

COMMITTEE AGENDA REFERENCE: 5C

APPLICATION REF:	RU.23/1035
LOCATION	16 A Beechtree Avenue, Englefield Green, Surrey, TW20 0SR
PROPOSAL	Change of use from women's refuge (sui-generis) to residential (Class C3), including rooftop and side extensions to provide 8 self-contained units, provision of additional car parking, bin storage and associated landscaping.
TYPE	Full Planning Permission
EXPIRY DATE	16/10/2023
WARD	Englefield Green West
CASE OFFICER	Adam Jackson
REASON FOR COMMITTEE DETERMINATION	Application for 5 or more dwelling recommended for approval.
<i>If you have questions about this report please contact Ashley Smith, Victoria Gibson or the case officer.</i>	

1. SUMMARY OF RECOMMENDATION

It is recommended the Planning Committee authorises the HoP:	
1.	To grant planning permission subject to the completion of a S106 legal agreement which secures mitigation against the impacts of the development on the Thames Basin Heaths Special Protection area, and the proposed affordable housing and relevant conditions.
2.	To refuse permission should the legal agreement not proceed to the HoP's satisfaction on the grounds of harm to the SPA and failure to provide affordable housing and/or if any significant material considerations arise prior to the issuing of the decision that in the opinion of the HoP would warrant refusal of the application. Reasons for refusal relating to any such matter are delegated to the HoP.

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site comprises a former women's refuge and its associated car park and garden. The existing building has a gross internal area of approximately 360sqm, spread across two floors. The existing building is 8.2m tall with a hipped roof and 2 single storey wings which are between 4.3 and 4.5m tall. The site is accessed via a driveway off Beechtree Avenue and sits behind existing dwellings. The surrounding area consists predominantly of residential developments, including semi-detached and

terraced dwellings, and flatted developments.

- 2.2 To the rear of the application site is Kings Lane Open Space, Egham Football Club and an area of woodland. Trees on site and to the rear of the site are not protected, however do make a positive contribution to the character and appearance of the area.
- 2.3 The application site is within the 5km buffer of the Thames Basin Heaths Special Protection Area and the woodland adjacent to the rear boundary of the site is within a Biodiversity Opportunity Area and is classed as Priority Habitat.
- 2.4 The development is proposed to be 100% affordable (affordable rent).

3. APPLICATION DETAILS

- 3.1 The application is for the change of use of the site and existing building from a women's refuge (sui-generis) to residential (Class C3). As part of the change of use, it is proposed to extend the building to the side and at roof level, and the resulting building will provide 8 self-contained flats (2 x 1 bed & 6 x 2 bed). It is also proposed to provide additional car parking space (12 x spaces), refuse/recycling storage, cycle storage and new soft landscaping.
- 3.2 The resulting building will have a gross internal area of approximately 625sqm set across three storeys. The main part of the building is approximately 9.25m tall with a pitched roof sloping up to an area of flat roof. The two storey elements either side of the main part of the building are 6.5m with flat roofs. The proposed development is proposed to be finished in a mixture of brick and zinc cladding with a mixture of tiled and flat roof sections, however it is recommended that final details of materials are secured via condition.
- 3.3 A communal garden area is provided to the side/rear of the site. The development will utilise the existing access and new tactile paving is proposed at the head of the access to improve highway safety.
- 3.4 The application originally proposed 11 flats; however, this was reduced to 8 following a reduction in the size of the extensions. The size of the extensions was reduced on the recommendation of Officers, following concerns being raised with the impact of the development on existing occupiers.

4. RELEVANT PLANNING HISTORY

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

Reference	Details	Decision
RU.96/0563	Erection of detached two storey seven bedroom special needs home.	Granted (14/08/1996)
RU.97/0114	Detached part one, part two storey special needs house with parking following the demolition of ambulance garages.	Granted (18/04/1997)

