

## COMMITTEE AGENDA REFERENCE: 5B

<b>APPLICATION REF:</b>	<b>RJ.23/1564</b>
<b>LOCATION</b>	Culverdon House, Abbots Way, Chertsey, Surrey, KT16 9LE
<b>PROPOSAL</b>	Erection of an additional floor above existing office building to provide 9 apartments including ancillary works
<b>TYPE</b>	Full Planning Permission
<b>EXPIRY DATE</b>	22/01/2024
<b>WARD</b>	Chertsey Riverside
<b>CASE OFFICER</b>	Jennifer Cade
<b>REASON FOR COMMITTEE DETERMINATION</b>	Net increase of 5 or more new dwellinghouses
<b><i>If you have questions about this report please contact Ashley Smith, Victoria Gibson or the case officer.</i></b>	

### 1. SUMMARY OF RECOMMENDATION

<b>It is recommended the Planning Committee authorises the CHDMBC:</b>	
1.	<b>To approve the application subject to the completion of a Unilateral Undertaking and relevant planning conditions</b>
2.	<b>To refuse planning permission at the discretion of the HoP should the Unilateral Undertaking not progress to their satisfaction or if any other material planning matters arise prior to the issuing of the decision that in the opinion of the HoP would warrant the refusal of planning permission.</b>

### 2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 Culverdon House is a part two, part three storey office building situated within the Town Centre of Chertsey. The building is located on the corner of Abbots Way, Eastworth Road and Guildford Road with the buildings main entrance fronting onto Abbots Way. A car park serving the offices is located to the north of the building including part basement car park. The entrance to the car park and a small area of the car park is located within Flood Zone 3, and the remainder of the site including the office building itself lies within Flood Zone 2.
- 2.2 Whilst the building itself lies outside the Chertsey Conservation Area, the Conservation Area boundary dissects the car park and extends along Guildford Street to the north of the site. Abutting the site to the north on Guildford Street are two Listed Buildings (43 and 45 Guildford Street) and to the south on the opposite site of Pycroft Road is a Grade II Listed former Fire Station and 18th Century buildings of 14 and 16 Fox Lane North. Chertsey railway station lies approximately 130m to the south of the site. The majority of the building falls within the 5km buffer zone of the Thames Basin Heath Special Protection Area.

### 3. APPLICATION DETAILS

- 3.1 This application seeks permission for an additional storey above the existing two storey element of the building. The existing building benefits from prior approval consent for the change of use to residential flats for which internal works have started. The proposed additional storey would provide 9 additional flats bringing the total within the building to 36 flats (with prior approval change of use granted under RU.23/0907). The proposed additional storey would have a flat roof and would have a height of approximately 11 metres with the overall maximum height remaining approximately 15.4 metres on the existing three storey part of the building. Terraces would provide amenity space for the proposed second floor flats. From the information submitted, the additional storey would be finished with metal cladding.

Flat	Type	Size
1	1 bed	43.7sqm
2	1 bed	41.1sqm
3	1 bed	41.0sqm
4	1 bed + study	64.3sqm
5	2 bed	62.3sqm
6	2 bed	64.7sqm
7	1 bed	39.1sqm
8	1 bed	39.2sqm
9	1 bed	41.8sqm

- 3.2 A Planning & Heritage Statement, Design and Access Statement, Preliminary Risk Assessment, Daylight Sunlight Assessment, Flood Risk Assessment, Noise Assessment and Sequential Test has been submitted to support the application.

### 4. RELEVANT PLANNING HISTORY

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

Reference	Details
RU.24/0162	Removal of Condition 3 (Sound insulation (from external noise)) of permission RU.21/1236 for Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3) for 27 residential units, under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O. Grant Consent- subject to conditions April 2024
RU.23/0907	Prior Approval Application for an extension to the existing building to provide an additional two storeys to create 26 residential units, under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)- Schedule 2, Part 20, Class AA (New dwellinghouses on detached buildings in commercial or mixed use). Prior Approval Refused August 2023
RU.23/0458	Application for prior approval of proposed two-storey upward extension

