated on form)

The development hereby permitted shall be constructed entirely of the materials stated in Part 10 of the submitted valid planning application form.

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

- 4 Floor levels and flood proofing

The development shall be carried out in accordance with the flood risk assessment prepared by Ambiental, received 1st March 2021 and the floor levels within the proposed development shall be set no lower than 150mm above the existing floor levels within the property.

Reason: In the interests of the safety of the future occupiers and to improve flood resilience in the property and to comply with Policy EE13 of the Runnymede 2030 Local Plan , guidance within the NPPF and the Environment Agency's Standing Advice on Development and Flood Risk.

5 Storage of spoil post completion (sites wholly within floodplain)

Upon completion all spoil and building materials stored on site before and during construction shall be removed from the area of land liable to flood.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity and to comply with Policy EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.

6 Steps and ramps

Any steps or ramps must have an open construction.

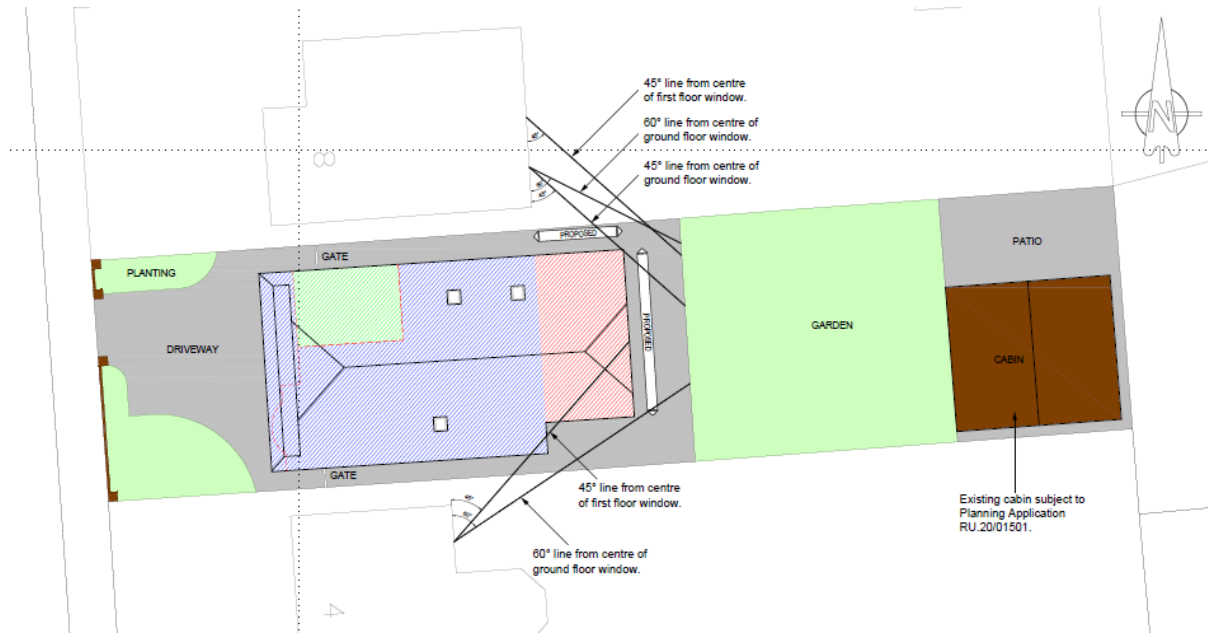
Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity and to comply with Policy EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.

Informatives:

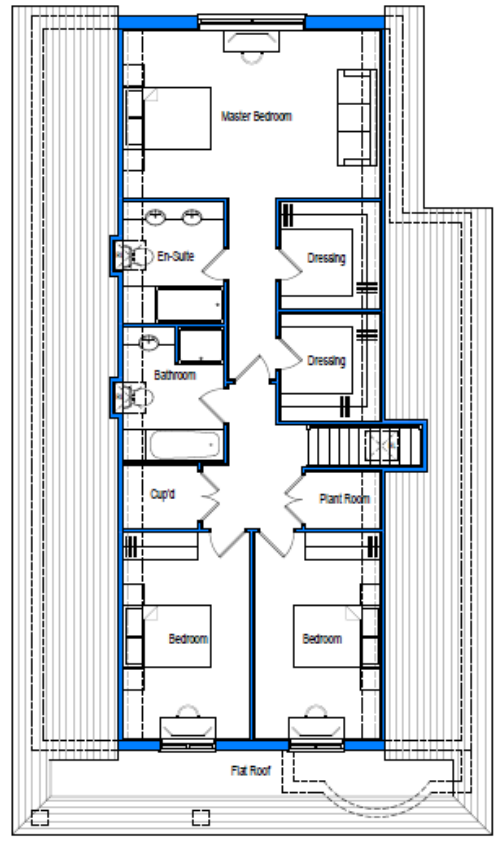
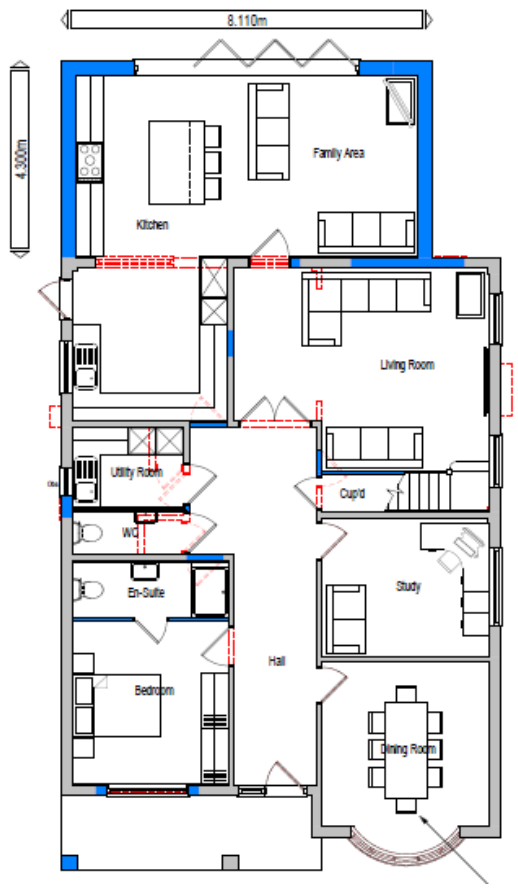
- 1 The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.
- 2 Environment Agency Informative - "Preparing for a Flood"
The applicant is advised that this property lies within a floodplain. Practical advice on how to reduce flood damage to your property is available in a free document entitled "Preparing for a Flood" November 2007. Copies of "Preparing for a Flood" are available free of charge from the Environment Agency 24 hour "floodline" on 0845 988 1188 or on the Environment Agency website www.environment-agency.gov.uk/flood.
- 3 Environment Agency Informative Soakaways etc
The applicant is advised that the use of soakaways and other sustainable methods of discharging surface water are preferred rather than a direct connection to a sewer or storing water on site as this reduces the risk of flooding. For further information you should contact the Environment Agency on 01276 454365 or the Building Control Section.
- 4 Environment Agency Informative (EA Floodplain Maps)
The Environment Agency's Indicative Floodplain Maps provide a general overview of areas of land in natural floodplains and therefore potentially at risk of flooding from rivers. To find out more information about where your property lies within the floodplain, investigate the Agency's website www.environment-agency.gov.uk under the "What's in your backyard?" pages. Additional information on the IFM can also be found on the website. Alternatively, contact the Environment Agency's Floodline on 0845 988 1188.

RU.20/0892 - Proposed 1 1/2 storey rear extension and conversion of existing garage to habitable accommodation. Replacement roof with raised eaves level to provide accommodation at first floor level.