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

- 5.1 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 where necessary.
- 5.2 The Englefield Green Village Neighbourhood Plan has also now been formally adopted and forms part of the statutory development plan for Runnymede. The plan is used alongside the Runnymede 2030 Local Plan, and any specific key policies will be referred to in the planning considerations where necessary.
- 5.3 Supplementary Planning Documents and Guidance which may be a material consideration in determination:
- Runnymede Design Supplementary Planning Document
 - Infrastructure Delivery and Prioritisation Supplementary Planning Document
 - Thames Basin Heaths Supplementary Planning Document
 - Green and Blue Infrastructure Supplementary Planning Document
 - Affordable Housing Supplementary Planning Document
 - First Homes Interim Policy Statement
 - Runnymede Parking Guidance Supplementary Planning Document
 - Trees, Woodland and Hedgerows Supplementary Planning Guidance

6. CONSULTATIONS CARRIED OUT

Consultees responses

Consultee	Comments
Lead Local Flood Authority	Not satisfied that the proposed surface water drainage scheme meets requirements, however, suggests that an amended scheme can be secured via condition.
County Highway Authority	No objections subject to conditions which secure: <ul style="list-style-type: none"> • Modified access and visibility zones • Bicycle parking. • Car parking • Electric vehicle charging points
Surrey Wildlife Trust (in their role as ecological advisor to the	Recommends approval subject to conditions which secure: <ul style="list-style-type: none"> • A Landscape and Ecological Management Plan • A Construction Environmental Management Plan

LPA)	Also recommends: <ul style="list-style-type: none"> • No net increase in lighting on woodland or trees • Compliance with the Thames Basin Heaths Special Protection Area avoidance strategy.
RBC Drainage	Recommends approval subject to a condition to secure the detailed surface water drainage scheme.
RBC Affordable Housing Officer	Fully support the application as it will provide needed affordable housing for local people.
RBC Recycling Officer	Supports the location of the Bin Store, however requests further details of its design.
Thames Water	No objections.

Representations and comments from interested parties

6.2 53 neighbouring properties were consulted in addition to being advertised on the Council's website.

2 letters of objection, from 1 address have been received. These letters object to the proposal, however, relate of the original plans; no letters have been received in response to consultation carried out on the amended plans. Notwithstanding, the concerns raised can be summarised as follows:

- Overlooking of neighbouring properties
- Noise pollution from the development
- Pollution from additional vehicles
- Light pollution from the outdoor lighting
- Smell/odour from the proposed bin store.

6.3 1 letter has also been received in support of the proposal, and can be summarised as follows:

- Housing is badly needed.
- No objection if the housing is for those waiting for housing or for first time buyers.

6.4 The Englefield Green Residents Association have also commented on the application. Their comments also relate to the original plans, and can be summarised as follows:

- No details of the affordable housing
- Objects to any student accommodation

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 on the character and appearance of the area
- Residential amenity
- Highway safety and parking
- Biodiversity
- The impact on the Thames Basin Heaths Special Protection Area
- Renewable Energy
- Affordable Housing

Principle of Development

- 7.2 The existing lawful use of the site is as a women's refuge (Sui-Generis). Policy SD5 of the Runnymede 2030 Local Plan describes supported accommodation, such as this, as social & community infrastructure, however policy CF1 of the Englefield Green Village Neighbourhood Plan sets out specific community facilities which it considers should be protected, which does not include this site, and it is noted that the site, according to the applicant, has been vacant since May 2021.
- 7.3 Furthermore, policy SD5 of the Local Plan also considers affordable housing as Social & Community Infrastructure, and this application proposes 100% affordable housing (affordable rent), despite not being required by policies within the Local and Neighbourhood Plan. The proposal therefore replaces one piece of community infrastructure with another.
- 7.4 Given the above, there is no objection to the loss of the existing use.

The impact on the character and appearance of the area

- 7.5 Policy EE1 of the Runnymede 2030 Local Plan sets out that all development proposals will be expected to achieve high quality and inclusive design. Policy ND5 of the Englefield Green Village Neighbourhood Plan also sets out that proposals for good quality design will be supported where they are in accordance with the guidelines and codes set out in the Englefield Green Design Codes.
- 7.6 The application site falls within the West Character Area of the Englefield Green Design Codes, which is characterised by post war and late 20th century medium to high density housing, including some blocks of flats.
- 7.7 The existing building is an 8.2 metre tall, 2 storey detached property, most recently in use as a women's refuge. The property has a hipped roof and steps down to single storey sections on either side, however, is otherwise one of the larger buildings within the surrounding area.
- 7.8 Whilst the proposed extensions would add further mass and bulk to the existing building at first floor and above, the overall increase in height is just approximately 1m and amended plans have been received during the application which have significantly reduced both the height of the side extensions and the overall width of the proposed development.

