

Runnymede Borough Council

PLANNING COMMITTEE

Wednesday 6 September 2023 at 6.30 pm

A D D E N D U M

Item 1

RU.23/0663 26 Katherine Close

The side elevations submitted do not reflect what has been built on site. Both the first-floor side bathroom windows are a different shape and size, and neither are fixed shut and the ground floor side windows facing no. 24 approved under permission ru.23/0327 have not been included in this application.

On the previous permission the first-floor side bathroom windows were both required to be obscure glazed with any openings high level only. This has not been complied with; however, the Development Manager has stood in both bathrooms and has looked out of the windows fully opened and neither view results in harmful levels of overlooking. Photos of the views from these windows will be included in the Committee presentation. As such a condition is recommended that they are obscure glazed only.

The two ground floor windows approved under ru.23/0327 were also required to be obscure glazed and fixed shut with any opening over 1.7m from floor level. One window complies with this, and one does not.

In order to overcome this the applicant has agreed to a planning condition requiring a fence to be erected along the boundary to screen the window and a condition is recommended to secure this.

The applicant has agreed to update the drawings prior to permission being granted to reflect the as built situation on site.

Amendments and Additional Conditions

1. Approved Plans – to be updated when revised side elevations submitted.
2. The first-floor side windows shall be fitted with obscured glazing and permanently retained in that condition thereafter.
Reason. To protect the amenities of adjoining properties.
3. Within 4 months of the date of this decision notice a fence shall be constructed alongside the boundary with no 24 Katherine Close in accordance with a scheme that has first been agreed in writing by the Local Planning Authority. The fencing shall thereafter be retained unless agreed in writing by the Local Planning Authority.
Reason. To protect the amenities of adjoining properties.

Item 2

RU.22/0844 Nexus, Station Road, Addlestone

An updated planting schedule has been received on the 04.09.2023 which includes larger specimen tree planting along the front of the site. This includes 10 x Quercus Robur Fastigiata planted at a

height of 3.5m – 4.25m. This updated document will supersede the previously submitted planting schedule which provided these trees to be planted at a height of 2.5m – 3.0m.

It is recommended that the following conditions be updated to make reference to the updated planting schedule

Condition 2. List of Approved Plans

Delete reference to Planting Schedule received 24.05.22 and replace with Planting Schedule (L-400 Rev P03 received 04.09.2023)

Condition 8. Biodiversity Net Gain

Delete reference to Planting Schedule received 24.05.22 and replace with Planting Schedule (L-400 Rev P03 received 04.09.2023)

Condition 13. Landscape and Ecological Management Plan (LEMP)

Delete reference to Planting Schedule received 24.05.22 and replace with Planting Schedule (L-400 Rev P03 received 04.09.2023)

Condition 18. Hard and Soft Landscaping

Delete reference to Planting Schedule received 24.05.22 and replace with Planting Schedule (L-400 Rev P03 received 04.09.2023)