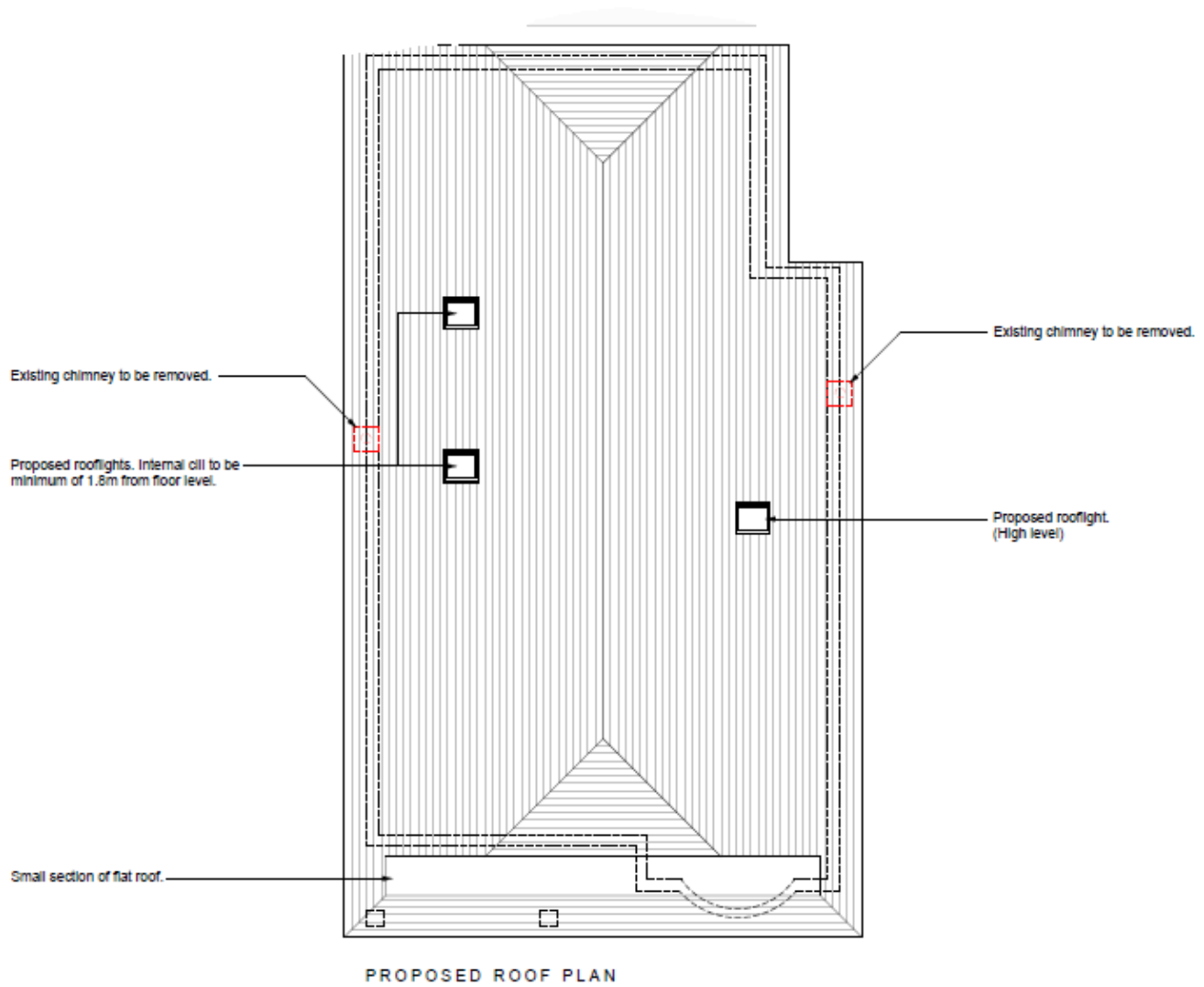
Proposed site plan



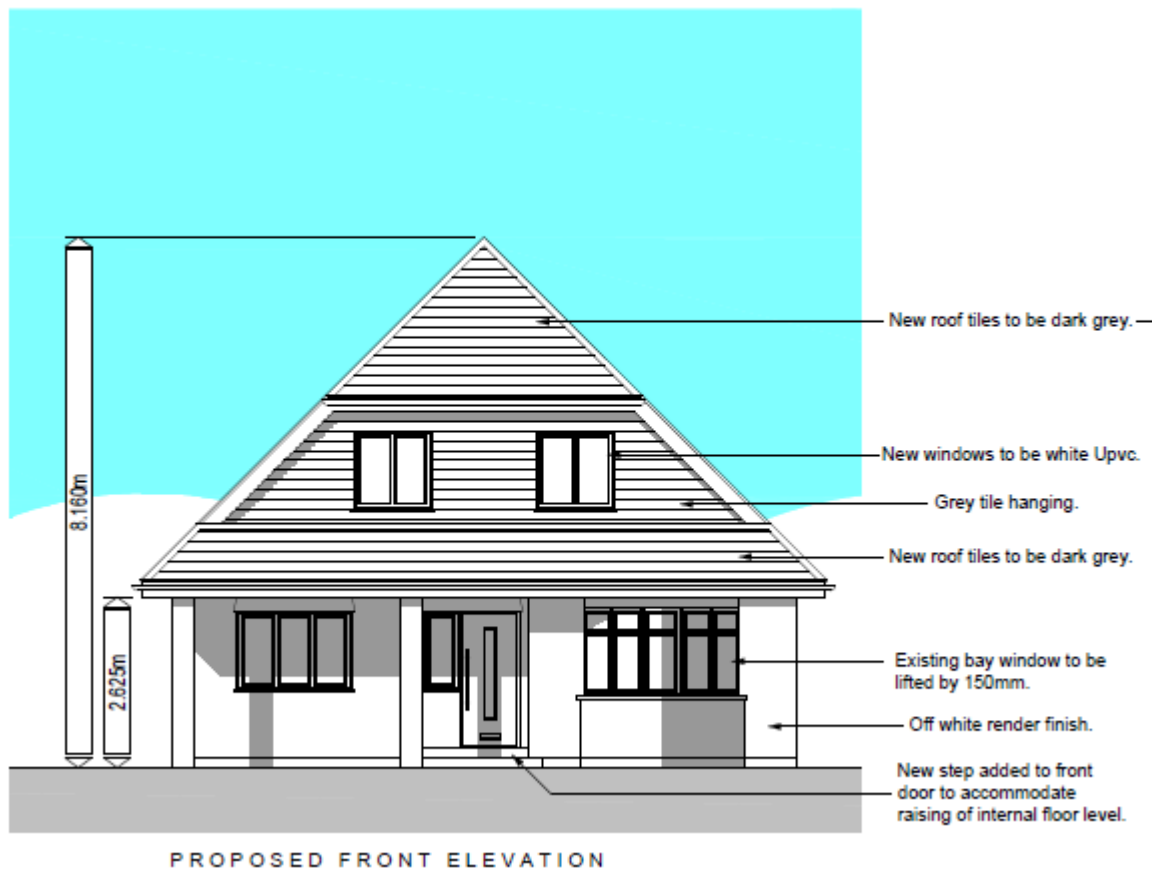
Proposed floor plans



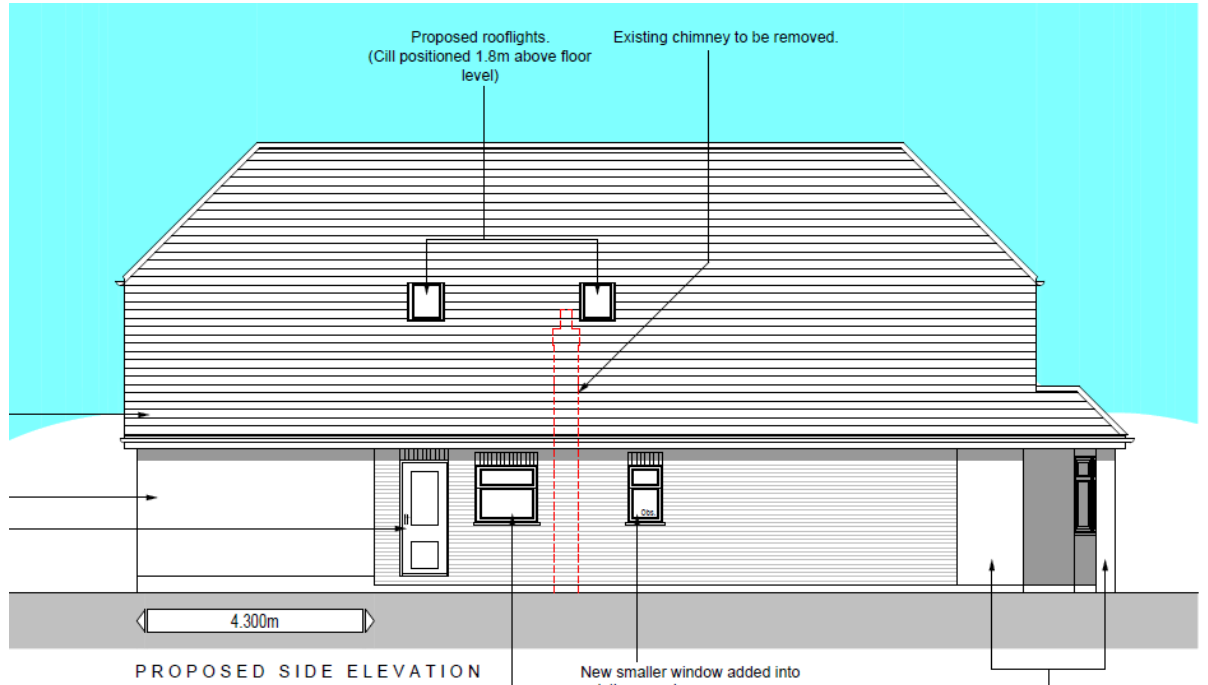
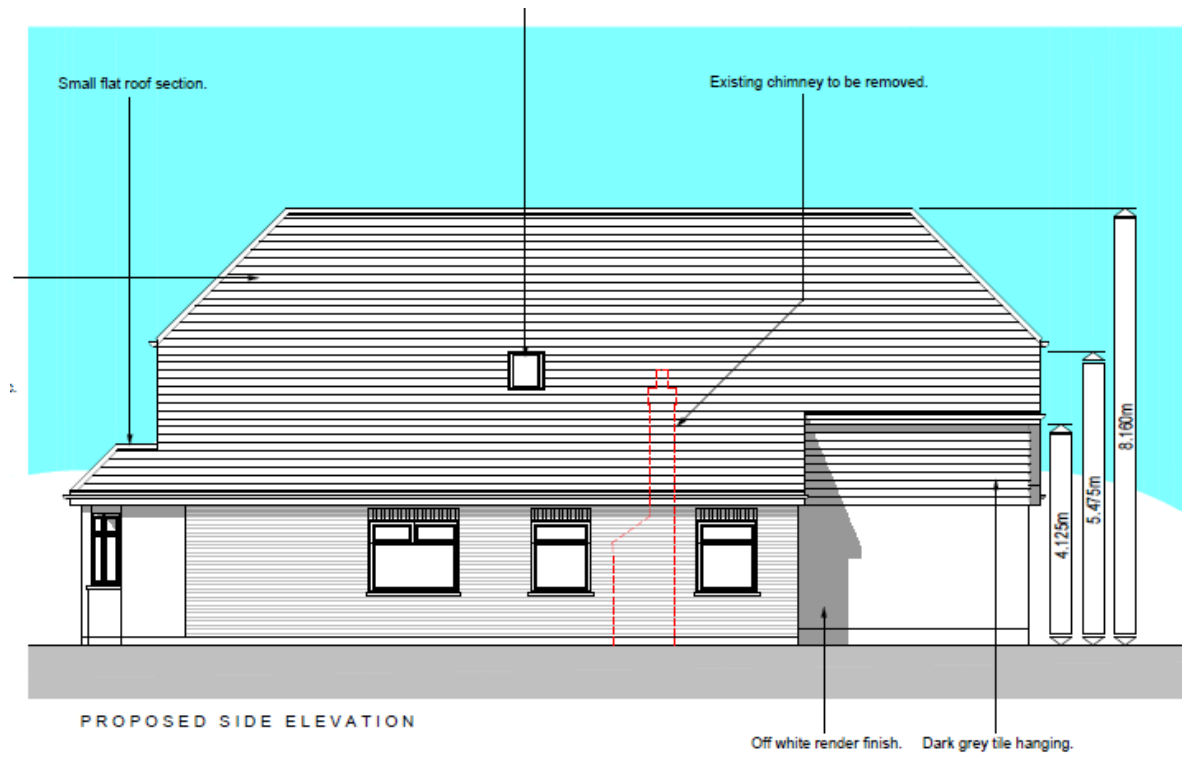
Proposed roof plan



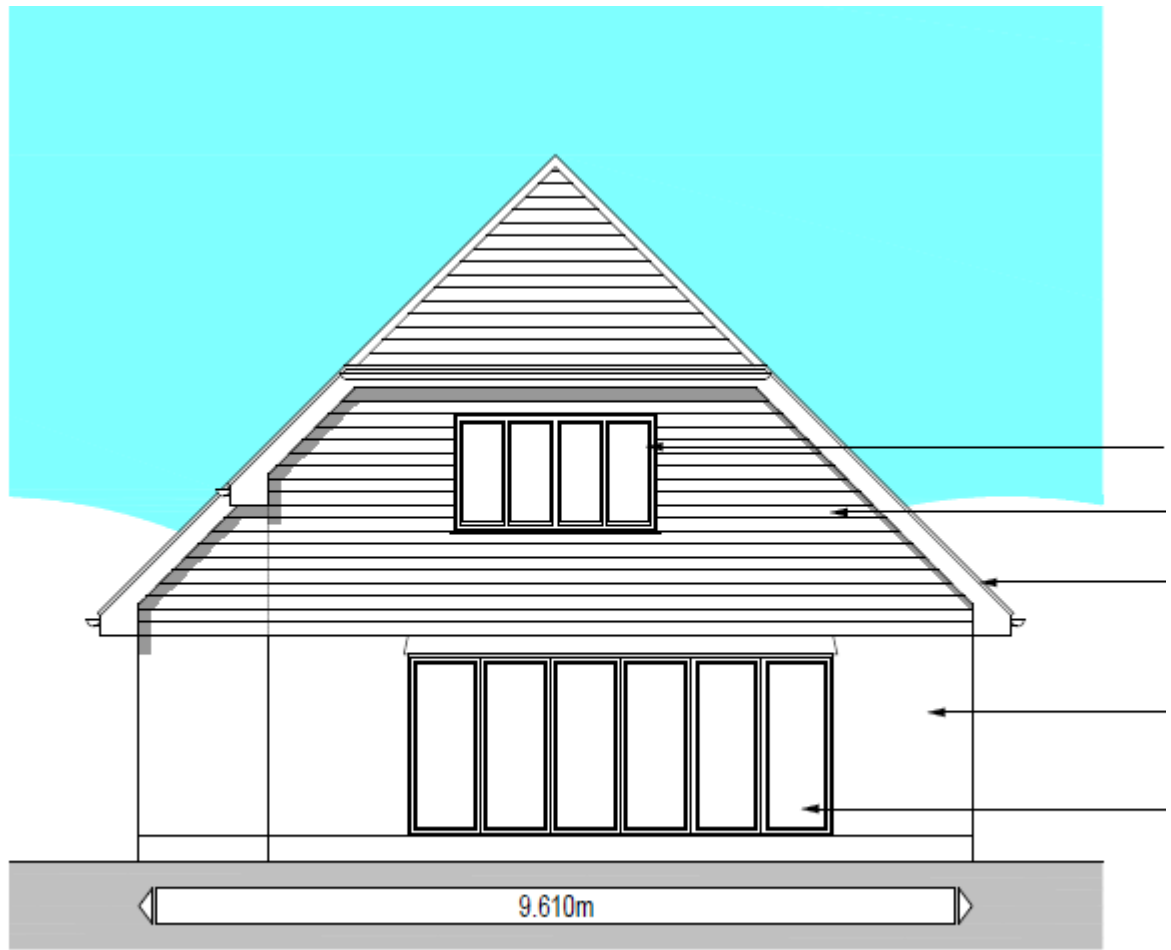
Proposed front elevation



Proposed side elevations



Proposed rear elevation



PROPOSED REAR ELEVATION

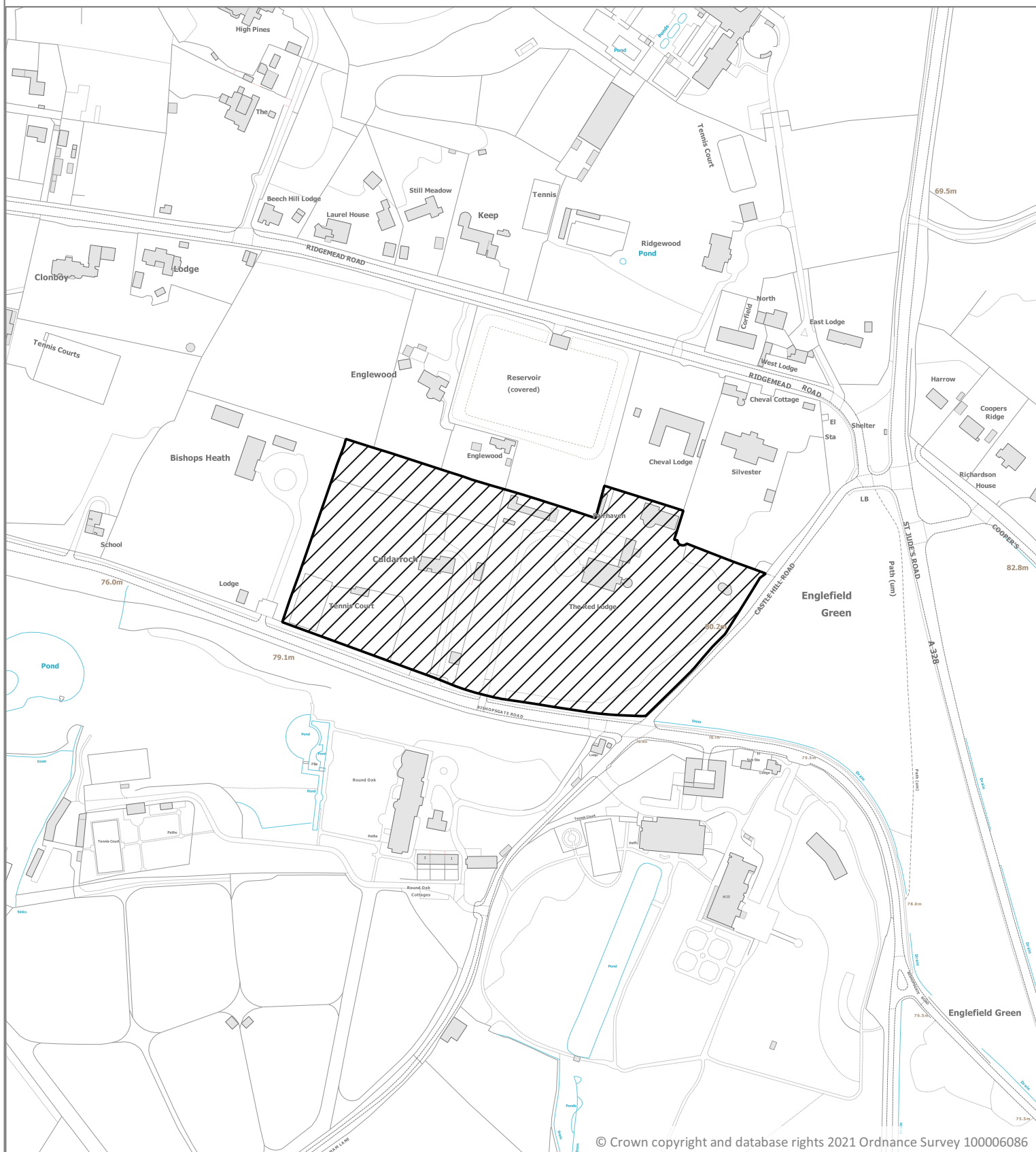


FOR LOCATION PURPOSES ONLY

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

Date: 24/03/2021

**Belgravia House and Cheval Manor,
Bishopsgate Road, Englefield Green**



© Crown copyright and database rights 2021 Ordnance Survey 100006086

Scale: 1:3,500

0 70 140 m

RU.20/1491



COMMITTEE AGENDA REFERENCE: 5B

APPLICATION REF:	RU.20/1491
LOCATION	Belgravia House and Cheval Manor Bishopsgate Road Englefield Green TW20 0YJ
PROPOSAL	Replacement dwelling and associated buildings, underground basement car museum, dance studio and storage with access ramp and pedestrian access stairwell and two underground tunnels connecting Cheval Manor and Belgravia House to the underground basement
TYPE	Full Planning Permission
EXPIRY DATE	07 December 2020
WARD	Englefield Green West
CASE OFFICER	Stephanie Milne
REASON FOR COMMITTEE DETERMINATION	The application has received more than two letters of objection and the application is recommended for approval and in accordance with the Council's Scheme of delegation the matter is referred to the Planning Committee for determination.
<i>If you have questions about this report please contact Ashley Smith, Christine Kelso or the case officer.</i>	

1. SUMMARY OF RECOMMENDATION

It is recommended the Planning Committee authorises the CHDMBC:	
1.	To grant permission subject to conditions

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 Belgravia House was a detached two storey dwelling, with roof space accommodation, sitting in a large plot on the northern side of Bishopsgate Road, Englefield Green. The site was accessed by a private gated driveway which leads to a gravel parking area to the rear of the dwelling, the access is now shared with Cheval Manor. Other buildings that were on the site included a detached staff/guest cottage to the east of the main dwelling and a stable block to the south-west of the main dwelling. A security building (with accommodation within) was located close to the main entrance. The site also contained a paddock and tennis court. The site is bound by timber fencing along the boundary with Bishopsgate Road, with mature planting to the remaining boundaries. The site also includes Cheval Manor to the east, which is under the same ownership as Belgravia House. Cheval Manor is a large detached three storey dwelling with a basement. The plot also includes a separate dwelling to the north (formally Fairhaven Cottage) and various detached outbuildings. The eastern part of the site is covered by TPO 168. The proposal seeks to provide underground access from the basement at Cheval Manor to the proposed central basement located between Belgravia House and Cheval Manor. Works started on site last year following the granting of planning permission listed below in this report, however the agent confirms work has not commenced on the replacement dwelling, basement or tunnels.
- 2.2 The site lies within the Green Belt and sits on the opposite side of Bishopsgate Road to Round Oak (some 120m from the site), a Grade II listed building.

