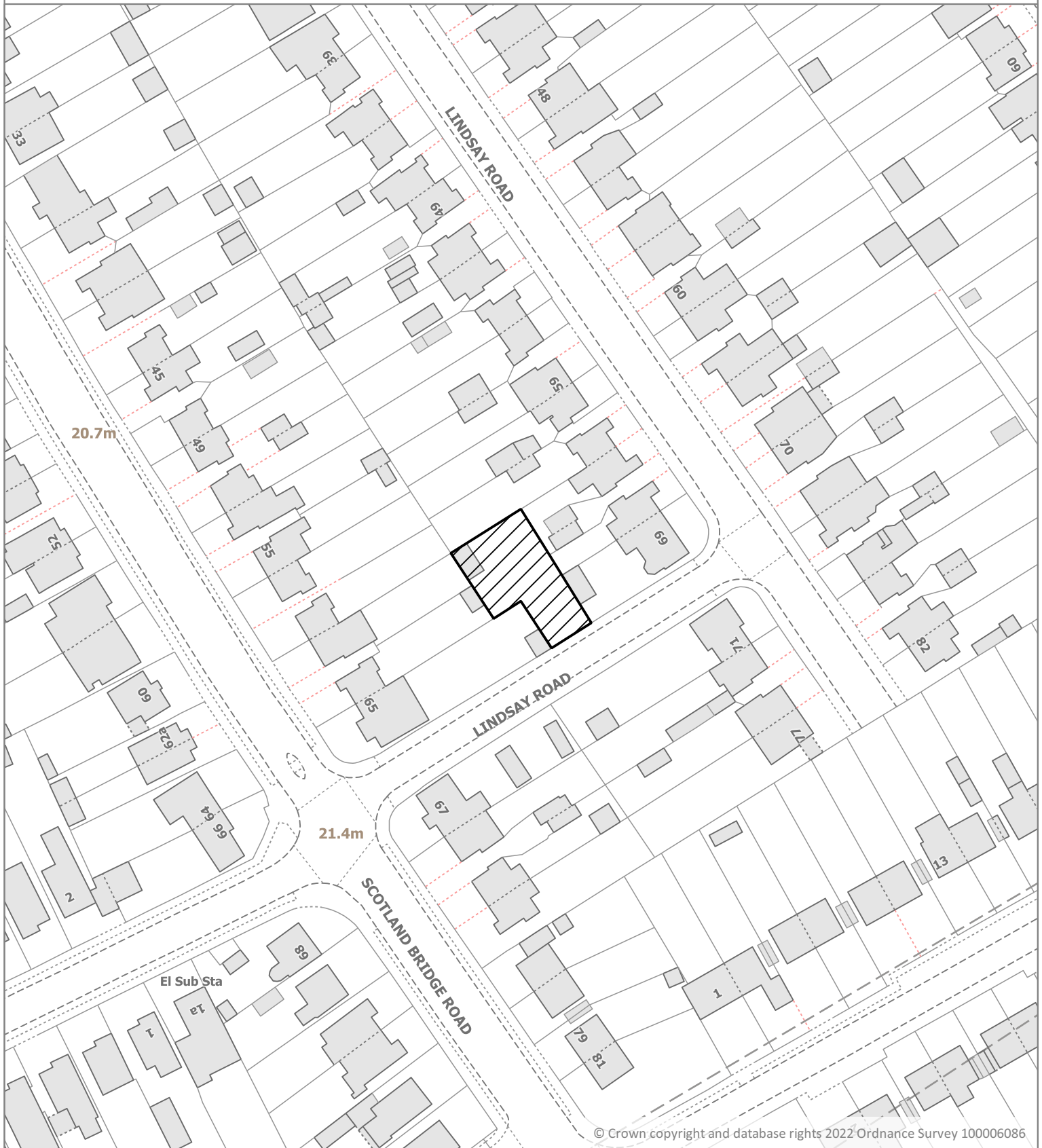


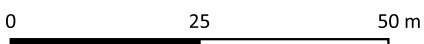


Date: 09/02/2022

65 Lindsay Road, Addlestone, KT15 3BE



Scale: 1:1,000



RU.21/1750



COMMITTEE AGENDA REFERENCE: 5A

APPLICATION REF:	RU.21/1750
LOCATION	65 Lindsay Road, Addlestone, KT15 3BE
PROPOSAL	Erect two-bedroom bungalow with parking on land to the rear of 65-69 Lindsay Road
TYPE	Full Planning Permission
EXPIRY DATE	10/12/2021
WARD	New Haw
CASE OFFICER	Joel Grist
REASON FOR COMMITTEE DETERMINATION	More than 10 objections received
<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 CHDMBC:	
a)	Grant Consent - subject to conditions as detailed in section 11 of this report and completion of S106 to secure the necessary SPA mitigation.
b)	To refuse permission at the discretion of the CHDMBC should the s106 not progress to his satisfaction on the grounds of harm to the Thames Basin Heaths SPA or if any other material planning matters arise prior to the issuing of the decision that in the opiniion of the CHDMBC would warrant the refusal of the planning permssion.

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The site comprises a parcel of land to the rear of the properties fronting Lindsay Road. The land is part of the curtilage of No.65 but extends along the rear boundaries of Nos.65, 67 and 69 Lindsay Road. The surrounding area is residential, where there is a strong prevailing character of semi-detached dwellings, of similar form and design set along the same building line and within plots of similar depth and width. The same character prevails along the adjoining Scotland Bridge Road. The only break to this regular row of housing and plot sizes is the irregular L-shaped plot of No.65 Lindsay Road.
- 2.2 The site is within 5km of the Thames Basin Heath SPA.

3. APPLICATION DETAILS

- 3.1 The application is a revised submission of the previously refused RU.20/1081. The application still proposes the erection of a single dwelling however the design has been revised with a single storey dwelling now proposed. The dwelling will have a rectangular footprint with hipped roof form to a ridge height of approximately 5.7m and eaves height of 2.6m. The dwelling will contain 2 bedrooms, a living/kitchen room and bathroom. The building will have a rendered finish. Access is proposed from Lindsay Road with space for 2 cars on the proposed driveway.
- 3.2 A design and access statement, flood risk assessment, preliminary ecological appraisal and updated ecological walkover report have been submitted.