	utilising Schedule 2, Part 20, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 to provide No. 16 x 1-bed and No. 10 x 2-bed dwellings. Prior Approval Refused May 2023
RU.21/1236	Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3) for 27 residential units, under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O. Prior Approval Required and Approved September 2021
RU.19/0501	Notification of Prior Approval for a Proposed Change of Use of a building and the associated land from Office Use (Class B1(a)) to a Dwellinghouse (Class C3) comprising the creation of 31 units. Prior Approval Required and Approved May 2019
RU.18/1198	Certificate of Existing Lawfulness to establish the implementation of RU.16/0933. Grant Certificate of Existing Lawfulness September 2018
RU.16/0933	Single storey rooftop extension providing 571sqm of additional Class B1(a) office space, new terrace, external alterations to building façade, improvements to basement car park entrance, hard landscaping and associated works. Grant Consent subject to conditions July 2016
RU.16/0370	External alterations to building façade including new entrance portico to replace existing, improvements to basement car park entrance, reconfiguration of hard landscaping. Grant Consent- subject to conditions April 2016
RU.97/0807	Erection of a 2 and 3 storey office building with associated parking at ground and lower ground level and completion of new road. Grant Consent subject to conditions February 1998. <i>Officer Note: no conditions restricting the use of the building</i>

## 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 SPDs which might be a material consideration in determination:
- Infrastructure Delivery and Prioritisation SPD, November 2020
  - Runnymede Design Supplementary Planning Document SPD, July 2021
  - Thames Basin Heath Special Protection Area SPD, April 2021
  - Green and Blue Infrastructure SPD, December 2021
  - Runnymede Parking Guidance SPD, November 2022

## 6. CONSULTATIONS CARRIED OUT

### Consultees responses

Consultee	Comments
<b>RBC Drainage Engineer</b>	No objection subject to conditions
<b>RBC Environmental Health Manager</b>	No objection subject to conditions
<b>RBC Contaminated Land Officer</b>	No comments received
<b>RBC Deputy Direct Services Manager</b>	<p>Further information on bin store location required. The bin area would need to be accessible location and be big enough to accommodate the following (for 9 flats):</p> <ul style="list-style-type: none"> <li>- 1 x 140L communal food waste bin</li> <li>- 2 x 1100L recycling bins</li> <li>- 3 x 660L refuse bins</li> </ul> <p><i>Officer note: further information has been submitted which is in accordance with comments received</i></p>
<b>RBC Conservation Officer</b>	No objections raised
<b>SCC County Highways Authority</b>	No objection subject to conditions

### Representations and comments from interested parties

6.2 73 Neighbouring properties were consulted in addition to being advertised on the Council's website, a press notice being published and a site notice being displayed and 2 letters of representation from separate properties have been received which can be summarised as follows:

- Concerns regarding current capacity of infrastructure in Chertsey and whether additional housing is acceptable until infrastructure is improved.
- Concerns regarding impact on setting of listed buildings
- Works have already commenced to convert existing building to 27 flats (approved under PD)
- Concerns regarding overshadowing and overbearing caused by an additional storey
- Heights and levels are not clearly marked on drawings
- Incorrect assumptions about neighbouring properties in Daylight Sunlight Report
- No. 43 Guildford Street is entirely residential (1 house), not part commercial
- Concerns regarding loss of privacy from balconies- restricting access to balcony and removal of 2 windows (one first and one second floor) in northern elevation would help to safeguard privacy  
*Officers comments- amended plans have been received which remove the second floor bedroom window and access to balcony on northern elevation to address this concern. The first floor window is existing.*
- Concerns regarding heritage advice being from a firm based in Essex. A Surrey based consultant or Historic England should be consulted
- Concerns that this will set a precedent for future development
- Copy of certificate RU.23/0744 for full residential use of 43 Guildford Street has been included

## 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 as follows:

- The principle of development
- Flooding considerations
- Design considerations including character of the area and heritage assets
- Provision of suitable residential environment
- Impact on neighbouring amenity
- Highways
- Blue and Green Infrastructure
- Contamination
- Thames Basin Heath SPA
- Other matters

### The Principle of Development

7.2 The site is located in the urban area in a sustainable location within Chertsey Town Centre. Given its proximity to the primary shopping area of Chertsey, other local centre services and public transport services the location is considered acceptable for residential use. It is recognised that Policy SD1 seeks to encourage new development within the larger settlements of Runnymede of which Chertsey is one, as such the proposal is consistent with Policy SD1. Therefore, the additional storey in residential use is considered acceptable. However, this is subject to other considerations as set out below.