3. APPLICATION DETAILS

- 3.1 The development proposed in this application is a combination of development approved in two previous applications for a replacement dwelling and basement space at Belgravia House, RU.20/0291, which is being implemented, and RU.20/0639, with additional works linking the replacement dwelling with the existing neighbouring dwelling at Cheval Manor. The description for RU.20/0291 was: *Retrospective application for the erection of a replacement dwelling including basement, garage and gatehouse and gardeners buildings and closure of existing access following*

demolition of existing dwelling and outbuildings. New access shared with Cheval Manor which was granted on . The description for RU.20/0639 was *Development of an underground basement car museum, dance studio and storage with access ramp and pedestrian access stairwell (additional to the replacement dwelling and buildings as approved under RU.20/0291)* which was granted on . The applicant now wishes to seek planning permission to include the construction of two tunnels to link the replacement dwelling and its underground basement area at Belgravia House, with the basement at Cheval Manor. This current application therefore has combined the two previous approved developments with the new tunnels. All the other previous approved development remains as approved. The new tunnels would extend from the new circular underground car museum, dance studio and storage space to the east of the new dwelling at Belgravia House. There would be one tunnel extending north east for 73 metres to link with the basement at Cheval Manor, and a shorter tunnel 45 metres in length extending west to link with the basement of the new dwelling at Belgravia House. The tunnels would not be capable of being used for vehicles. There are no lightwells proposed and the development would be contained wholly underground. There are no other changes proposed to Cheval Manor.

- 3.2 The applicant has submitted a tree report and method statement, flood risk assessment, ecology assessment and appraisal and material details to support the application.

4. RELEVANT PLANNING HISTORY

- 4.1 The following history is considered relevant to this application:

Reference	Details
RU.20/0639	Development of an underground basement car museum, dance studio and storage with access ramp and pedestrian access stairwell (additional to the replacement dwelling and buildings as approved under RU.20/0291). Grant
RU.20/0291	Retrospective application for the erection of a replacement dwelling including basement, garage and gatehouse and gardeners buildings and closure of existing access following demolition of existing dwelling and outbuildings. New access shared with Cheval Manor. Grant.
RU.19/1126	Erection of a replacement dwelling, garage and gatehouse and gardeners buildings and closure of existing access following demolition of existing dwelling and outbuildings. New access shared with Cheval Manor. Grant
RU.19/0442	Erection of a replacement dwelling, garage and gatehouse following demolition of existing dwelling and outbuildings. Grant
RU.18/1110	Variation of Condition 2 (approved drawings) of planning permission RU.14/1657 (Erection of a replacement dwelling including non-exposed basement & gatehouse following demolition of existing dwelling and outbuildings) comprising amendments to gate location & driveway.
RU.16/1897	Variation of condition 2 of planning permission RU.14/1657 (Erection of a replacement dwelling including non-exposed basement and gatehouse following demolition of existing dwelling and outbuildings), for alterations to the proposed gatehouse- Granted planning permission May 2017.
RU.16/1769	Details pursuant to conditions 8 (drainage strategy), 9 (surface water drainage), 10 (tree protection), 15 (basement access ramp) of planning permission RU.16/1024 (Erection of a replacement dwelling including non-exposed basement and gatehouse following demolition of existing dwelling and outbuildings) –Approved April 2017
RU.16/1024	Variation of condition 2 of planning permission RU.14/1657 (Erection of a replacement dwelling including non-exposed basement and gatehouse following demolition of existing dwelling and outbuildings), for alterations to the proposed gatehouse. Granted planning permission August 2016.
RU.16/1008	Details pursuant to condition 3 (materials) of planning permission RU.14/1657 - Erection of a replacement dwelling including non-exposed basement and gatehouse following demolition of existing dwelling and outbuildings-Approved August 2016

RU.14/1657	Erection of a replacement dwelling including non-exposed basement and gatehouse following demolition of existing dwelling and outbuildings. Granted planning permission December 2014.
RU.12/0914	Erection of detached two storey dwelling with basement, detached garage and gatehouse following the demolition of the existing dwelling, ss and outbuildings, replacement of existing tennis court. Granted planning permission October 2012.

5 SUMMARY OF MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework and Guidance.
- 5.2 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.
- 5.3 SPGs which might be a material consideration in determination:
Householder Guide (July 2003)
- 5.4 This site falls within the designated Englefield Green Neighbourhood Area.

6. CONSULTATIONS CARRIED OUT

Consultees responses

Consultee	Comments
Englefield Green Village Neighbourhood Forum	No comments received
RBC Arboricultural Officer	No objections subject to conditions
RBC Conservation Officer	The current proposal will not impact on the above ground character of the site nor the extant consent which would retain large areas of landscaped gardens. There would be no visual impact on the wider scene. No objection.
RBC Drainage Engineer	No comments received

Representations and comments from interested parties

- 6.2 6 Neighbouring properties were consulted in addition to being advertised on the Council's website and 3 letters of representation have been received and are summarised as follows:
- Excessive development
 - Increased traffic and noise
 - Environmental concerns and damage to verges
 - Disruption and congestion from construction workers
 - Huge amounts of earth will need to be moved
 - RBC had to repair damage to nearby green due to parking from construction workers

7. PLANNING CONSIDERATIONS

- 7.1 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 Green Belt and therefore, the key planning issues are whether the proposal would be an appropriate form of development within the Green Belt, the impact on the openness and visual amenities of the Green Belt, and the impact on the residential amenities of the occupiers of the adjacent neighbouring properties. Special protection has to be given to heritage assets, and it is considered in this case that no heritage assets will be harmed by the proposal. Furthermore, consideration is also required in regard to drainage and the impact on

trees within the site. The planning history of the site is a material consideration; there have been no changes to the site since the previous approval. Approvals RU.20/0291 and RU.20/0639 are of material consideration and these were approved prior to the adoption of the Runnymede 2030 Local Plan but took account of the emerging policies at that time. The replacement dwelling for Belgravia House, the access, and the underground circular car museum proposed in this application are identical to the previously approved schemes. The only difference is now the inclusion of the additional link tunnels including to Cheval Manor.

- 7.2 The NPPF advises that the construction of new buildings within the Green Belt should be considered inappropriate development, which is by definition harmful to the Green Belt and should not be approved except in very special circumstances. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Paragraph 145 lists a number of exceptions to this, with one such exception being, the replacement of a building, provided that the new building is in the same use and not materially larger than the one it replaces. Policies EE14, EE17 and EE18 are consistent with the NPPF.
- 7.3 Above ground the proposal for the replacement dwelling at Belgravia House remains as approved under RU.20/0639 and for consistency, the details are as follows. The proposal would be a dwelling of 365 sqm (this includes 72 sqm of roof space above 1.5m in height), 60 sqm for the garage, 84.3 sqm for the new gate house, 136.8 sqm for the gardeners sheds, green house and bin store a total of 646.1sqm. Included within the site is a basement area below the main house known as Belgravia. This will be some 20.4m in width and 29.0m with a 3.3m by 6.2m projection for the main stairs, the main basement will house a pool and leisure complex. The planning considerations for RU.20/0639 took into account that the replacement dwelling had been positioned to the far west of the site with the garage to the north and gate house to the south at the entrance and garden sheds within the south-west corner which resulted in some spread of buildings within the site. However, overall, the smaller floor area proposed and reduction in heights of all the buildings comparatively, and it was concluded that the proposed scheme results in less built form and the design of the buildings appear less prominent. The style and design of the chosen buildings are significantly smaller above ground than the buildings they replace and therefore on balance the proposal overall was not considered to have any greater impact on the openness of the Green Belt than the previous situation. It was also noted that there would be an overall reduction in hard standing with the loss of the tennis courts, parking and access routes within the existing site and substantial planting and landscaping is proposed which will aid to screen the site and materially enhance its visual appearance, which Policy EE1, and the NPPF/ NPPG encourage. Officers consider that there has been no material change to the planning considerations since the previous approval was granted and the development complies with Policies EE14 and EE17.
- 7.4 Again, the planning considerations for the underground car museum to the east of the new dwelling at Belgravia House are considered to still exist. Policy EE18 in respect of engineering operations requires the preservation of the openness of the Green Belt and no conflict with the purposes of the Green Belt. The policy takes into account the extent and visual impacts of the changes in land uses, the purpose and intent of the works. The car basement, as approved under RU/20/0639, is located in front of and to the east (but underground) of the new dwelling house (Belgravia). The car access to the basement is located off the main road access to Belgravia House (to the south of the site). There is an additional footpath and pedestrian access to the north of the located off the main road access (north). On the surface there will be a low level railing for safety purposes above the mouth of the basement entrance and there would be no harm arising from this. Other above ground alterations include the additional hard surfacing from the road and pedestrian access. The car basement has a below ground floor area of approx. 3210 sqm. As the basement areas (basement beneath the house and the new car basement) are contained entirely below ground and without lightwells these floor areas were considered by officers that they would not result in any new harm to the openness of the Green Belt.
- 7.5 The only new element arising in this current application is the inclusion of the two underground tunnels linking both Belgravia and Cheval Manor to the proposed circular car museum. These tunnels would be located completely below ground and therefore would not be visible from the surrounding area and would have no greater or additional harm to the openness of the Green Belt compared with the previously approved schemes. It is therefore considered that this current proposal also complies with Policy EE18.
- 7.5 The conclusions by officers in respect of the two previous applications was that there would be a reduction in above ground built form, and a reduction in hardstanding, and that overall there was no greater harm to the openness and visual amenities of the Green Belt. Officers are still of this opinion with this current scheme including the two new tunnels. As was the case with the previous permissions, officers consider that to ensure the openness of the Green Belt is maintained and to avoid future spread of development across the site it is recommended to remove class E permitted development rights to control new outbuildings within the curtilage of Belgravia House as well as a condition to ensure the removal of the any new outbuildings constructed prior to the works commencing. This is particularly

important given the increase in size of the outbuildings. Additionally it is considered necessary to impose a condition on the gate house to ensure this building remains ancillary to Belgravia and does not become an independent unit. Subject to these conditions, it is considered the complies with policies EE14, EE17 and EE18 and the NPPF.

- 7.6 Impacts on the amenities of neighbouring residential occupiers were fully considered under the two previous applications. It is considered the inclusion of Cheval Manor within the red line of the application site does not introduce any new impacts. There are good separation distances to neighbouring dwellings (over 55m to Bishops Heath and its Lodge House to the west of the site) and with the reduced heights of the main house and gate house, none of the buildings proposed would result in overbearing or loss of privacy to neighbours. It is noted that the applicant proposes significant planting to screen the site further from view. The inclusion of the underground car museum and the new tunnels proposed would have no harm to neighbours in terms of privacy although there could be some noise and disturbance arising from the numbers of cars that could enter and leave the site. However, given the separation distances, it is still considered that overall, the amenities of neighbours would be maintained. The proposal is therefore considered to comply with policy EE1.
- 7.7 Due to the separation distance from Round Oak, and the reduction in heights of the buildings proposed, neither the main dwelling, gate house, other outbuildings or the alteration of the access or the inclusion of the tunnels would affect the setting of Round Oak, a grade II Listed building, and the Councils Conservation officer has not objected to the proposal. Policy EE4 has therefore been adhered to.
- 7.8 The applicant has submitted a tree survey and updated root protection plan for the underground car museum and details of the protection of trees during construction, although it is not clear that this also addresses the proposed tunnels. However, apart from one tree within the Cheval Manor plot, which will be protected, it is considered the proposed new tunnels would not have any new impacts on trees compared with the approved schemes. The applicant has also submitted a planting schedule (Landscape Masterplan). The Councils Tree officer does not object to the works as the underground car museum as this would not affect the retained trees as it is sited forward of the main dwelling within a newly landscaped area and under the front driveway. However conditions regarding tree retention and protection are recommended, as well as an Arboricultural Method Statement. The application also provides a detailed Ecological Survey which identifies no protected species on site as per the previous submissions. The applicant has submitted a report detailing how the biodiversity of the site will be enhanced. The proposal is therefore considered to comply with policy EE1, EE9, EE11 and SD7 in this regard.
- 7.9 The applicant has previously submitted drainage details for the replacement Belgravia House and the underground car museum but there are no details about the tunnels. The Councils drainage officer raised no objection to the details provided under previous approvals and did not request further drainage conditions subject to the works being carried out in accordance with the plans submitted. However, officers consider it necessary to impose a new condition to require further details of the drainage scheme including the tunnels is therefore required. Subject to this, the proposal is considered to comply with policy EE13.
- 7.10 The applicant has submitted details of the proposed materials for the new buildings. These materials are traditional in form being brick with a lead roof for Belgravia replacement dwelling and the gate house. The outbuildings (garage and shed) are wooden. Given the mixed style and design of houses in the area the proposed materials are considered acceptable and would not detract from the existing street scene. It is further noted that due to the position of the main dwelling and the proposed landscaping the main dwelling and outbuildings would be largely screened from view, the Gate House being set back some 10m from the road. It is therefore considered that policy EE1 has been complied with.
- 7.11 The County Highway Authority previously advised that there were no highways matters arising from the formation of a shared driveway or the additional car museum basement which is for private use only and the shared driveway is between two domestic properties under the same land ownership. The additional tunnels would not be for general vehicular traffic, and therefore the proposed development complies with Policy SD4. Other conditions are necessary in order to comply with the NPPF and the Local Plan in respect of renewable energy, water efficiency, and electric charging points, and with these conditions the proposal will comply with policy SD7.