4. RELEVANT PLANNING HISTORY

- 4.1 The site has a detailed planning history relating to additions to the dwellings at 65-69 Lindsay Road and the following history is considered relevant to this application:

Reference	Details
RU.20/1081	<p>Construction of new 2 storey three-bedroom house to land to rear of 65-69 Lindsay road. Refuse – 07/01/2021</p> <p>The application was refused for the following reasons:</p> <ol style="list-style-type: none">1. The development, by reason of the scale, appearance and siting, is considered to fail to respond to local context and would not positively contribute to the townscape setting; by reason of the proximity of the dwelling to the neighbouring properties, its depth and height, and the siting of windows, including a single rooflight to one of the bedrooms would result in poor standards of amenity for the future occupiers, and overlooking, loss of privacy and overshadowing with harmful impacts on residential amenities of neighbouring occupiers. The proposal therefore is not considered to achieve high quality design nor create an attractive place, contrary to Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF.2. By reason of the absence of data about flood levels in the submitted Flood Risk Assessment, it has not been possible to conclude that the development and its finished floor levels, would be safe in the event of a flood, and as the site is located within Flood Zone 2, it is considered that the sequential test has not been satisfied to demonstrate that there are no alternative sites in a lower flood risk. The application therefore in the absence of evidence, does not comply with Policy EE13 of the Runnymede 2030 Local Plan and guidance in the NPPF.
RU.18/0687	<p>Erection of 2No. semidetached 2 bedroom houses on land to the rear of 65-69 Lindsay Road. Withdrawn – 03/08/2018</p>
CHE.0001	<p>Erection of 42 semi-detached houses (Nos. 39-77 odd and 40-82 even) (no application number on history card - only approved date). Grant – 25/06/1936.</p>

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:
Runnymede Design Guide 2021; Thames Basin Heaths Special Protection Area SPD 2021

6. CONSULTATIONS CARRIED OUT

6.1 Consultees responses

Consultee	Comments
Surrey County Highways Authority	No objection
RBC Drainage Engineers	No objection subject to conditions
Surrey Wildlife trust	No objection subject to conditions
RBC Tree Officer	No objection subject to conditions