### Flooding Considerations

7.3 The application site is located within Flood Zone 2 and the NPPG states that development in Flood Zone 2 is appropriate subject to passing the sequential test and submitting a satisfactory Flood Risk Assessment. This is supported by the NPPF which states that when determining planning applications, and subject to the Sequential Test being passed local planning authorities should then ensure flood risk is not increased elsewhere, that the development is appropriately flood resilient and resistant and there is a safe access and egress route. Policy EE13 is consistent with the NPPF.

7.4 A Flood Risk Sequential Test has been submitted with the application which concludes that there are no other reasonably available sites in areas with lower probability of flooding that would be appropriate to the type of development proposed, so the Sequential Test is considered to be passed. The proposed development is to be located above the existing building so there will be no decrease in flood storage on the site and therefore, no increase in flood risk or flood water displacement. The proposed flats would be at second floor so would not be directly at risk of flooding themselves. In respect of safe access and egress, a route has been agreed under application RU.24/0445 (discharge of FRMP condition associated with prior approval for change of use of the existing building) although no route has been submitted under the current application. However, as a safe access and escape route has been established under RU.24/0445 a condition is recommended to provide an updated Flood Risk

Management Plan including details of safe access and egress and how this will be communicated to future residents. The Councils Drainage Engineer has not raised any objections to the proposal but has recommended a condition to secure a SUDS scheme. Therefore, future residents are considered to be safe from flood risk and the proposal is considered to be in compliance with Policy EE13 subject to the submission of a flood risk management plan and details of SUDS scheme.

#### Design Considerations Including Character of the Area and Heritage Assets

- 7.5 The NPPF attaches great importance to the design of the built environment. Proposed new development should respond to local character, be of a high standard of design and seek to improve the character of the area. Paragraph 134 of the NPPF advises that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area which is also reflected in Policy EE1.
- 7.6 The proposed second floor extension would be of a modern flat roof design. It is noted that a similar second floor extension was approved at the site under RU.16/0933 for office use and a certificate of lawfulness was granted under RU.18/1198 to confirm the commencement of RU.16/0933 so this permission remains extant. The built form of the current proposal is almost identical to that approved under RU.16/0933. The extension is recessed within the roof top to reduce its mass and bulk with terraces around the perimeter. The additional floor would replace an existing pitched roof which was only 1.4 metres lower than the proposed additional storey. The highest part of the building remains as existing. The additional floor is proposed to be clad with metal, details of which can be secured by way of condition. Whilst this is a change compared to existing, this is not dissimilar to other buildings in the surrounding area where the topmost floor is constructed of a different material to the main part of the building. Therefore, the development is considered to have an acceptable external appearance in accordance with Policy EE1.
- 7.7 The application site is partially located within the Chertsey Conservation Area and is also located in close proximity to several designated heritage assets, all of which have the potential to be impacted through change within their setting. The Councils Heritage Advisor has reviewed the proposal and does not consider that the proposal would result in harm to any identified designated heritage assets and therefore raises no objection on heritage grounds. Therefore, the proposal is considered to comply with Policy EE4 and EE5.

#### Provision of Suitable Residential Amenity

- 7.8 All proposals are expected to provide high quality homes. Policy EE1 states that development proposals should ensure no adverse impact on the amenities of occupiers of the development proposed. In addition, Policy SL19 of the Local Plan sets out the minimum floor space standards expected for new developments to accord with which has been complied with (detailed in Section 3.1 of this report). Each flat is provided with a balcony, although it is noted that these are of limited depth (below the 1.5 metre depth set out in the Runnymede Design Guide SPD), and the site is also within walking distance of a public green space (Gogmore Farm Park and Bourne Meadow Park). The plans have been amended since their original submission to create a communal amenity area within the site which is a positive of the scheme. A bin store is also proposed which can accommodate suitable bin provision to serve 36 flats (proposed flats and flats approved under RU.23/0907) details of which will be subject to condition.