8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 8.1 The proposal is CIL liable but could potentially attract an exemption if the applicant claims a self-build exemption.

9. EQUALITY AND HUMAN RIGHTS CONSIDERATIONS

- 9.1 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.

10. CONCLUSIONS

- 10.1 The development has been assessed against the following Development Plan policies – EE1, EE4, EE9, EE13, EE14, SD4, SD7. of the 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.

11. FORMAL OFFICER RECOMMENDATION

The CHDMBC be authorised to grant planning permission subject 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 List of approved plans

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans Location Plan, 002 P4, 003 P10, 004 P2, 005 P4, 006 P4, 007 P4, 008 P4, 009 P2, 010 P7, 011 P6, 012 P6, 013 P4 014 P3, 015 P6, 017 P6, 018 P1, 019 P1, 020 P5, 021 P3, 023 P4, 024 P3, 025 P2, 026 P4, 016 P5, 028 P3, 029 P2, 030 P3, 031 P3, 032 P3, 033 P2, 034 P2, 035 P2, 037 P1, 038 P1, PF-P-01-G Arboricultural Method Statement June 19, Ecological Appraisal Feb 19, Ecological Addendum 20 October 2020 Arboricultural Report June 2018, Design and Access Statement September 2020, Biodiversity Metric Calculation Report October 2020, Drainage Report 2323 Issue 1 dated April 2020.

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF.

- 3 External materials (as approved plan)

The development hereby permitted shall be constructed entirely of the materials, details of which are shown on plan no 018 P1, 019 P1, 023 P4, 024 P3, 026 P4.

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF

4 Tree retention

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 and to preserve and enhance the appearance and biodiversity of the surrounding area and to comply with Policies EE1, EE9 and EE11 of the Runnymede 2030 Local Plan .

5 Tree planting

The proposed tree planting hereby approved shall be carried out in strict accordance with plan PF-P-01-G and these works shall be carried out as approved prior to the first occupation of the development. Once planted, photographic evidence of the new trees shall be submitted to the LPA for approval.

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 and biodiversity of the surrounding area, to ensure that replacement trees, shrubs and plants are provided and to comply with Policies EE1, EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.

6 Restricted Permitted Development Rights

Notwithstanding the provisions of Classes E 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 within the residential curtilage of the replacement dwelling at Belgravia House within the descriptions of Class E shall be constructed or carried out, without the prior written permission of the Local Planning Authority.

Reason: To ensure the openness of the Green Belt is protected and to comply with Policies EE14 and EE17 of the Runnymede 2030 Local Plan and guidance within the NPPF

7 The replacement dwelling hereby permitted shall not be constructed until the existing dwelling known as Belgravia, The Cottage, Stables and Security Building shown on drawing number 002 P4 have been demolished and all resultant debris removed from the site unless permission in writing is obtained from the Local Planning Authority for its retention.

Reason: To protect the openness of the Green Belt and to comply with Policy EE14 of the Runnymede 2030 Local Plan and guidance within the NPPF.

8 The replacement dwelling hereby permitted shall not be constructed until any additional outbuildings constructed after the date of this permission have been demolished and all resultant debris removed from the site, unless permission in writing is obtained from the Local Planning Authority for their retention.

Reason: To protect the openness of the Green Belt and to comply with Policy EE14 of the Runnymede 2030 Local Plan and guidance within the NPPF.

- 9 The Gate House hereby approved and identified on plan number 003 P10 shall only be used for purposes in association with the use of the dwelling currently known as Belgravia and shall not be used as an independent residential unit.

Reason: To ensure that the dwelling remains in single family occupation and to comply with policy EE1 and EE14 of the Runnymede 2030 Local Plan and guidance within the NPPF.

- 10 Notwithstanding details of surface water drainage previously submitted in the Drainage report April 2020 REF 2323 Issue 1, prior to the commencement of the excavation for the tunnels, further details of the sustainable drainage scheme for the entire development shall be submitted to and approved in writing by the local planning authority. Prior to the occupation of the replacement dwelling and the first use of the tunnels hereby approved, the surface water drainage works shall be carried out and the sustainable urban drainage system shall thereafter be managed and maintained in accordance with the agreed management and maintenance plan.

Reason: To provide a sustainable development and to comply with Policy EE13 of the Runnymede 2030 Local Plan and Guidance in the NPPF.

- 11 Electric vehicle charging points (per dwelling)

A minimum of one electric vehicle charging point shall be provided for the replacement dwelling. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The charging points shall be retained for the lifetime of the development.

Reason: To ensure sustainable design and to comply with Policy SD7 of the Runnymede 2030 Local Plan and guidance in the NPPF.

- 12 Renewable energy (details required)

Prior to the first occupation of the replacement dwelling at Belgravia House 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 Policies SD8 and EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

- 13 The works shall be carried out in accordance with the approved protection plan, and the RPA shown on plan no 031 P3. 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 Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

- 14 Notwithstanding the details in the Arboricultural Report 2018 and the Arboricultural Method Statement 2019, within 2 months of the date of this decision, updated details with a full Arboricultural Method Statement to include the new tunnels as hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented fully in accordance with the approved details.

Reason: To protect the trees to be retained, enhance the appearance of the surrounding area and to comply with Policy EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.

15 Water efficiency

Prior to the first use/occupation of the replacement dwelling at Belgravia House hereby permitted, details of the water efficiency measures and rainwater harvesting shall be submitted to and approved in writing by the Local Planning Authority. Such details as shall be approved shall be fully implemented and retained for the lifetime of the development

Reason: In order to achieve water efficiency and sustainable development and to comply with Policy SD7 of the Runnymede 2030 Local Plan and guidance within the NPPF.

16 Biodiversity

The development shall be implemented fully in accordance with the measures to improve and enhance biodiversity at the site as shown on the plan at Figure 2.2 in the submitted document Biodiversity Metric Calculations dated October 2020. The measures shall be fully implemented prior to the first use or occupation of the development.

Reason: To enhance the biodiversity of the site and to comply with Policies EE9, EE11 and EE12 of the Runnymede 2030 Local Plan 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 Habitat Trees
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 BS Standards for Tree Work
The applicant is advised that all tree work on this site should be undertaken in accordance with the British Standard 3998:2010 Tree Work - Recommendations.
- 4 Hours of Construction Works

The applicant is advised that the council has established the following guideline hours for noisy works:

8am to 6pm Monday to Friday; and
8am to 1pm on Saturday.

There should be no noisy work on Sundays or Public Holidays.

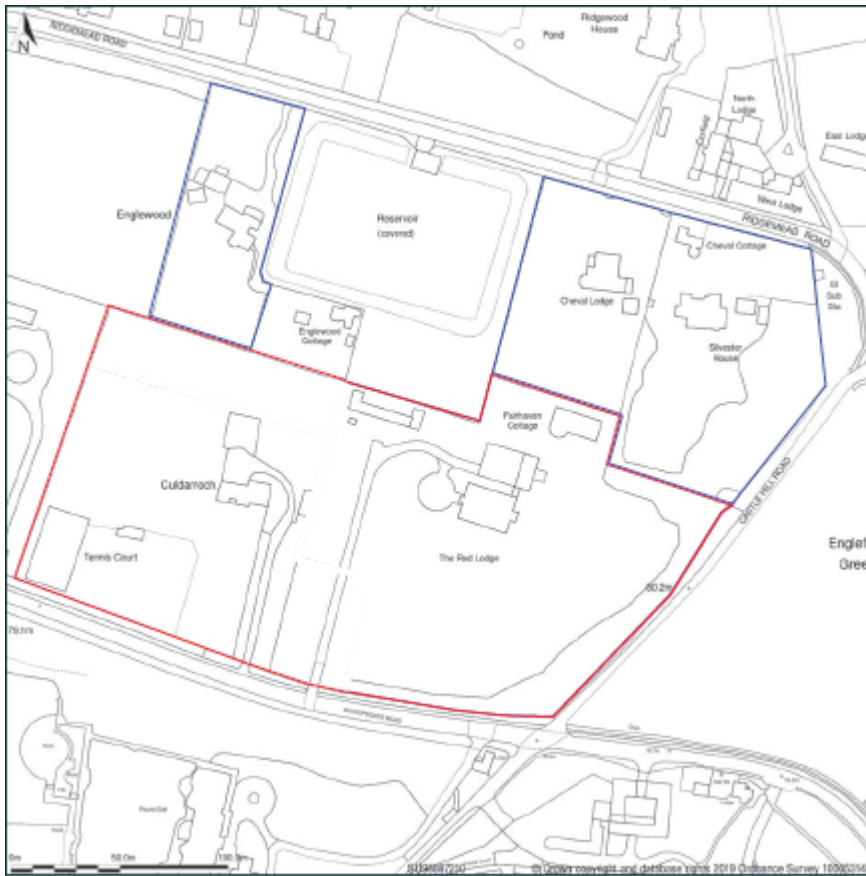
Further information is available from the Council's Environmental Health Department.

5 Land Ownership

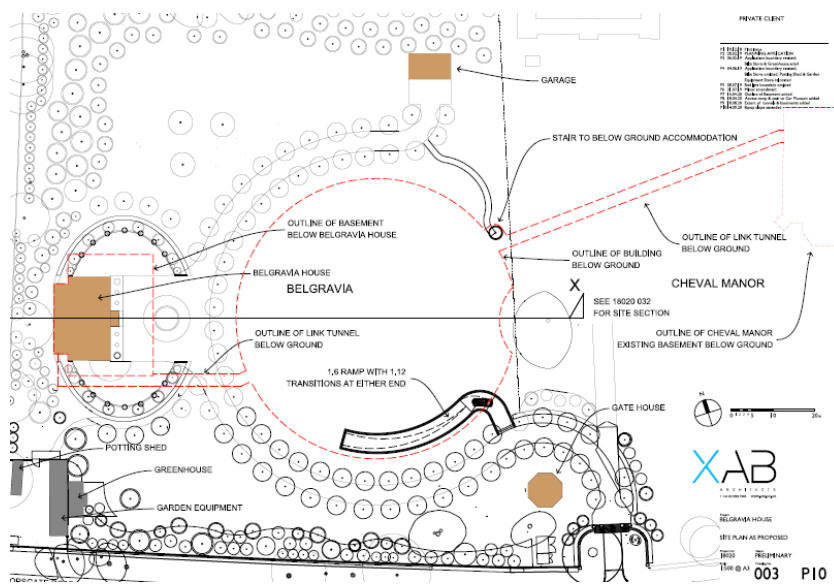
The applicant is advised that consent to carry out works to the above tree(s) does not convey rights of access over land not in the applicants ownership without the neighbours consent to do so.