Representations and comments from interested parties

- 6.2 9 Neighbouring properties were consulted in addition to being advertised on the Council's website and 13 letters of representation have been received in regard to the original scheme which can be summarised as follows:
- The many objections to RU.20/1081 are still relevant. Urge consideration of why residents keep pumps and pipework to be able to pump out gardens and drains if there was no flooding issue.
 - I've been made aware the local water company believes the main sewer in Lindsay Road is approaching a point where its size is getting too small.
 - The road that connects Lindsay Road to Scotland Bridge Road is a service road, not Lindsay Road. It will present all manner of issues if a dwelling is built that requires access to it.
 - How will the dwelling have mains drainage? By putting new sewer down service road or by accessing own drainage system through the garden?
 - States there will be a waste storage facility on site, does this mean a cesspit in an area with a high water table and flooding problems?
 - There is an apple tree on site as well as a tree at No. 69 that is full of birds.
 - The application is misleading and there is an abundance of evidence from neighbours to state proposal is inappropriate.
 - Replacing permeable land mass with solid structure with proposed footprint will displace natural drainage so properties will be at risk of higher than current levels of surface water.
 - The area is known to have a high water table with recent sewage and drainage

issues.

- The introduction of a building site will have a detrimental impact on neighbouring wellbeing.
- Installing drainage channels and soakaways were necessary but we still have to pump overflowing drainage channels and soakaway after extended periods of rainfall.
- A previous application has already been rejected and struggle to understand the rationale for current application when only a sole party will gain.
- Boundary line will be within 20m of neighbouring properties, adding to squeezed in appearance. There will be nothing to stop future owner converting the loft or amending structure to become a bigger 2 storey house with impacts on daylight and overlooking to neighbouring dwellings.
- There are no bungalows in the immediate vicinity therefore the proposal is not in keeping to current structures. The request will add nothing significant to the borough plan.
- Not in line with objective of building and holistically sustaining a community.
- The applicant has mentioned fly tipping and nuisance behaviour but the proposal doesn't include maintenance or street lighting. Neighbours would have no view of the frontage.
- Proposal would be perpendicular to surrounding properties, limiting appeal to prospective buyers.
- The section of road is unadopted and privately owned. Access point is used daily by residents. The building works and new driveway represent a safety hazard to pedestrians in that only 1 side of the road can be walked on. It would restrict access for emergency vehicles to the higher numbers in Lindsay Road.
- Driveway would be tucked behind fences so drivers would have obstructed view of approaching cars and pedestrians.
- Only 1 letter supported RU.20/1081 and one person's vision should not override evidence of local community.
- The building will affect natural sunlight and privacy to the rear of my property. 2 mature trees providing privacy will be removed.
- No dwelling fronts onto this section of road and RU.05/1241 was previously refused and should be taken into account.
- Additional cars could lead to accidents.
- There are other nearby planned developments.
- The Local Plan opposes development in the Green Belt. – *Officer's comments: The site is not in the Green Belt.*
- To squeeze a dwelling in would be an over development of the area.
- The area would not be able to accommodate the dwelling, car parking and garden.
- The road is used as overspill parking and by school parents.
- No site notice was put up. – *Officer Comment there was no requirement to display a site notice as it is not major development*
- Property will be devalued. *Officer Comment – Not a material planning consideration*
- Have rights of access been established by the developer?
- Detrimental to established local character of the area with a negative effect of existing residents.
- We have frogs, hedgehogs and bats that we see.
- Concreting over green land is not respectful to the environment.
- Sets a worrying precedent for diminishing green spaces.
- Significant short term disruption.

- Visual disruption to families backing onto the site.
- Is there a need for a bungalow in this location?
- Issues with lack of parking in local area.