- 7.9 Several of the flats are single aspect, three of which are north facing. However, the north facing flats would have good unobstructed outlook. A Daylight and Sunlight Assessment has been provided with the application which concludes that all proposed flats would benefit from good access to daylight and sunlight levels taking into account the orientation of the properties. One room would fall slightly below the recommended daylight levels, however this room benefits from good unobstructed outlook and meets the relevant sunlight requirement so is considered to be acceptable. Privacy screens will be provided to the balconies, details of which will be secured by way of condition to ensure there is no loss of privacy between flats.
- 7.10 It is noted that Flat 4 includes a room labelled as a 'study' room. It would be slightly smaller than the required size for a single bedroom but could potentially be utilised as a bedroom. The 'study' room would not benefit from good outlook as is served by a rooflight. Even if this 'study' room is utilised as a bedroom by future occupiers the proposed flat would still meet the respective minimum space standards.
- 7.11 A Noise Assessment has been submitted with the application. The assessment concludes that with appropriate mitigation and glazing that the required internal noise levels can be achieved. The Councils Environmental Health Officer has reviewed the scheme and has raised no objections subject to the mitigation measures and suitable glazing being installed. Therefore, subject to conditions the proposal is considered to provide a suitable level of amenity of future residents in accordance with Policy EE1.

#### Impact on Neighbouring Amenity

- 7.12 In terms of the residential amenity of neighbouring properties, the nearest residential property is No. 43 Guildford Street to the north east of the application property some 7 metres away. It is acknowledged that the built form of the additional storey is the same as extant permission RU.16/0933, so whilst the proposal would result in an additional storey to the south west of No. 43, this could be built out without requiring further permission. RU.16/0933 was for office use and proposed glazing along the northern elevation facing No. 43 Guildford Street. Amended plans have been received during the course of the application to remove all habitable windows from the northern elevation closest to No. 43 Guildford Street to prevent any overlooking or loss of privacy. A window serving a stairwell remains on this northern elevation, however this can be conditioned to be obscurely glazed. Therefore, whilst there would be a degree of impact to the amenity of No. 43 Guildford Street, the proposal is considered to be a betterment compared to extant permission RU.16/0933. All other neighbouring properties are considered to be a sufficient distance away to prevent any overbearing or overlooking impacts. Therefore, the proposal is not considered to be unduly harmful to neighbouring amenity in accordance with Policy EE1.

#### Highways and Parking

- 7.13 The proposed development has been considered by the County Highways Authority who have assessed the application on safety, capacity and policy grounds and have not raised any objections but have recommended conditions relating to cycle parking and EV charging points. The proposal would create an additional 9 flats, bringing the total number of residential units on the site to 36 (with prior approval granted under RU.23/0907). 42 car parking spaces are proposed to be utilised of the 101 available spaces at the site. 46 cycle parking spaces will also be provided for the site. Access arrangements remain unchanged. Therefore, subject to conditions the proposal is considered to comply with Policy SD4.

### Blue and Green Infrastructure

- 7.14 It is noted that there is an overprovision of parking at the site for the proposed residential use. Amended plans have been provided since the application was originally submitted to create a communal amenity area in part of the existing car park. A condition requiring details of landscaping is recommended. The Planning and Heritage Statement also indicates that bird and bat boxes will be provided, details of which will be subject to condition. A condition requiring details of water efficiency is also recommended. Therefore, subject to conditions the proposal is considered to comply with Policy SD7 and SD8.

### Contamination

- 7.15 The proposal is for an additional storey above the two storey element of the existing building. Therefore, no ground works are proposed under this application so there are no concerns raised with respect of contamination and the scheme is considered to comply with Policy EE2.

### Thames Basin Heath SPA

- 7.16 The site lies within 5km of the Thames Basin Heaths Special Protection Area. 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.
- 7.17 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 a 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 and have submitted a draft Unilateral Undertaking in respect of SAMM payment and contribution towards SANGS. This is in accordance with Policy EE10 and guidance within the NPPF.

### Other Matters

- 7.18 It is noted that a letter of representation has raised concerns regarding Place Services (the Councils Heritage Consultant) being based in Essex. Place Services are the Councils Heritage Consultant, they undertake visits to sites within the borough where necessary. Historic England are not a statutory consultee for this application as the application site is not a Listed Building and the proposal does not affect the setting of a Grade I or Grade II\* Listed Building (i.e. all listed building surrounding the site are Grade II Listed).



## **8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)**

- 8.1 The application proposes a new residential development and therefore would be liable for a Community Infrastructure Levy contribution.