RU.20/1491 – Belgravia House and Cheval Manor, Bishopgate Road,

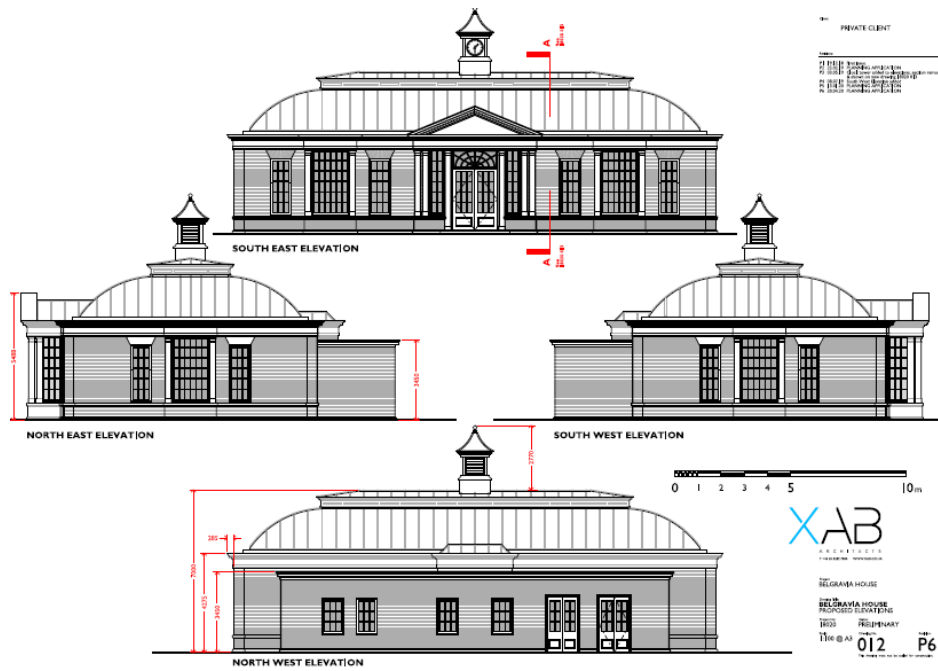
Location Plan



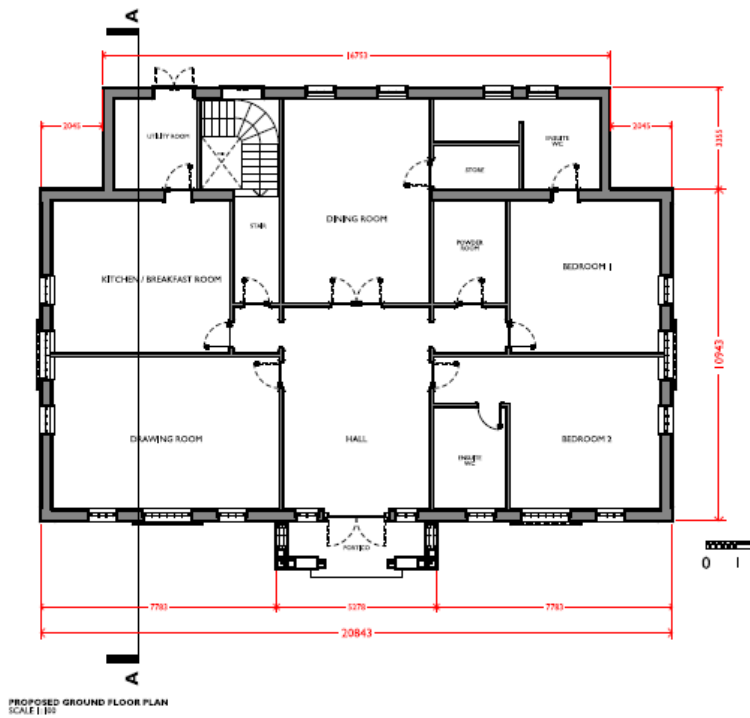
Site Plan as Proposed



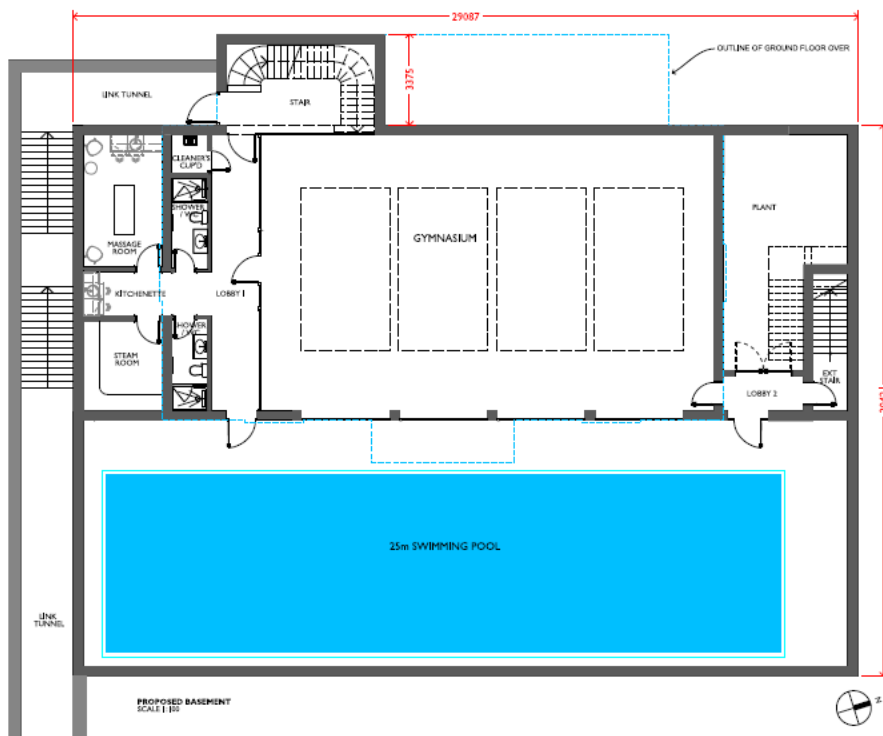
Proposed Belgravia House Replacement Dwelling Elevations