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 whether the development has overcome the previous reasons for refusal in respect of townscape quality and the flood zone. Impacts on ecology, green infrastructure and the local highway are also relevant to the consideration of the application.
- 7.2 The previously refused scheme was considered to fail to respond to the local context of the area due to its scale, appearance and siting. The resubmitted scheme has amended the design of the proposed dwelling by removing the first-floor element and proposing a conventional single storey bungalow. Whilst the development would be located in a similar position to the previously refused scheme, Officers consider it will have a less prominent appearance within the street scene due to the reduced ridge height and traditional appearance. The proposal would still introduce a dwelling along the frontage of this private section of Lindsay Road however such development is common across the Borough, and this alone is not considered to result in significant visual harm to the street scene, nor to the wider character of the area. The development is proposed to have a rendered finish to match similar dwellings in the surrounding area and full details of materials are recommended to be secured through condition to ensure the dwelling responds sympathetically to the surrounding development. Therefore, Officers consider the development to be visually acceptable in the street scene with no harm arising to the character of the area.
- 7.3 In respect of impacts on neighbouring amenity, the refused scheme was considered to result in harmful overlooking, loss of privacy and sunlight to neighbouring dwellings. Similar concerns have been raised in the letters of representation received for the current application. The development will be located adjacent to neighbouring gardens however it will be confined entirely to single storey level with the first floor being removed. The dwelling will have a low eaves height with a hipped roof form that slopes away from neighbouring boundaries. Neighbouring dwellings have good sized gardens such that Officers consider the reduced scale of the development and distance to the rear elevations of neighbouring dwellings would not lead to a harmful loss of sunlight to neighbouring dwellings. Similarly, as the development is confined to ground floor level, views towards neighbouring dwellings will be obscured by the boundary fencing. In order to prevent overlooking and loss of privacy for adjoining dwellings, Officers consider it necessary to remove Class B and C permitted development rights. Therefore, Officers now consider the development to have an acceptable impact on the amenity of all adjoining neighbours.
- 7.4 The previously refused scheme was also considered to result in a poor standard of amenity for future occupiers with bedrooms proposed to be served by only a single rooflight. The amended scheme now proposes a minimum of 1 clear glazed, good sized window serving all habitable rooms such that Officers now consider the development provides an acceptable level of outlook and internal light. The dwelling complies with the

internal space standards set out for a single storey, 2b4p dwelling under Policy SL19. The previous scheme was considered to provide an acceptable level of external amenity for the dwelling and this conclusion is again reached. Overall, Officers therefore consider the development has overcome the first reason for refusal and now has an acceptable impact on the surrounding townscape quality of the area, in compliance with Policy EE1.

- 7.5 The second reason for refusal concerned failure to pass the sequential test and with an absence of flood data submitted so that it was not possible to conclude the development would be safe from the risks of flooding. The site is shown as being right on the edge of flood zone 2 on the Environment Agency's flood map for planning with flood zone 1 to the west approximately 10 metres away. A detailed, site specific flood risk assessment has been submitted and provides details of a study carried out to determine whether the site falls within flood zone 2 or in flood zone 1. The study has been reviewed by the Council's Drainage Engineers who have accepted that the information provided is sufficiently detailed to demonstrate that the site falls outside of flood zone 2 and within flood zone 1. No objection was raised to the development subject to conditions to secure details of SUDs which Officers have recommended be imposed. Conditions were also recommended for the finished floor level to be raised 300mm above ground level and for details of a flood risk management plan to be secured as the FRA did not allow for climate change in its data modelling. However, as it has been demonstrated that the development falls outside of flood zone 2, it is not considered reasonable or proportionate to impose such conditions relating to raising floor levels and an evacuation plan given the site-specific circumstances of the case as detailed in the flood risk assessment. In accordance with guidance in the NPPF, it is no longer necessary to apply the sequential test to the development. Therefore, Officers consider the development to have overcome the second reason for refusal and it has been demonstrated the development falls outside of flood zone 2 such it complies with Policy EE13.
- 7.6 The application site is within 5km of the Thames Basin Heaths SPA. 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 SPD, 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.
- 7.7 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 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. Under RU.20/1081, a completed unilateral undertaking in respect of SAMM and SANGS contributions was submitted and agreed. However, following the adoption of the

occupancy-based charging schedule, a new Unilateral Undertaking has been submitted which accords with the Thames Basin Heath SPA SPD (April 2021). The assessment and completion of the draft UU is ongoing however it is considered this can be secured prior to any decision being issued and following which, the development will have avoided impact on the integrity of the TBHSPA. This is in accordance with Policy EE10 of the Runnymede 2030 Local Plan, and guidance in the NPPF.