## **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**

- 10.2 The development has been assessed against the following Development Plan policies – SD1, SD3, SD4, SD7, SD8, EE1, EE2, EE4, EE5, EE9, EE10, EE11, EE12, 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 HoP be authorised to grant planning permission subject to the completion of a Unilateral Undertaking under the Town and Country Planning Act 1990 (as amended) to secure the following obligations:***

- 1. Contributions towards SAMM and SANG in respect of the Thames Basin Heath SPA***

***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:

2301 GA 01 01 Rev A (Location Plan), 2301 GA 01 01 Rev A (Block Plan) received 27/11/2023

2301 GA 05 06 Rev C (Proposed East and West Elevations), 2301 GA 05 05 Rev C (Proposed North Elevations), 2301 GA 05 04 Rev C (Proposed South Elevations), 2301 GA 03 104 Rev C (Proposed Roof Plan), 2301 GA 03 103 Rev C (Proposed Third Floor Plan), 2301 GA 03 102 Rev C (Proposed Second Floor Plan), 2301 GA 03 101 Rev C (Proposed First Floor Plan) received 17/04/2024

2301 GA 03 100 Rev D (Proposed Ground Floor Plan), 2301 GA 03 99 Rev E (Proposed Parking Plans) received 17/05/2024

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. SUDS

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 water;
- b) 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.);
- c) 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;

- d) Details of drainage management responsibilities and maintenance regimes for the drainage system; and
- e) 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.

Reasons: 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

#### 5. Flood Risk Management and Evacuation Plan

Prior to the occupation of the development hereby permitted, a Flood Evacuation Plan (FEP) shall be submitted to and approved in writing by the Local Planning Authority. The FEP shall provide a householder pack which shall include details of how this pack will be made available to the first and subsequent occupiers and include details of a safe access and egress route to an area wholly in flood zone 1.

Reasons: In the interests of the safety of future occupiers and to comply with Policy EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.

#### 6. Noise

Prior to above ground construction of the development hereby permitted the following details shall be submitted to and approved in writing by the Local Planning Authority:

- Details of external wall construction which must achieve a minimum sound insulation performance of 53dB Rw.
- Details of glazing and associated ventilators. As a minimum these must meet the specifications within paragraphs 5.4, 5.5 and 5.8 of Noise Assessment (Ref: R9928-2 Rev 0) prepared by 24 Acoustics received 10/11/2023

The development hereby approved shall be implemented fully in accordance with the approved details and be retained as such thereafter.

Reason: To protect the amenities of occupiers of nearby properties and to comply with Policy EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF.

#### 7. Screening to Balcony

Before the development hereby permitted is occupied, details of the siting, design and appearance including materials of screening along the sides of the terraces at second floor level 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 prior to the first use of the balcony/terrace area and the screening shall be retained in perpetuity unless otherwise agreed in writing by the LPA.

Reason: To prevent overlooking and loss of privacy to the occupiers of the neighbouring property and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

#### 8. Obscure glazing

Before the first occupation of the development hereby permitted, the second floor window in north elevation 2 (serving a stairwell) shall be fitted with obscured glazing (at Pilkington Glass Level 4 or equivalent) and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window 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 and guidance within the NPPF.

#### 9. Cycle Parking

The development hereby approved shall not be first occupied unless and until the proposed dwellings have been provided with parking for a minimum of 9 bicycles in a robust, secure enclosure in accordance with the approved plans and thereafter retained and maintained to the satisfaction of the Local Planning Authority. 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: To encourage active and sustainable travel and to comply with Policy SD3 of the Runnymede 2030 Local Plan and guidance within the NPPF.

#### 10. EV 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 approved plans and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

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

#### 11. Bin store

Prior to the first occupation of the development hereby permitted, details of the siting, size and design of the refuse and recycling bin storage area shall be submitted to and approved in writing by the Local Planning Authority. The refuse and recycling bin store and facilities shall then be provided in accordance with the approved details prior to the first occupation of the development and retained 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 and guidance within the NPPF.

#### 12. 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.

### 13. 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.

### 14. 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.

### ***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. Permitted Development Rights – Flats

The applicant and potential occupiers are advised that the flats hereby approved do not have any permitted development rights.

#### 3. 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.

4. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.
5. It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. With regard to an e-bike socket in a domestic dwelling, the residence should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-6 for fire detection and fire alarm systems in both new and existing domestic premises and BS 5839-1 the code of practice for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.
6. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, ([www.ccscheme.org.uk](http://www.ccscheme.org.uk)) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.