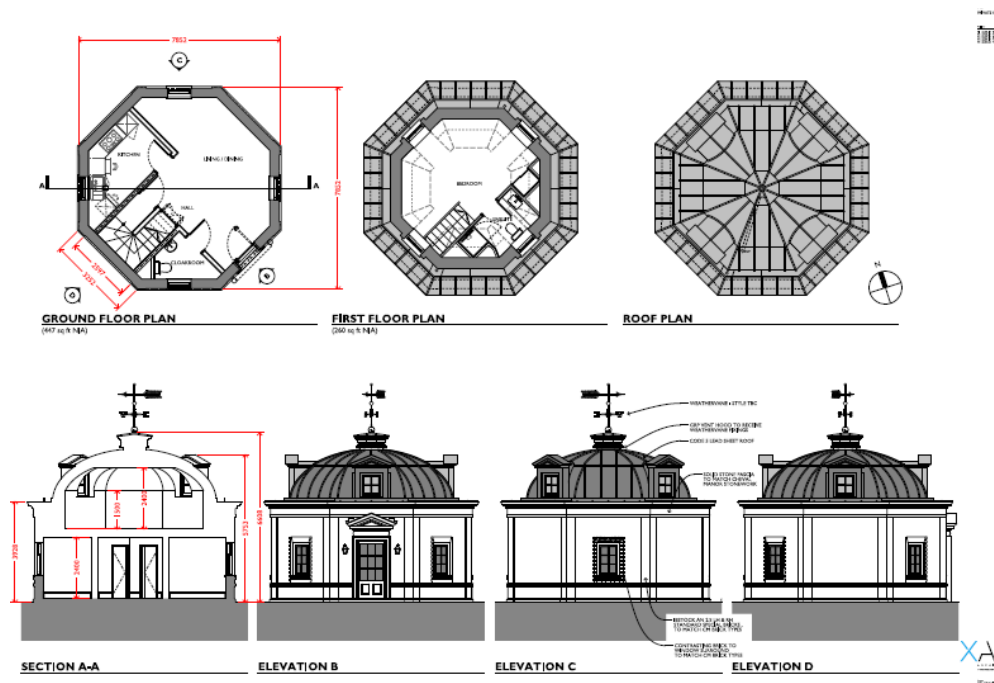
Proposed Belgravia House Floor Plan



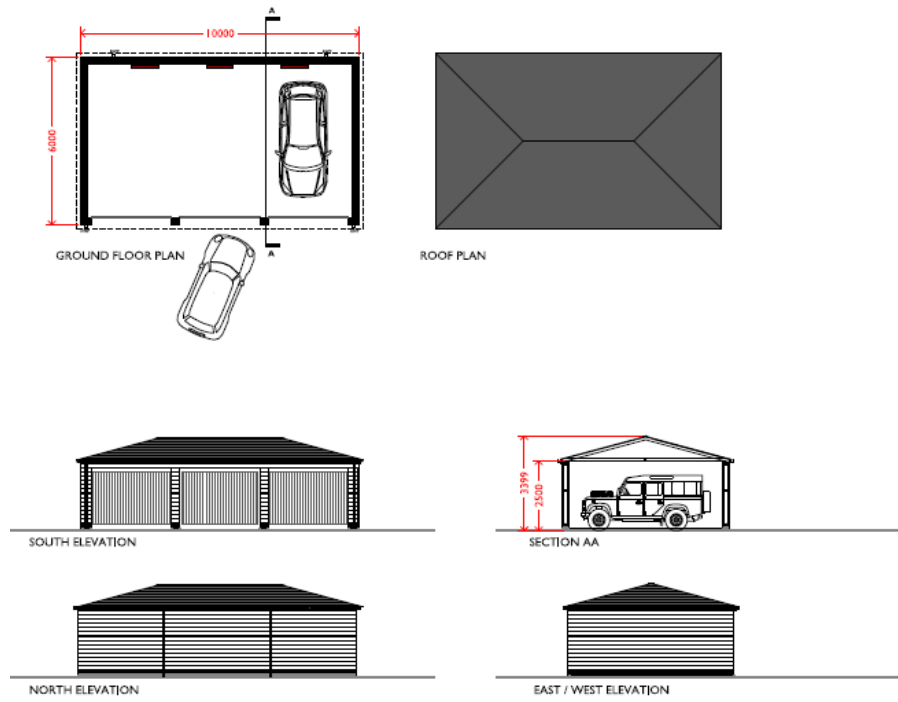
Belgravia House Proposed Basement



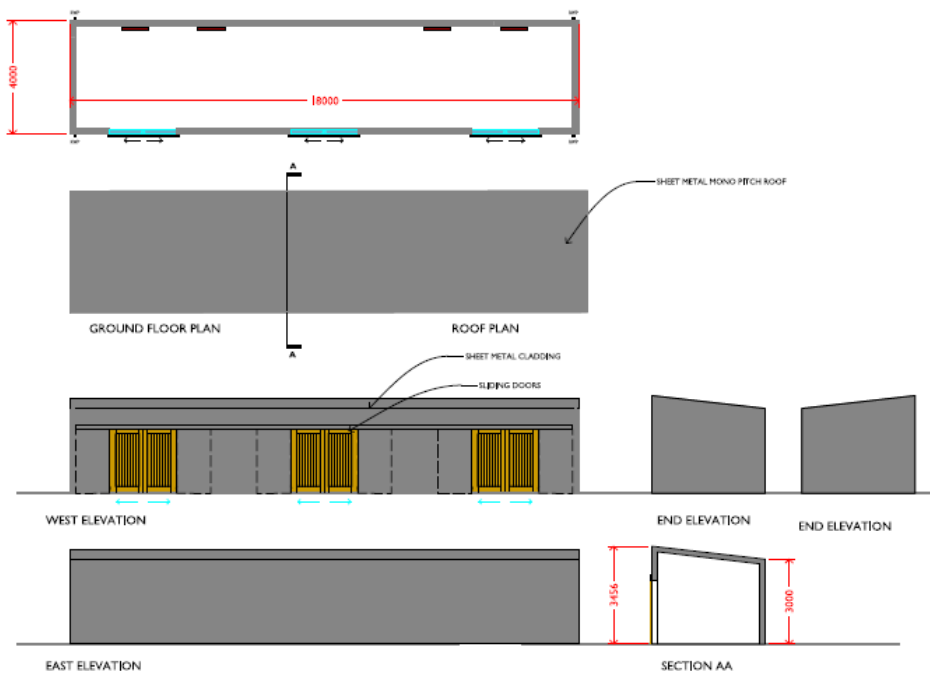
Proposed Gatehouse



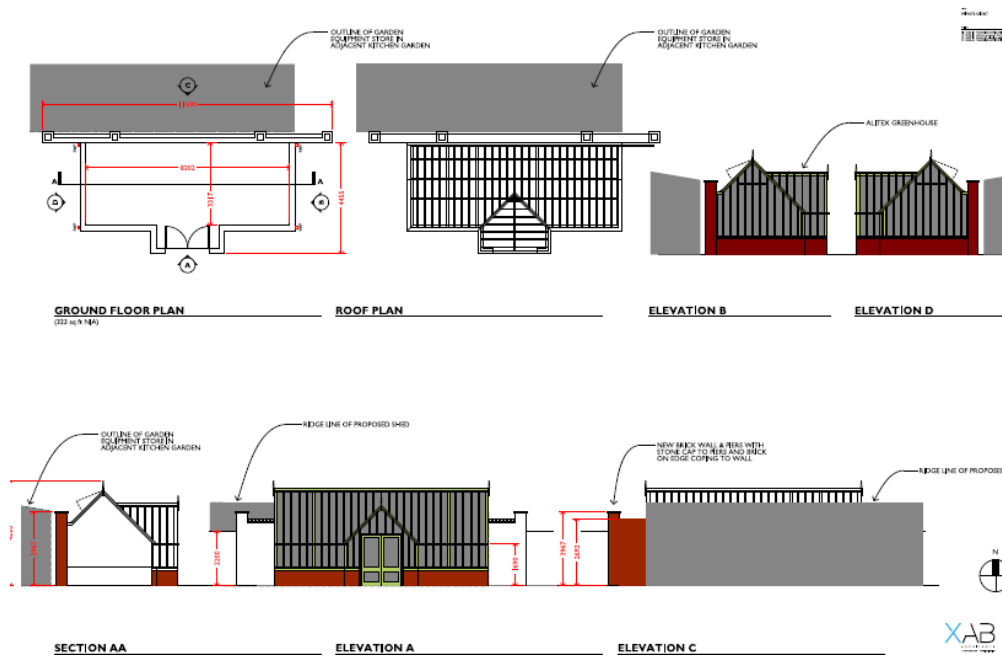
Proposed Garage



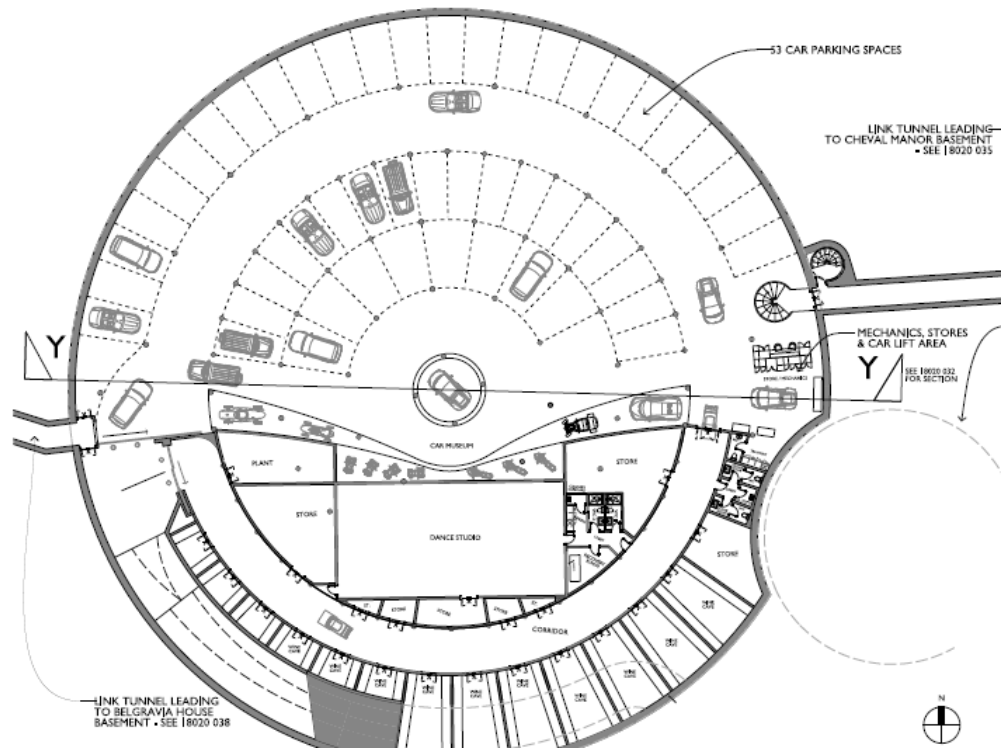
Proposed Garden Store



Proposed Greenhouse



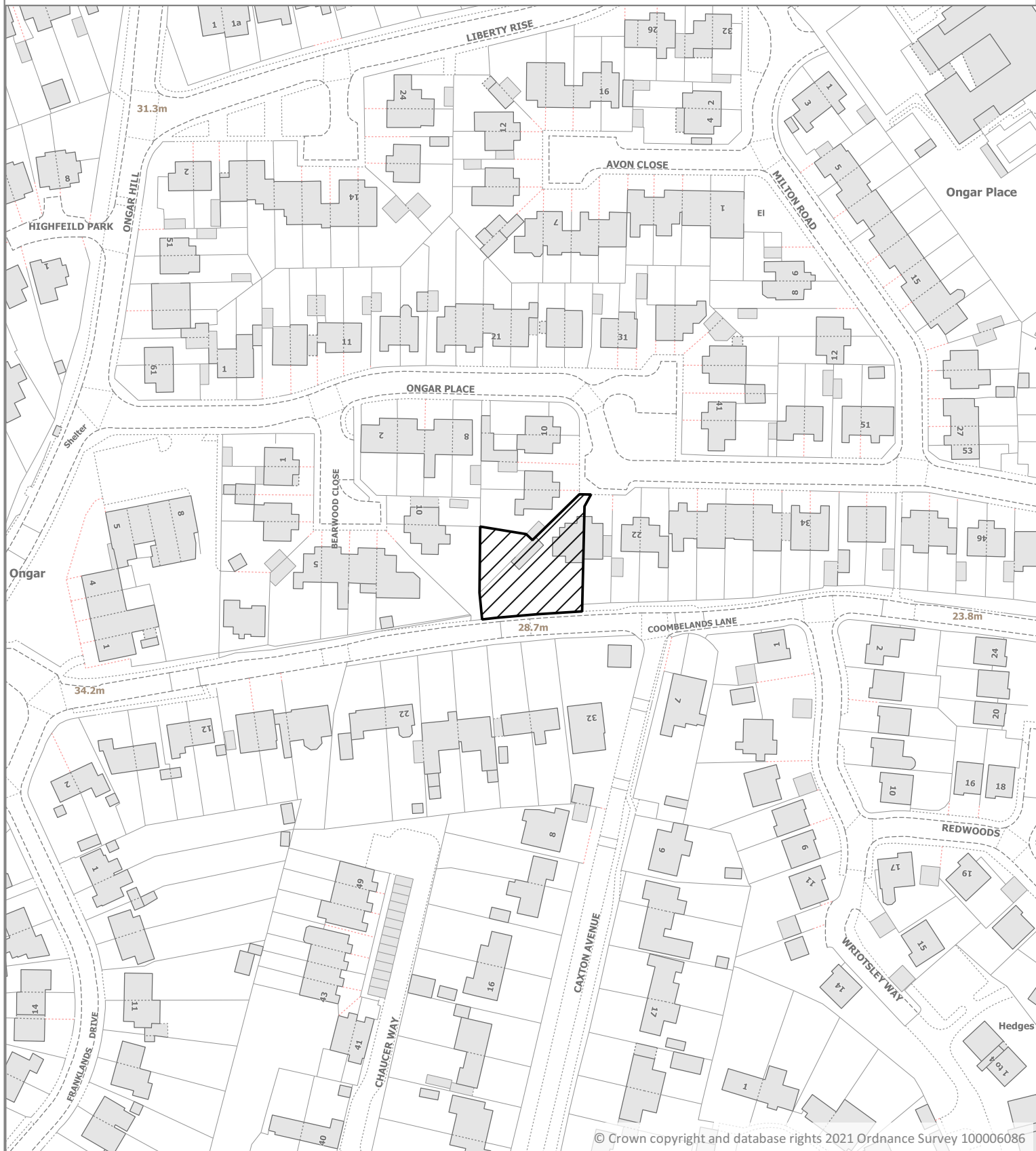
Proposed Basement Car Museum





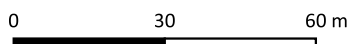
Date: 24/03/2021

18 Ongar Place, Addlestone



© Crown copyright and database rights 2021 Ordnance Survey 100006086

Scale: 1:1,500



RU.20/1777



APPLICATION REF:	RU.20/1777
LOCATION	18 Ongar Place Addlestone KT15 1JF
PROPOSAL	Erection of a detached three-bedroom chalet bungalow following the demolition of existing garage. With off-street parking and garden amenity space, and access taken off Coombelands Lane. (Proposal to supersede approved application RU.19/0449)
TYPE	Full Planning Permission
EXPIRY DATE	05 February 2021
WARD	Woodham & Row Town
CASE OFFICER	Justin Williams
REASON FOR COMMITTEE DETERMINATION	The application has received more than two letters of objection and the application is recommended for approval and in accordance with the Council's Scheme of delegation the matter is referred to the Planning Committee for determination.
<i>If you have questions about this report please contact Ashley Smith, Christine Kelso, or the case officer.</i>	

1. SUMMARY OF RECOMMENDATION

It is recommended the Planning Committee authorises the CHDMBC:	
1.	To grant planning permission subject to conditions.

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site forms part of the rear gardens of Nos 16 & 18 Ongar Place which are two storey semi-detached properties located in a residential area which is characterised by similar style properties built in the 1960's. The application site would be accessed via an existing vehicular crossover off Coombelands Lane which is a tree lined road with the garden areas of properties in Ongar Place and Bearwood Close backing onto the Lane and residential properties of varied design on the southern side of the Lane (opposite the site). The properties which are accessed off Coombelands Lane have good sized properties in good sized plots being set back from the road with off street parking to the front.
- 2.2 The site is located in the urban area. Tree Preservation Order No. 20 (which is an area order made in 1962) covers the whole site. The site is also located within 5kms of the Thames Basin Heath Special Protection Area.

3. APPLICATION DETAILS

- 3.1 The applicant has applied for Full Planning Permission for the erection of a single storey detached 3-bedroom dwelling with accommodation in the roof space. The property would have off street parking to the front of the site and would be accessed off Coombelands Lane.
- 3.2 The application is a revision from a previous approved scheme RU.19/0449. The building is located in a similar position on the site as the approved dwelling, but is 0.6 metres wider, 0.2 metres deeper and is 0.2 metres taller. The applicant also proposed changes to the design of the dormer windows, reducing the number of rear dormers from two to one, removal of chimney stack, and the central front section having a gable roof instead of a hipped roof. The applicant states that the revisions enable the upper floor of the dwelling to be more usable.
- 3.3 The proposed dwelling would be set back from the front boundary by a maximum of 10.8 metres, be set in off the boundary with the eastern boundary with No. 9 Bearwood Close by 5.3 metres, 2.5 metres to the rear /Northern boundary and 2.4 metres to the eastern boundary. The front boundary would be landscaped, and the proposal would utilise an existing vehicle crossover.

- 3.4 The applicant has submitted a Tree Survey, planning statement in support of their application and has submitted a completed Unilateral Undertaking in respect of the TBHSPA.

4. RELEVANT PLANNING HISTORY

- 4.1 The following history is considered relevant to this application:

Reference	Details
RU.19/0449	Erection of a detached three-bedroom chalet bungalow and detached garage with off-street parking and garden amenity space, and access taken off Coombelands Lane. (Revised plans received 24-10-2019 removing detached garage and updating tree survey.) Granted November 2019
RU.16/0539	Erection of detached two storey dwelling with detached single storey garage within rear gardens of Nos 16 & 18 Ongar Place with new access from Coombelands Lane. Refused May 2016 and appeal dismissed January 2017.
RU.15/0520	Erection of a two-storey detached dwelling with associated two parking spaces within rear garden of No. 18 Ongar Place with new access from Coombelands Lane. Refused May 2015.
RU.13/0638	Erection of a two-storey detached dwelling with associated two parking spaces within rear garden of No. 18 Ongar Place with new access from Coombelands Lane. Refused August 2013

5 SUMMARY OF MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework and Guidance.
- 5.2 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.

6. CONSULTATIONS CARRIED OUT

Consultees responses

Consultee	Comments
Surrey County Highways	No objection subject to conditions regarding visibility zones, layout of parking, submission of a Construction transport Management Plan and an electric vehicle charging point.
RBC Tree Officer	No objection subject to condition regarding replacement tree.

Representations and comments from interested parties

- 6.2 8 Neighbouring properties were consulted in addition to being advertised on the Council's website and 7 letters of representation have been received which can be summarised as follows:
- The development site is small and out of scale with the prevailing character of development in the area
 - The amenity area is small and does not provide adequate usable private amenity space.
 - The applicant will use the front garden which will be detrimental to the occupiers of adjacent neighbouring properties.
 - The height has been increased and will now be intrusive and out of scale with the surrounding area.
 - Arrangements for parking and access are inappropriate.
 - A site notice was not displayed at the site until 16 January. (officer comment – A site notice was not produced by the Council for this application and is not required for this type of application, adjacent neighbouring properties were notified of the application by post).
 - The proposal would be un-neighbourly and overbearing.
 - The proposal would result in overlooking.
 - Trees on the site are to be removed which would affect screening and privacy to the occupiers of the adjacent neighbouring properties.
 - The new proposal would access onto a busy lane.

7. PLANNING CONSIDERATIONS

- 7.1 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 character of the area, the visual amenities of the area, the impact on the amenities of the occupiers of the adjacent neighbouring properties, the impact on the works would have on the protected tree and highway safety. It is a material consideration that planning permission was granted for a detached dwelling at the site in November 2019 under reference RU.19/0449.
- 7.2 The application site is the same parcel of land which was approved planning permission for a detached dwelling in November 2019. The site comprises of land currently within the rear gardens of Nos 16 and 18 Ongar Place and would utilise an existing access point to Coombelands Lane. The proposal would be set back from the road with off street parking to the front which is common with other properties in the lane which have off street parking to the front of the units. The proposal would be visible in the road but would only be 0.2 metres higher than the approved and extant scheme. It is considered that by nature of the varied design of properties in Coombelands Lane, the position of the property set back from the road and it being only 0.2 metres higher than the approved scheme the proposal would not be out of keeping with the character of the area and not unduly harm the visual amenities of the street scene. The dwelling would be sited close to the rear boundary with therefore a very limited rear garden. However there is space to the side and front. The properties in Coombelands Lane have varied garden sizes and therefore the proposed development would not be inconsistent with the area in this respect. It is acknowledged that the private amenity space for the occupiers would be limited, however, this was considered acceptable in the determination of the previous scheme in 2019. The new Runnymede 2030 Local Plan does not prescribe garden depths or amenity space areas. Officers have therefore considered this aspect of the scheme carefully in light of the new policies. There is space within the frontage of the site for private amenity and the developer could choose to reduce the amount of hardsurfacing within the frontage to increase the amenity space. There will be a balance between garden space and parking. Overall, officers consider that the space around the dwelling would provide sufficient amenity for the occupiers of the new dwelling, giving weight to the extant scheme. The proposal would comply with Policy EE1 in these respects.
- 7.3 The new dwelling would be closest to Nos 16 and 18 Ongar Place and Nos. 8 and 9 Bearwood Close. The proposal would have a half-hipped roof to reduce the mass and bulk and impact on the adjacent neighbouring properties. The proposal would be extending slightly closer to the eastern side boundary by 0.6 metres, but not to the rear or western boundaries with No. 8 and 9 Bearwood Close. Officers have reviewed this proposal to assess whether there would be any new impacts on these neighbours compared with the original scheme, as it was previously considered the impact on the occupiers of these properties would be acceptable. The current application does include first floor windows in the side gables. These may result in overlooking and loss of privacy to the occupiers of the properties in Bearwood Close and 18 Ongar Place. Amended plans have been received showing these windows to be high level and obscurely glazed, and a condition is recommended in the interests of the amenities of the occupiers of the adjacent neighbouring properties, it is noted that these windows are secondary windows with the rooms also having front facing windows. Windows are also proposed within a gable feature in the rear elevation. These would serve bathrooms and would be high level (1.7m above floor level) and obscurely glazed to prevent any potential overlooking and loss of privacy.
- 7.4 The dwelling would include windows on the front elevation which would offer some views to the rear garden of Nos 8 and 9 Bearwood Close. However, the garden areas to these properties are wide and these properties would still retain good standard of amenity to the occupiers of these properties. There is also good separation distance to the properties opposite the site on the southern side of Coombelands Lane. It is therefore considered that the proposal would not materially harm the amenities of the adjacent neighbouring properties and would comply with Policy EE1 in this respect.
- 7.5 The site is covered by TPO No. 20. There is a Douglas Fir which is sited in the rear garden of No.9 Bearwood Close, close to the boundary with the site. The proposed dwelling would be in a similar position as that previously approved and would not extend into the root protection area of the Douglas Fir. There would be tree protective fencing around the root protection area and conditions are necessary to require full details of the fencing and to ensure that this is in place prior to works commencing. There is a Holly tree located close to the front boundary which is proposed to be removed to facilitate the proposal. The Council's Tree Officer raises no objection to the application subject to a condition regarding compliance with the recommendations in the submitted tree report and details of landscaping to include at least one replacement tree. Subject to conditions, it is considered that the proposal would comply with Policy EE11. Coombelands Lane has planting along the front boundaries giving a green appearance to the lane. The applicant has indicated landscaping on the boundaries of the site, however

exact details have not been submitted, but these can be secured by condition. The applicant has not submitted information regarding SuDS or biodiversity measures, renewable energy, or water efficiency. Conditions are recommended to secure these matters and to comply with policies SD7 and EE13.