- 7.9 The site is also set well back from the main road and is at a lower level, such that the building would not be overly prominent. It is not considered therefore that the additional height or mass would cause any material harm to the character and appearance of the area. It is also noted that there is a large 3-storey block of flats opposite the site access.
- 7.10 A partial flat roof is proposed as part of the extensions, which is not reflective of the existing roof or the roof design of adjacent properties, however as above, given the location of the property, its lower ground level and the relatively minimal increase in height, it is not considered that this would harm the character and appearance of the area in this instance.
- 7.11 In addition to the above, the building resulting from the proposed extensions has roughly the same footprint as the existing property, and retains its general form, with one larger section in the middle and two smaller wings either side. The extensions are therefore considered to be appropriate in terms of their scale and form.
- 7.12 To the rear, just outside of the application site are several mature trees. The trees make a positive contribution to the character and appearance of the area, furthermore policy NE3 of the Neighbourhood Plan sets out that the removal or loss of mature trees will be resisted.
- 7.13 The application has been supported by an Arboricultural Impact Assessment, which concludes that the removal of one tree (T3 – B Category) is necessary due to the provision of parking to the rear of the site, however that the rest of the trees will not be materially impacted and can be protected during construction activities. It will be necessary to secure a final Arboricultural Method Statement and Tree Protection Plan via condition in order to ensure an acceptable impact on retained trees. A suitable landscaping plan and strategy, including new and replacement trees and vegetation can also be secured via condition.
- 7.14 Overall, it is not considered that the proposed would result in harm to the character and appearance of the area. The proposal is therefore considered to comply with policy EE1 of the Runnymede 2030 Local Plan, policy ND5 of the Englefield Green Village Neighbourhood Plan and Design Codes, the Runnymede Design SPD and guidance within the National Planning Policy Framework.

Residential amenity

- 7.15 Policy EE1 of the Runnymede 2030 Local Plan sets out that new development proposals will be supported where they ensure no adverse impacts on the amenities of occupiers of the proposed development or to neighbouring properties/occupiers. Policy ND1 of the Englefield Green Village Neighbourhood Plan also sets out that development proposals should not result in any significant adverse impact on the amenities of the occupiers of neighbouring properties.

Impact on existing residents

- 7.16 With regards to the impact on existing residents, there are neighbouring properties to the north, east and south of the application site. Separation distances to properties to the north and east are considered sufficient to prevent any overbearing impact, however it is considered that the first-floor side (north) facing windows should be obscurely glazed to prevent any overlooking of these properties or their gardens.
- 7.17 The closest neighbour is to the southeast. The southern wing, which is adjacent to this neighbour, is increasing in height by approximately 2m compared to the highest part of the roof of the existing wing. Notwithstanding, the existing separation distance of approximately 4m is being retained and the southern wing is adjacent to the rear part of this neighbour's garden. It is not therefore considered that there would be a material overbearing impact on

this neighbour either. This neighbour, due to being to the southeast of the proposed development, will also not experience any material loss of direct sunlight. It should also be noted that the scale of the proposed extensions, including that to the south wing, has been reduced during the application in order to protect residential amenity.

- 7.18 The first floor south facing window would not be afforded direct views into this neighbour's garden, however the second-floor window which is set further back would, and therefore it is considered necessary for this to be obscurely glazed. The east facing bathroom windows within the first and second floors within the southeast corner of the building would also overlook this neighbour's garden and as such should also be obscurely glazed. It is acknowledged that the proposed development results in an additional storey, and therefore additional windows, however subject to the suggested windows being obscurely glazed, it is not considered that the development would result in any material loss of privacy compared to the existing.
- 7.19 It is not considered that obscurely glazing any of the windows suggested within the north, east or south elevations would negatively impact the standard of amenity for the future occupiers of the relevant flats, as the windows are either to non-habitable rooms or the rooms, they serve are dual aspect.

