

Public Document Pack



Planning Committee

Wednesday, 1 June 2022 at 6.30 pm

Council Chamber, Runnymede Civic Centre, Addlestone

Supplementary Agenda

Addendum

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Runnymede Borough Council

PLANNING COMMITTEE

Wednesday 1st June 2022 at 6.30 pm

A D D E N D U M

RU.22/0262 6 Coombe Drive, Addlestone

Additional Information and Assessment

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and otherwise referred to as “GPDO” allows the improvement, maintenance or alteration of an existing wall or fence provided it does not exceed its former height. From assessing this application further, this proposal does not constitute the improvement, maintenance, or alteration of the existing fence rather it is a complete replacement. This is a new fence and needs to be considered as such.

For the new fence to constitute “permitted development” and not require planning permission it needs to be under either 1m or 2m in height from ground level depending on whether it is adjacent to a highway or not. Most of the fence which is the subject of this application would be sited adjacent to the highway and therefore the GPDO is clear that fences above 1m in height require planning permission. Whilst the area of fence fixed to the dwelling is not adjacent to the highway relevant case law makes clear that in such instances the whole development is unauthorised, not just the part that is more than the permitted development tolerances. The above assessment should supersede that contained in paragraph 7.3 of the committee report.

Notwithstanding the above, the principle of a means of enclosure in this proposed location and of this proposed height is considered acceptable and would not appear out of place subject to detailed design considerations. This is demonstrated by the previous fence sited in the same location and of similar height to that currently proposed which in officers’ opinion caused no harm to the character and appearance of the area.

Whilst the external appearance of the proposed fence is unusual and very different from what was previously there it is not sited in an overly prominent location or of excessive length or height that would result in it appearing overbearing or overly intrusive in the street scene. As such, on balance, it is not considered to have a harmful impact on the character and appearance of the area.

RU.21/2186 Rear of 1 North Street, Egham

Four letters of objection have been received since the recommendation was published and are summarised as follows:

- Concerns regarding construction and damage to neighbouring properties/ boundaries due to narrow access road
- Concerns regarding parking, overlooking and noise disturbance
- Concerns regarding loss of privacy and enjoyment of private gardens
- Inadequate and unsafe access road
- Not in keeping with surrounding architecture and style
- Inadequate parking with loss of pub car park
- No need for more flats in Egham- need for more traditional family homes

- No change in built form compared to previous proposed only internal reconfiguration.
- Hope solution to remove canopy and single storey side porch to widen pinch point will be taken into consideration to improve access arrangements.

Two videos showing a construction vehicle attempting to reverse down the access road and damage to a neighbouring fence has also been submitted.

RU.22/0086 Fairmont Windsor Park Hotel

Consultations

Comments have been received from the County Highway Authority raising no objections to the new signage.

Planning Condition 3 – List of approved plans

Updated plans have been received to make reference to the updated name of the Hotel.

Update planning condition 3 to amend the received date of the following plans to the 20.05.2022

Location Plan for Main Gate (063-L(90)-201 PL3) received 24.03.2022

Signage Lux Levels (063-L(90)-305 PL1) received 24.03.2022

Main Gate Proposed Floor Plan (063-L(90)-304 PL3) received 24.03.2022

Main Gate Existing Floor Plan (063-L(90)-303 PL4) received 24.03.2022

Proposed Short Section (063-L(90)-400 PL1) received 24.03.2022

Main Gate Existing Elevation (063-L(90)-504 PL1) received 24.03.2022

Main Gate Proposed Elevation 063-L(90)-505 PL1) received 24.03.2022