- 7.6 The site would be accessed from Coombelands Lane, utilising an existing access. The County Highway Authority raises no objection to the application subject to conditions to provide visibility zones onto Coombelands Lane, parking spaces, construction Transport Management Plan and the provision of a vehicle charging point. The amended plans show space for two cars to be parked within the frontage which complies with the Council's adopted maximum parking standards. Subject to these conditions, the proposal would comply with Policies SD4 of the Runnymede 2030 Local Plan.
- 7.7 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.
- 7.8 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 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 to comply with the Council's adopted guidance and submitted a completed unilateral undertaking in respect of SAMM and SANGS contributions. As such no further contribution is required and the development has avoided impact on the integrity of the TBHSPA. This is in accordance with Policy EE10, and guidance in the NPPF.

8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 8.1 The proposal is CIL liable but, the applicant has signed the self build exemption and that the applicant will occupy the unit as their main residence for three years from completion of the property.
- 8.2 In line with the Council's Charging Schedule the proposed development would not currently be CIL liable. However, the applicant has submitted the required forms including the assumption of liability for payment on the net increase in gross internal floor space.
- 8.3 If the applicant breaches the self build exemption before the 3 year occupancy limit expires then based on the submitted information, the tariff payable for this development is estimated to be in the region of £14,014.

9. EQUALITY AND HUMAN RIGHTS CONSIDERATIONS

- 9.1 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.

10. CONCLUSIONS

- 10.1 The application follows a previous approved scheme which was considered to comply with the previous development plan. The small area for private amenity space for the new dwelling is a negative of the scheme, but balanced against this is the provision of two parking spaces. This balance was previously considered acceptable by the local planning authority. Officers have carefully considered the amended scheme in light of the policies in the new Runnymede 2030 Local Plan and consider the same balancing is appropriate. In addition, the application will provide an additional dwelling for self build in accordance with Policy SL24 which helps to deliver the national policy requirement for a wide choice of homes. This new policy explicitly encourages proposals for custom build/self build in sustainable locations. It is considered that the application site is in a sustainable location, within an existing residential area close to schools, local shops and not too distant from Addlestone town centre. It is therefore considered that great weight can be given to this aspect of the scheme.
- 10.2 The development has been assessed against the following Development Plan policies – SD4, SD7, EE1 and EE13 of the 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.

11. FORMAL OFFICER RECOMMENDATION

The CHDMBC be authorised to grant planning permission subject to 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 List of approved plans

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans Planning Statement, APA/AP/2020/199 RS-01 Revision A, RS-02 Revision A, RS-03 Revision A, RS-05 Revision A received 25 November 2020 and RS-04 Revision B, RS-06 Revision B, RS-07 Revision B received 20 January 2021.

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF.

- 3 External materials (details required)

Before the above ground construction of the development 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. Development shall be carried out in accordance with the approved details.

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

- 4 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 in accordance with BS:5837 shall be installed in the location as shown on the approved Tree Protection Plan within the Arboricultural Report TPP/APA/AP/2020/199. Once in place, photographic evidence of the protective measures shall be submitted to the Local Planning Authority (LPA) for approval.

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 policy EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.

- 5 Notwithstanding any indication otherwise given on the plan hereby permitted, the high level windows in the north, east and west facing elevations shall have a minimum internal cill height of 1.7 metres above finished floor level and shall be obscurely glazed.

Reason: In the interests of amenity of neighbouring properties and to comply with Policy EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.

- 6 The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Coombelands Drive 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 does not prejudice highway safety nor cause inconvenience to other highway users and to comply with Policy SD4 of the Runnymede 2030 Local Plan and policies within the NPPF.

- 7 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. Thereafter the parking areas shall be retained and maintained for their designated purposes.

Reason: In order that the development does not prejudice highway safety nor cause inconvenience to other highway users and to comply with Policy SD4 of the Runnymede 2030 Local Plan and policies within the NPPF.

- 8 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. measures to prevent the deposit of materials on the highway;
- h. before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused;
- i. 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 Policy SD4 of the Runnymede 2030 Local Plan and guidance within the NPPF.

- 9 The dwelling shall not be occupied until a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) is provided within the site.

Reason: In order to promote sustainable development and to mitigate climate change in accordance with policy SD7 of the Runnymede 2030 Local Plan and within 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 (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 and biodiversity of the surrounding area and to comply with Policies EE1, EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.

11 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 the biodiversity of the site and to comply with Policies EE9, EE11 and EE12 of the Runnymede 2030 Local Plan and guidance within the NPPF.

12 Water efficiency

Prior to the first use/occupation of the development hereby permitted, details of the water efficiency measures and rainwater harvesting shall be submitted to and approved in writing by the Local Planning Authority. Such details as shall be approved shall be fully implemented and retained for the lifetime of the development

Reason: In order to achieve water efficiency and sustainable development and to comply with Policy SD7 of the Runnymede 2030 Local Plan and guidance within the NPPF.

13 SuDS (scheme for approval - pre-construction)

Prior to the commencement of construction of the development hereby approved, details of surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority (LPA). Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the LPA. Where a sustainable drainage scheme is to be provided the submitted details shall:

a. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

b. include a timetable for its implementation; and

c. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Prior to the occupation of the buildings hereby approved the surface water drainage works shall be carried out and the sustainable urban drainage system shall thereafter be managed and maintained in accordance with the agreed management and maintenance plan.

Reason: To provide a sustainable development and to comply with Policies SD7, EE12 and EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.

14 Renewable energy (details required)

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 Policies SD8 and EE1 of the Runnymede 2030 Local Plan 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 Mud/debris on the 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).

3 Damage to the Highway

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.

4 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.

5 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.

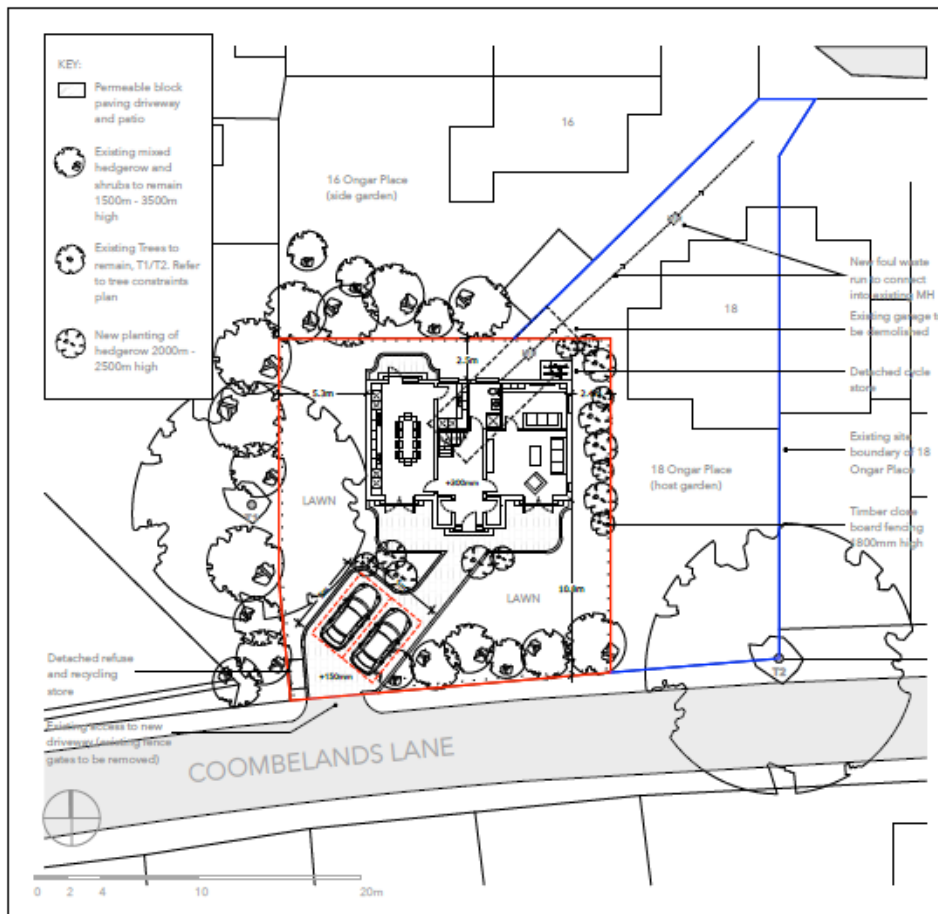
6 Land Ownership

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

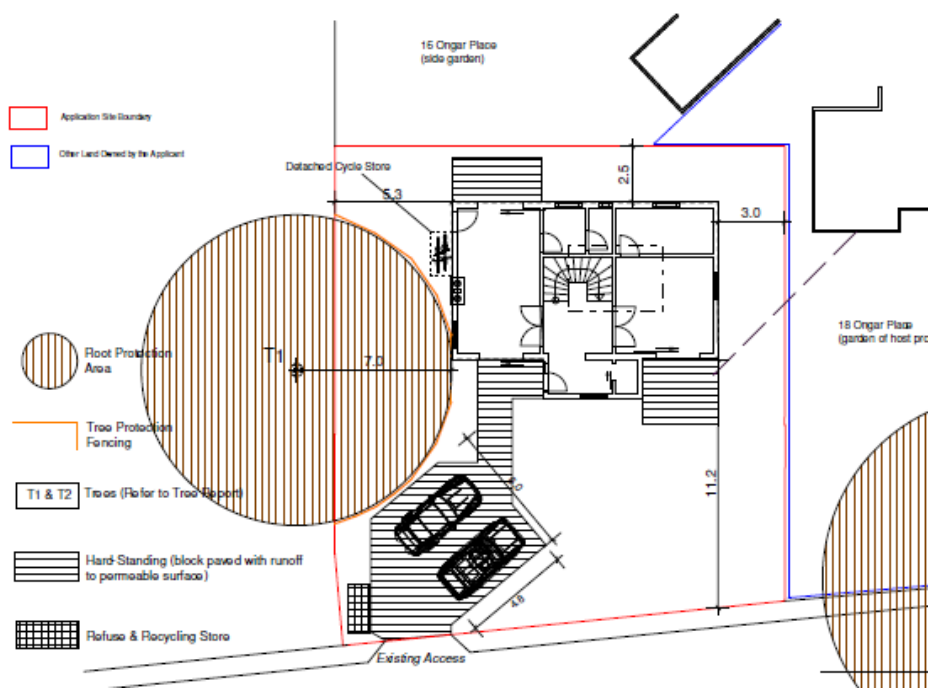
7 Party Wall Act 1996

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.

Proposed site plan



Approved site plan RU.19/0449



Proposed front and rear elevations



FRONT (SOUTH) ELEVATION
1:100 01

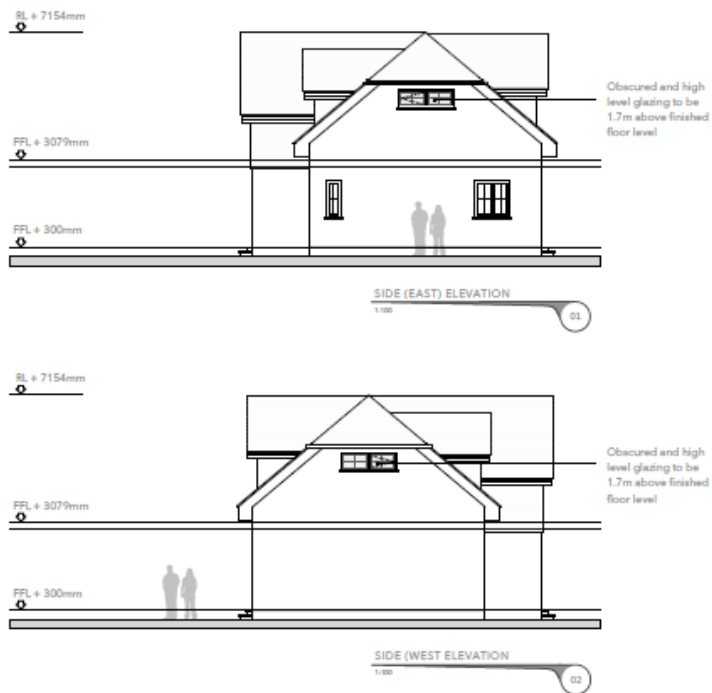


REAR (NORTH) ELEVATION
1:100 02

Approved front and rear elevations – RU.19/0449



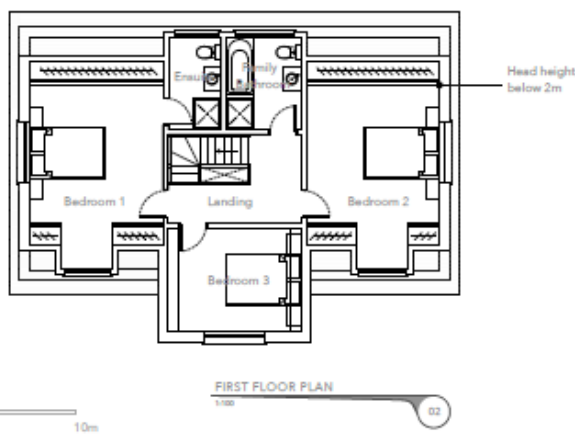
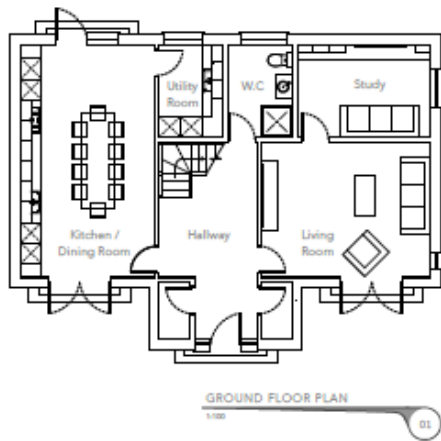
Proposed east and western elevations



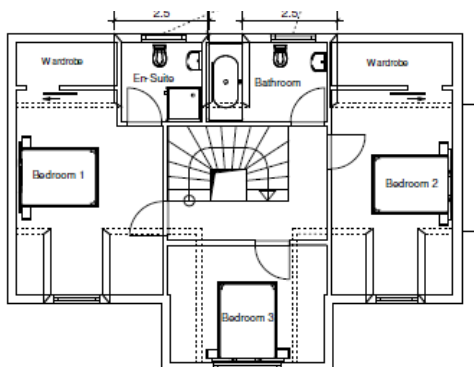
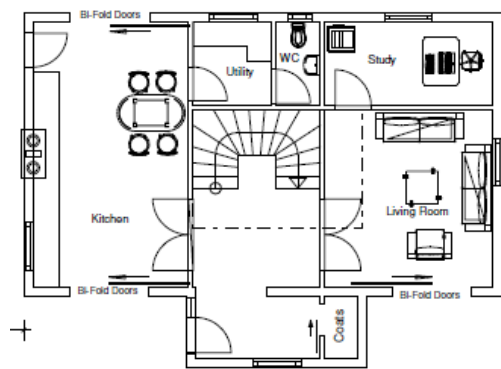
Approved east and western elevations – RU.19/0449