Amenity for the proposed residents

- 7.20 With regards to the amenity afforded to the future occupiers of the flats, the flats all accord with the minimum internal space standards set out in policy SL19 of the Local Plan, and are dual aspect, thereby ensuring good levels of light.
- 7.21 A communal garden area is also proposed to the rear/side of the site, which is considered large enough for all the future residents. This area is labelled as public open space on the proposed land uses plan, however, is more likely to only be used by residents given the location of the site, and the size of this space. There are no actual requirements for public open space given the size of the development. Recycling and refuge facilities as well as a cycle store are also proposed, and final details of these can be secured via condition.
- 7.22 Overall, it is considered that the development will not materially harm the amenity of neighbouring occupiers, and that the future residents of the development will be provided with a suitable residential environment.

Highway safety and parking

- 7.23 The application is supported by a Transport Statement, which concludes that the development would not result in a material increase in traffic coming to and from the site compared to the existing use. This has been calculated on the basis that the existing lawful use as sheltered accommodation to generate an average of 0 AM or PM peak time trips. The Transport Statement is also based on a scheme for 11 flats, as originally proposed, rather than 8. There is not therefore considered to be any material traffic implications arising from the development.
- 7.24 The development will use the existing access and tactile paving is proposed at the entrance of the access in order to improve highway safety.
- 7.25 The proposed development will be provided with 12 parking spaces for the flats and 2 visitor parking spaces. This is in excess of the suggested number of spaces for a development of this size as set out in the Runnymede Parking Guidance Supplementary Planning Document, however this is considered appropriate given the location of the development and the likelihood of cars being the predominant mode of transport for the future occupiers.

Despite the additional hardstanding created by the parking spaces, sufficient space will remain on the site for soft landscaping.

- 7.26 The Parking Guidance SPD and policy TT1 of the Englefield Green Village Neighbourhood Plan also required each dwelling to be provided with an electric vehicle charging point. Electric Vehicle charging points have been shown on the proposed Parking Layout Plan, and a condition is suggested to secure this.
- 7.27 A cycle store is proposed within the garden area for the flats, and a condition is recommended which will secure these, and to ensure compliance with the Parking Guidance SPD and policy TT2 of the Neighbourhood Plan.
- 7.28 It is noted that several neighbouring properties can currently access their gardens via gates within the existing car park area of the application site, however it is understood that there is no formal right of way across the site for these properties. This is therefore a civil matter between parties and not a matter for planning.

Biodiversity

- 7.29 The application site is adjacent to a biodiversity opportunity area to the rear of the site. Policy EE9 of the Runnymede 2030 Local Plan sets out that the Council will seek net gains in biodiversity, and policy EE11 sets out that further fragmentation of Green Infrastructure will be avoided through the encouragement of development proposal which restore, maintain and enhance habitat connectivity. Policies NE1 and NE2 of the Englefield Green Village Neighbourhood Plan are consistent with policies EE11 and EE9 respectively.
- 7.30 Whilst it is necessary to remove one mature tree from the site, the majority of the trees on and adjacent the site are to be retained. Sufficient space around the development also exists to provide new planting and soft landscaping. Furthermore, the application has been supported by a Biodiversity Impact Calculation report, which predicts a net gain in biodiversity of 12.31%.
- 7.31 There are some inconsistencies between the report and the landscaping shown on the proposed plans, however it is considered that final details of both landscaping and biodiversity enhancements can be secured by condition.
- 7.32 The woodland adjacent to the rear boundary of the site as well as being a biodiversity opportunity area is also classed as Priority Habitat (Deciduous Woodland), however, with the exception of some of the parking spaces, the existing buffer between the development and the woodland will be retained, and conditions requiring hard and soft landscaping details and a landscape environmental management plan will ensure that biodiversity enhancements to this buffer are secured in accordance with requirements set out in policy NE2 of the Englefield Green Village Neighbourhood Plan.
- 7.33 The existing building has been assessed as having low bat roosting potential, and as such a follow-up bat emergence survey was carried out. However, no bats were seen to have emerged from the building during the survey and as such there is a likely absence of roosting bats within the building and no further surveys are considered to be required.
- 7.34 The habitat to the rear of the site is suitable for foraging and commuting bats and as such, to prevent light spill into this area and protect this habitat, it is considered necessary to condition that details of any proposed external lighting are first approved by the Local Planning Authority.
- 7.35 The Ecological Assessment submitted with the application concludes that other species such as badgers are likely absent from the site, however a construction environmental

management plan, which sets out precautionary approach to work is considered necessary to ensure there is no harm. This can be secured via condition.

