

Runnymede Borough Council

PLANNING COMMITTEE

Wednesday 2nd June 2021 at 6.30 pm

A D D E N D U M

RU.21/0530 17 Park Road, Egham

A condition to ensure the ground floor extensions are built prior to the occupation of the ground floor flats is required to ensure compliance with SL19 is maintained.

Condition 10:

The ground floor flats shall not be occupied until the construction and completion of the single storey rear extensions hereby approved.

Reason: To protect the amenities of future occupants and to comply with policy SL19 of the Runnymede 2030 Local Plan and guidance within the NPPF.

Amendment to condition 4 to secure the electric vehicle parking points prior to occupation of the flats.

Insert the words "Prior to the occupation of the flats hereby permitted and"

At the beginning of the condition.RU.20/0405 CABI, Bakeham Lane, Egham

Correction to paragraph 3.1 to state 10 of the dwellings would be affordable 35.7%.

Note: The figures provided in paragraph 7.6 regarding affordable housing units are correct. The split in the affordable housing mix and tenure is detailed below:

Unit Size	Number	Tenure
1 Bedroom Apartment	3 (1 studio and 2 X 2 person)	Rent
2 Bedroom Apartment	4 (2 person)	Rent
2 Bedroom House	1 (3 person)	Shared Ownership
3 Bedroom House	2 (4 person)	Shared Ownership
Total	10	

This is consistent with the advice of the Councils Housing Officer who has advised that shared ownership should be the larger properties with smaller properties for rent. This is also consistent with Policy SL20 (Affordable Housing) providing 70% as affordable/social rent and 30% as other forms of affordable housing which in this instance is proposed as shared ownership. The split between social and affordable rent will be secured through the S106 in consultation with the Councils Housing team.

Amended plans have also been received to slightly increase the depth of Plot 4, (the mid-terrace affordable dwelling) by 18.5cm (from 9.89m to 10.075). This enables the property to meet the required space standards for a 4 person rather than 3 person dwelling, which is desirable in order to meet affordable housing needs. The slight increase in floorspace would not change the green belt assessment of the scheme and would result in just a marginal increase in overall floorspace proposed.

Change the following drawing numbers:

HT202-01 Replaced with HT202-01 Rev A Proposed Floor Plans received 19/05/2021

RU.20/0189 – Krome House

1 further letter of representation has been received. The main concerns are outlined below:

- Struggling to understand how obscure glazing will be at first floor only when all windows should be obscured and do not open to see out.
- The building was a business that was office hours only and not weekends therefore not intrusive to family hours. Business hours are on average only 24% of a total week.
- Pictures attached to show invasion of privacy.
- Picture 1 from bathroom – view from my shower with a total intrusion of privacy for the whole family and my daughter. How does the council not see this as a safeguarding issue?
- Picture 2 from back of house – Krome house can see directly into the back of my house, seeing completely into the ground floor and above bedroom windows.
- Picture 3 and 4 from the garden – Krome house can see directly into my garden.
- Seeking clarity on further matters including:
 - the value of my property and responsibility for the financial loss;
 - parking layout in Krome House where cars will park against the fence that backs onto my garden;
 - has noise from cars been considered?
 - access to the site will now be 24hrs and my garden is totally exposed and access to the rear of my property, has this been considered? This will de-value my house.
 - The single storey building is part of my boundary. Can you tell me the future proposal of this as this will again be a security issue.

Amendment to condition 4 – Obscure glazing

The first floor and second floor (roof level) windows hereby permitted shall be fitted with obscured glazing (at Pilkington Glass Level 4 or equivalent) as shown on plan 692-P300 Rev B) and any part of the windows that are less than 1.7 metres above the floor level of the room in which they are installed shall be non-opening and fixed shut. The windows shall be permanently retained in that condition thereafter.