Proposed ground and first floor plans



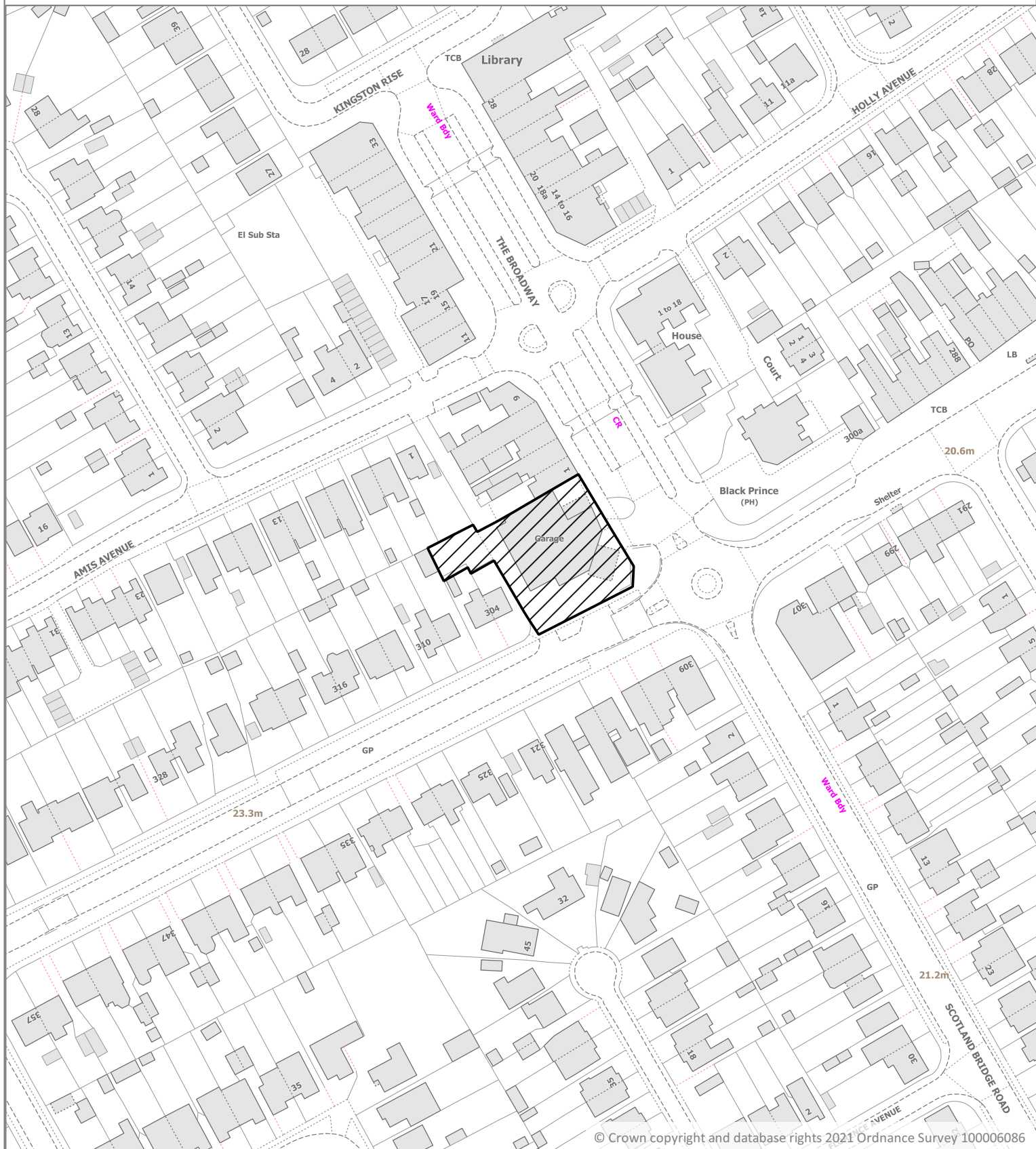
Approved ground and first floor plans – RU.19/0449





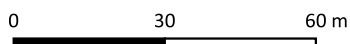
Date: 24/03/2021

302 Woodham Lane, Addlestone



© Crown copyright and database rights 2021 Ordnance Survey 100006086

Scale: 1:1,500



RU.20/1309



APPLICATION REF:	RU.20/1309
LOCATION	302 Woodham Lane Addlestone KT15 3NZ
PROPOSAL	Reserved Matters for landscaping for planning application RU.17/1120 (Outline application with some matters reserved for the demolition of existing garage and forecourt sales area and erection of two & half storey apartment block consisting of 14no. one and two bedroom apartments and two retail units with associated access and parking)
TYPE	Reserved Matters
EXPIRY DATE	23 December 2020
WARD	Woodham & Row Town
CASE OFFICER	Stephanie Milne
REASON FOR COMMITTEE DETERMINATION	Delegated authority not available under the constitution
<i>If you have questions about this report please contact Ashley Smith, Christine Kelso or the case officer.</i>	

1. SUMMARY OF RECOMMENDATION

It is recommended the Planning Committee authorises the CHDMBC:	
1.	To approve the reserved matters subject to conditions

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site comprises an existing motor sales garage with an approximate area of 0.3 hectares. The site is located within the urban area of Addlestone on the central cross roads in the village of New Haw. The site contains a one/two storey building set back from the road frontages, but with a canopy projecting forward. The central two storey clock tower element of the buildings is a local landmark which marks the southern end of the shopping area on The Broadway. A car sales company operates from the front of the building and displays cars for sale on the forecourt, and there is a vehicle repair garage to the rear. There is a wide area of dropped kerbing between the grass verges on the Woodham Lane frontage, and 2 areas with dropped kerbs separated by a projecting raised island on The Broadway frontage, though cars are parked for sale across the frontage of these areas, and customer/staff parking appears to be limited to the open area on the north western side of the building.
- 2.2 The site is adjoined by two storey 1930s buildings to the north west containing shops on the ground floor with residential above. To the south west is a private access driveway that provides rear servicing to The Broadway and links to Amis Avenue to the north. There are residential dwellings beyond the access to the west. There are 2 storey buildings on the opposite side of Woodham Lane in mixed commercial and residential use; and The Black Prince Public House on the opposite side of The Broadway. The site extends to the south west behind Nos. 304 and 306 Woodham Lane.
- 2.3 The site is in the urban area, landscape problem area, and in an indicative area for run-off flooding. It lies within 5km of the Thames Basin Heath Special Protection Area.

3. APPLICATION DETAILS

- 3.1 Outline planning permission was granted in October 2017 for the demolition of the existing car garage and erection of two and a half storey apartment block consisting of 14 one and two bed apartments comprising 6 one bedroom and 8 two bedroom units, and two retail units with associated access and parking. The applicant requested that access, appearance, layout, and scale were to be determined, with only landscaping reserved for future consideration. This application seeks approval of those reserved landscaping matters. The main building and ancillary structures such as bin stores and cycle stores will occupy the majority of the site area, together with the hard landscaping for parking and access, but there is space for soft landscaping around parts of the front boundaries, and adjacent to the main building and the cycle store. A plan providing full details of the species to be planted has

been provided and a method statement in a Soft Landscaping Specification. There would be block paving for the access to the parking spaces and a pedestrian footway along the western side of the building.

4. RELEVANT PLANNING HISTORY

4.1 The following history is considered relevant to this application:

Reference	Details
RU.93/0672	There is an extensive planning history on the site, the majority of which is of limited relevance: There appears to have been a petrol station on the site since the mid/late 1930s, and the history refers to workshops and car repairs since the 1950s. Permission was granted in 1993 for the redevelopment of the site to include a new retail facility and car showroom (RU.93/0672), although this was not implemented.
RU.12/0856	Permission was also subsequently granted for a hand car wash at the site in addition to car sales in 2012.
RU.13/0207	Retrospective consent was granted for advertisement consent for the retention of an externally illuminated fascia sign although this signage has now been removed.
RU.14/0083	An application was submitted in 2014 for the erection of a single front and side extension, new shop front and change of use from car showroom (sui generis) to retail (class a1), with associated car parking and cycle storage. This was refused but the appeal against refusal was upheld and permission granted. However this has not been implemented and the site remains in use for vehicle sales.
RU.17/1120	Permission was granted for an outline application with landscaping matters reserved for the demolition of existing garage and forecourt sales area and erection of two & half storey apartment block consisting of 14no. one and two bedroom apartments and two retail units with associated access and parking. 26.10.2017
RU.21/0064	Permission was granted for a Non material amendment to Condition 1 (reserved matters) of planning permission RU.17/1120 (Outline application with some matters reserved for the demolition of existing garage and forecourt sales area and erection of two & half storey apartment block consisting of 14no. one and two bedroom apartments and two retail units with associated access and parking) to clarify that the only matter reserved for future determination is in respect of landscaping.

5 SUMMARY OF MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework and Guidance.
- 5.2 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.

6. CONSULTATIONS CARRIED OUT

Consultee	Comments
RBC Officer Arboricultural	No objections

Representations and comments from interested parties

- 6.2 28 Neighbouring properties were consulted in addition to being advertised on the Council's website and 2 letters of representation have been received which commented more on the development proposal itself rather than the landscaping proposals, summarised as follows:
- Concerns over noise impacts during building works
 - Impact to parking within the local area with more residents
 - Impact on road safety due to the proximity to the roundabout
 - Number of bins proposed not adequate for the number of flats

7. PLANNING CONSIDERATIONS

- 7.1 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 original application (RU.17/1120) included details of access, appearance, layout and scale which the applicant wished to be determined under the outline scheme with landscaping matters reserved. As such the previous details have already been assessed and approved under RU.17/1120 and therefore only the landscaping details are for consideration within this report. Since the outline permission was granted, the Council has adopted the Runnymede 2030 Local Plan and as such the proposals will be assessed against the new local plan. The key planning considerations for this reserved matters application are therefore the acceptability of the proposed hard and soft landscaping and whether this is appropriate to the development proposed and whether they enhance the appearance and biodiversity of the area.

- 7.2 The proposed soft landscaping details would provide an increase in planting to the frontage of the site and throughout with a variety of planting styles and colours to add to the street scene. Two trees are proposed to the south eastern boundary while further smaller trees are proposed to the southern and western sides of the proposed building. The Broadway is characterised by trees within the central section of the highway and so the inclusion of tree planting within the scheme would help to integrate the development with the surrounding area while also enhancing the setting of the building. Shrubs are proposed along the northern, eastern and southern boundaries which again would be an improvement upon the current site appearance. The proposed planting scheme would ensure enhancement to biodiversity within the area by providing more vegetation than is currently on site, and complies with Policy SD7 in this respect. Consultation with the Council's Arboricultural Officer was carried out and it is considered that all the detail necessary to establish some good landscaping has been provided. While there are not many trees proposed, the planning has made good use of available space within the site.
- 7.3 In terms of the hard landscaping details submitted, the applicant proposes to retain the existing concrete roadway to the west and include black tarmac to the parking areas. The central area adjacent to the parking spaces within the frontage of the site would be constructed in block paving as would the pedestrian access adjacent to the existing roadway to the western side of the site. Smaller circulation areas within the scheme would be completed in buff riven concrete slabs. These proposed materials are similar to those used within the surrounding area, which comprises a mixed character. The materials would also complement the proposed design of the main building and as such no concerns are raised with regards to the hard surfacing materials proposed. For the above reasons the proposals would enhance the character and quality of the area and comply with the requirements of Policy EE1.
- 7.4 Given the proposals include the areas of parking within the landscaping scheme which are specified in the hard landscaping scheme, and the requirements of the new policy SD7, it is considered reasonable to require the provision of electric vehicle charging points within the hard landscaping scheme. Therefore a condition requiring 20% of the spaces to include electric vehicle charging points in accordance with Policy SD7 is recommended. To assist with the maintenance of the soft landscaping, it is considered reasonable to require details of water efficiency measures, also to comply with Policy SD7. There are no new highway safety issues arising from the landscaping proposals.

8. EQUALITY AND HUMAN RIGHTS CONSIDERATIONS

- 8.1 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.

9. CONCLUSIONS

- 9.1 The proposed landscaping details have been assessed against the following Development Plan policies EE1 and SD7 of the 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.

10. FORMAL OFFICER RECOMMENDATION

The CHDMBC be authorised to grant planning permission subject to the following conditions:

1 Reserved matters application (standard time limit)

The reserved matters for which permission is hereby granted must commence not later than two years from the date of this permission, or not later than five years from the date of the outline approval.

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 01 REV G, SS.01 REV C, PR123010 11.

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF.

3 Tree replacement

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 protect the trees to be retained and enhance the appearance and biodiversity of the surrounding area, to ensure that replacement trees, shrubs and plants are provided and to comply with Policies EE1, EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.

4 Electric vehicle charging points (20% of spaces)

Electric vehicle charging points shall be provided to 20% of the available spaces. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. In addition, a further 20% of the available spaces shall be provided with a power supply (feeder pillar or equivalent) permitting future connection for electric vehicle charging. The charging points shall be retained for the lifetime of the development.

Reason: To ensure sustainable design and to comply with Policy SD7 of the Runnymede 2030 Local Plan and guidance in the NPPF.

5 Water efficiency

Prior to the completion of the planting as shown on the submitted plans hereby approved details of the water efficiency measures and rainwater harvesting to be incorporated in the scheme, shall be submitted to and approved in writing by the Local Planning Authority. Such details as shall be approved shall be fully implemented and retained for the lifetime of the development

Reason: In order to achieve water efficiency and sustainable development and to comply with Policy SD7 of the Runnymede 2030 Local Plan 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 Discharging of Planning Conditions

The applicant/developer is advised that there is a standard national form to be submitted to the Local Planning Authority when discharging the conditions specified in this decision notice.

Site Layout Plan