The impact on the Thames Basin Heaths Special Protection Area

- 7.36 The application site is located within the 5km buffer of the Thames Basin Heaths Special Protection Area. The SPA is designated under UK and European law due to the presence of breeding populations of birds. These birds' nest on or near the ground and as such are susceptible to disturbance from informal recreational use such as walking and dog walking.
- 7.37 To ensure no adverse effects from new residential development, additional recreational use, and to satisfy the Habitat Regulations, an avoidance strategy has been agreed with Natural England in the form of SANG (Suitable Alternative Natural Greenspace). The purpose of SANG is to attract potential new users away from the SPA. Strategic Access Management and Monitoring (SAMM) also forms part of the avoidance strategy.
- 7.38 For a development of this size, the following monetary contributions are due:
- SANG = £12,558.65, and
 - SAMM = £5,711.09
- 7.39 These contributions can be secured via a S106 legal agreement, which the applicant has indicated they are willing to enter into. Subject to securing these fees, it is not considered that the development will have an adverse impact on the integrity of the Thames Basin Heaths Special Protection Area.
- 7.40 It is recommended that members defer the application to the HoP to grant planning permission subject to the completion of this agreement.

Renewable Energy

- 7.41 The application has been supported by an Energy Statement which sets out that development will seek to improve the fabric efficiency of the building as recommended by the Council's energy hierarchy, and that solar photovoltaics will be installed on the flat roof of the building. The Planning Statement also commits to installing the solar panels. A condition is therefore recommended which secures the details of the solar panels.

Affordable Housing

- 7.42 The applicant is proposing to provide a 100% affordable rent affordable housing scheme. A S106 legal agreement is currently being drafted which will secure the proposed affordable housing, and it is therefore recommended that members defer the application to the HoP to grant planning permission subject to the completion of this agreement.

Drainage

- 7.43 A Surface Water Drainage Strategy has been submitted in support of the application, however this does not include soakage or infiltration testing test results and as such it has not been demonstrated that the proposed drainage strategy is feasible. The Lead Local Flood Authority advise that an updated drainage strategy should be secured via condition.

8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 8.1 The proposal would ordinarily be CIL liable, however on the assumption that 100%

affordable housing is to be secured/provided, the proposal would not attract a CIL fee.

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 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.

10. CONCLUSIONS

- 10.1 The proposed development is considered to have an acceptable impact on the character and appearance of the area, would provide future residents with an acceptable residential environment, would not materially harm the amenity of existing neighbours, and will have an acceptable impact on highway safety. Subject to the completion of the S106 agreement, the proposed development will also have an acceptable impact on the Thames Basin Heaths Special Protection Area. The proposed development will provide benefits in terms of biodiversity, renewable energy and affordable housing.
- 10.2 The development has been assessed against the following policies SD3, SD4, SD7, SD8, SL19, SL20, EE1, EE2, EE9, EE10, EE11 and EE13 of the Runnymede 2030 Local Plan, policies ND1, ND5, ND6, NE1, NE2, NE3, TT1 and TT2 of the Englefield Green Village Neighbourhood 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 HoP be authorised to grant planning permission subject to the completion of a Section 106 legal agreement under the Town and Country Planning Act 1990 (as amended) to secure the following obligations:

(i) Mitigation against the impact of the development on the Thames Basin Heaths Special Protection Area in the form of:

- SANG = £12,558.65, and
- SAMM = £5,711.09

(ii) 100% affordable housing (affordable rent)

And the 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:

- Location Plan (21.1580.001 - Rev B)
- Proposed Ground Floor Site Plan (21.1580.100 – Rev D)
- Proposed First Floor Site Plan (21.1580.101 – Rev E)
- Proposed Second Floor Site Plan (21.1580.102 – Rev D)
- Proposed Site Plan (21.1580.103 – Rev C)
- Proposed Parking Layout (21.1580.200 – Rev B)
- Proposed Storey Heights (21.1580.201 – Rev B)
- Proposed Boundary Treatments (21.1580.202 – Rev B)
- Proposed Materials Plan (21.1580.203 – Rev B)
- Proposed Refuse Strategy (21.1580.204 – Rev B)
- Proposed Land Uses Plan (21.1580.205 – Rev B)
- Proposed Secured by Design Plan (21.1580.206 – Rev B)
- Proposed Adjacent Dimensions Plan (21.1580.208 – Rev B)
- Proposed Flat Block Plans Sketch (21.1580.400 – Rev C)
- Proposed Flat Block Elevations (21.1580.410 – Rev B)
- Site Access Layout (6805.002 – Rev A)

Reason: To ensure high quality design and to comply with policy EE1 of the Runnymede 2030 Local Plan, policy ND5 of the Englefield Green Village Neighbourhood Plan, and guidance in the NPPF

3. External materials (details required)

Notwithstanding that shown on the approved plans, prior to the above ground construction of the development hereby permitted is commenced, details of the materials to be used on the external elevations shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out and maintained in accordance with the approved details.

Reason: To ensure high quality design and to comply with policy EE1 of the Runnymede 2030 Local Plan, policy ND5 of the Englefield Green Village Neighbourhood Plan, and guidance within the NPPF.

4. Tree protection

Prior to the commencement of any works hereby approved, including demolition, and before any equipment, machinery or materials are brought on to the site, an Arboricultural Method Statement and Tree Protection Plan shall be submitted to the Local Planning Authority for approval and then subsequently approved. Tree protective measures shall be installed in accordance with the approved Tree Protection Plan and 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 and biodiversity of the surrounding area and to comply with policies EE1, EE9 and EE11 of the Runnymede 2030 Local Plan; policies NE1, NE2 and NE3 of the Englefield Green Village Neighbourhood Plan; and guidance within the NPPF.

5. 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). The approved hard and soft landscaping works shall thereafter be carried out as approved prior to the first occupation of the development. The 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; policies NE1, NE2 and NE3 of the Englefield Green Village Neighbourhood Plan; and guidance within the NPPF.

6. Obscure glazing

Before the first occupation of the proposed development, the first and second floor side (north) facing windows, the second floor side (south) facing window, and the first and second floor front (east) facing windows serving the bathrooms within the south east corner of the building, shall be fitted with obscured glazing (at Pilkington Glass Level 4 or equivalent), and any part of the windows that are less than 1.7 metres above the floor of the room in which they are installed shall be non-opening and fixed shut. The window(s) shall be permanently retained in that condition thereafter.

Reason: To avoid overlooking into the adjoining property and to comply with policy EE1 of the Runnymede 2030 Local Plan, policy ND1 of the Englefield Green Village Neighbourhood Plan, and guidance within the NPPF.

7. No additional windows

Notwithstanding the provisions of Classes A, B and C 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, windows, dormer windows, roof lights or other openings shall not be formed at first floor or above (including the roof) in the north, east or south elevations of the development hereby approved (other than those expressly authorised in the drawings) without consent in writing from the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of the adjoining residential properties and to comply with policy EE1 of the Runnymede 2030 Local Plan, policy ND1 of the Englefield Green Village Neighbourhood Plan, and guidance within the NPPF.

8. Bin store provision

Notwithstanding that shown on the approved plans, prior to the commencement of the above ground construction of the development hereby permitted, details of the siting, size and design of the refuse and recycling bin storage area for the flats shall be submitted to and approved in writing by the Local Planning Authority. The refuse and recycling bin stores and facilities shall then be provided in accordance with the approved details prior to the first occupation of the development and retained as approved thereafter.

Reason: In the interests of amenity, to provide adequate refuse and recycling facilities and provide satisfactory form of development and to comply with policy EE1 of the Runnymede 2030 Local Plan, policy ND5 of the Englefield Green Village Neighbourhood Plan, and guidance within the NPPF.

9. Cycle storage

The development hereby approved shall not be first occupied unless and until each of the proposed dwellings have been provided with bicycle parking in a robust, secure enclosure in accordance with the approved plan. The bicycle parking shall thereafter be retained and maintained in accordance with the approved details. Within the proposed cycle storage, facilities for the charging of e-bikes are to be provided, consisting of a standard three-point plug socket.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to comply with policy SD7 of the Runnymede 2030 Local Plan, policy TT2 of the Englefield Green Village Neighbourhood Plan, and guidance within the NPPF.

10. Access

No part of the development shall be first occupied unless and until the proposed modified access to 16A Beechtree Avenue has been constructed and provided with visibility zones in general accordance with the approved plans. Thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason: The above conditions are required 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.

11. Electric Vehicle Charging

The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge Electric Vehicle Charging Point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with the Proposed Parking Layout (21.1580.2200 – Rev B). The Electric Vehicle Charging Points shall thereafter be retained and maintained operation in accordance with these approved details.

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, policy TT1 of the Englefield Green Village Neighbourhood Plan, and guidance within the NPPF.

12. Parking/Turning

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 and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning 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, policy TT1 of the Englefield Green Village Neighbourhood Plan, and guidance within the NPPF.

13. Landscape Environmental Management Plan (LEMP)

The above ground construction of the development hereby approved shall not commence until a Landscape Environmental Management Plan, which details the management measures to deliver the biodiversity net gain set out in the Biodiversity Impact Calculation Report, prepared by The Ecology Co-op (dated 26th June 2023), has been submitted to and approved in writing by the Local Planning Authority. The Landscape Environmental Management Plan shall include, but not be limited to the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions, together with a plan of management compartments.
- f) Preparation of a work schedule (including annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organisation responsible for implementation of the plan.

- h) Ongoing monitoring and remedial measures.
- i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.
- j) Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The development shall thereafter be implemented and maintained in accordance with the approved details.

Reason: To enhance the biodiversity of the site and to comply with policies EE9 and EE11 of the Runnymede 2030 Local Plan; policies NE1, NE2 and NE3 of the Englefield Green Village Neighbourhood Plan; and guidance within the NPPF.

14. Construction Environmental Management Plan (CEMP)

Prior to commencement of development, including demolition, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include but not be limited to:

- a) A map showing the location of all of the ecological features.
- b) A risk assessment of the potentially damaging construction activities.
- c) Practical measures to avoid and reduce impacts during construction.
- d) Details of the location and timing of works to avoid harm to biodiversity features.
- e) Details of the responsible persons and lines of communication.
- f) Details of protective fences, exclusion barriers and warning signs.

The development shall take place fully in accordance with the approved details.

Reason: To ensure there is no harm to biodiversity or protected species and to comply with policies EE9 and EE11 of the Runnymede 2030 Local Plan; policies NE1, NE2 and NE3 of the Englefield Green Village Neighbourhood Plan; and guidance within the NPPF.

15. External lighting

Before any external lighting is installed at the site, details shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include proposed hours of use and measures to ensure that no direct light is projected into the atmosphere above the lighting installation. Development shall be carried out in accordance with the approved details and be retained as such thereafter.

Reason: To protect wildlife and to comply with Policies EE2 and EE9 of the Runnymede 2030 Local Plan; policies ND1, NE1 and NE2 of the Englefield Green Village Neighbourhood Plan; and guidance within the NPPF.

16. Renewable energy (as approved)

Prior to the first occupation of the development hereby permitted, solar photovoltaic panels, in accordance with the details set out in the Energy Statement prepared by thermenergy, dated July 2023, shall be submitted to and approved in writing by the Local Planning Authority. The solar panels shall thereafter be retained and maintained operational for the lifetime of the development.

Reason: To ensure sustainable design and to comply with policies SD7 and SD8 of the Runnymede 2030 Local Plan, policy ND6 of the Englefield Green Village Neighbourhood Plan, and guidance within the NPPF.

17. Surface water drainage

The above ground works of the development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.
- b) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+45% allowance for climate change) storm events during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate equivalent to the pre-development Greenfield run-off including multifunctional sustainable drainage systems.
- c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.
- d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

The approved drainage strategy shall be implemented in full and shall thereafter be maintained in accordance with the approved details.

Reason: To ensure the design meets the non-statutory technical standards for SuDS and the final drainage design does not increase flood risk on site and to comply with policy EE13 of the Runnymede 2030 Local Plan policy NE2 of the Englefield Green Village Neighbourhood Plan, and guidance in the NPPF.

18. Drainage verification

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason: To ensure the design meets the non-statutory technical standards for SuDS and the final drainage design does not increase flood risk on site and to comply with policy EE13 of the Runnymede 2030 Local Plan policy NE2 of the Englefield Green Village Neighbourhood Plan, and guidance in the NPPF.