- 7.8 Surrey Wildlife trust were consulted on the application in respect of the preliminary ecological appraisal and updated walkover report submitted. The updated report concludes that no significant changes since the previous survey work were identified in terms of habitat suitability for protected species and no additional evidence of bat species was recorded. Following review of both documents, SWT raised no objection to the development on ecology grounds subject to conditions to secure the ecological enhancements recommended in the PEA, details to ensure compliance with guidance on sensitive lighting and biodiversity enhancement measures. Comments were also received from the Council's Tree Officer who raised no objection subject to a condition to secure a detailed hard and soft landscaping scheme. Officers do not consider it reasonable to restrict lighting through the use of condition given the established residential context of the area and minor nature of the development. Officers do consider it reasonable to secure the remaining details through condition in order to ensure the development does not result in harm to protected species and enhances biodiversity and green infrastructure in order to comply with Policies EE9 and EE11.
- 7.9 Surrey County Highways Authority were consulted on the application and raised no objection, noting the development is accessed from a private road and it was considered there would be no harm to the wider local highway network. It is noted concerns have been raised regarding access and parking arrangements for the development and impact on the users of this private section of Lindsay Road. The development provides 'off street' parking space for 2 vehicles which Officers consider proportionate to the overall scale of development and in line with current guidance. The development does not propose any obstruction to the through access along the road and is not considered detrimental to the current unrestricted parking amenity enjoyed by surrounding dwellings. Therefore, Officers consider the development to have an acceptable impact on the local highway network, in compliance with Policy SD4.
- 7.10 In other matters, Officers have recommended conditions be imposed to secure details of renewable energy, electric vehicle charging and water efficiency measures in order to comply with Policies SD7 and SD8.

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 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 development is considered to have overcome the 2 reasons for refusal under RU.20/1081 and it is considered the development would have an acceptable impact on surrounding townscape quality, the flood zone, ecology, green infrastructure and the local highway. The development has been assessed against the following Development Plan policies – EE1, EE9, EE10, EE11, EE13, SD4, SD7 and SD8 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

(Part A)

The CHDMBC 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:

1. Planning Obligations of:

(i) SANG and SAMM contributions through the completion of a S106 agreement.

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:

Received 08/10/2021: A9927PA/003; A9927PA/001; A9927PA/002; A9927PA/110; A9927PA/115; A9927PA/100; A9927PA/120; A9927PA/130; A9927PA/140; Design/Access and planning statement; Water Environment technical note; Darwin Ecology updated PEA walkover letter dated 29/09/2021

Received 29/11/2021: Darwin Ecology PEA report dated February 2020

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 (scheme for approval - pre-construction)

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 waters;
- b. include a timetable for its implementation; and
- c. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Prior to the occupation of the buildings hereby approved the surface water drainage works shall be carried out and the sustainable urban drainage system shall thereafter be managed and maintained in accordance with the agreed management and maintenance plan.

Reason: 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 Restricted Permitted Development Rights

Notwithstanding the provisions of Classes 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, no development

following within the descriptions of Classes B and C shall be constructed or carried out, without the prior written permission of the Local Planning Authority.

Reason: To ensure that a satisfactory form of development takes place and to protect the amenities of occupiers of adjoining properties and the surrounding area and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

6 Ecological survey (implementation)

Prior to first use/occupation, the development hereby approved shall be implemented fully in accordance with the recommendations in the Darwin PEA report February 2020 and updated PEA walkover letter dated 29/09/2021 hereby approved.

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.

7 Construction Environmental Management Plan (CEMP)

Prior to commencement of development, including demolition, a Construction Environmental Management Plan, based on the preliminary ecological appraisal submitted, shall be submitted to and approved in writing by the Local Planning Authority. The development shall take place fully in accordance with the approved details.

Reason: To achieve sustainable development and protect the environment in the vicinity of the site and to comply with Policy EE2 of the Runnymede 2030 Draft Local Plan and guidance within the NPPF.

8 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.

9 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.

10 Renewable energy (details required)

Prior to the first occupation of the development hereby approved, details of the chosen renewable energy/low carbon technology to be used, along with calculations demonstrating that 10% of the predicted energy consumption would be met through renewable energy/low carbon technologies 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 and thereafter retained, maintained and operational unless otherwise agreed in writing by the LPA.

In the event of air or ground source heat pumps being the chosen renewable energy measure, details shall be submitted to and approved in writing by the LPA prior to installation. Details shall include acoustic data to demonstrate that there will be no increase in the background noise level and that there will be no tonal noise emitted from the unit, as well as details of the location of the unit(s) and the distance to the closest dwelling.

Reason: To ensure that a minimum of 10% of the energy requirement of the development is produced by on-site renewable energy sources/low carbon technology and to protect the amenities of occupiers of nearby properties and to comply with Policies SD8 and EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

11 Electric vehicle charging points (per dwelling)

An electric vehicle charging point shall be provided for the dwelling. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The charging points shall be retained for the lifetime of the development.

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

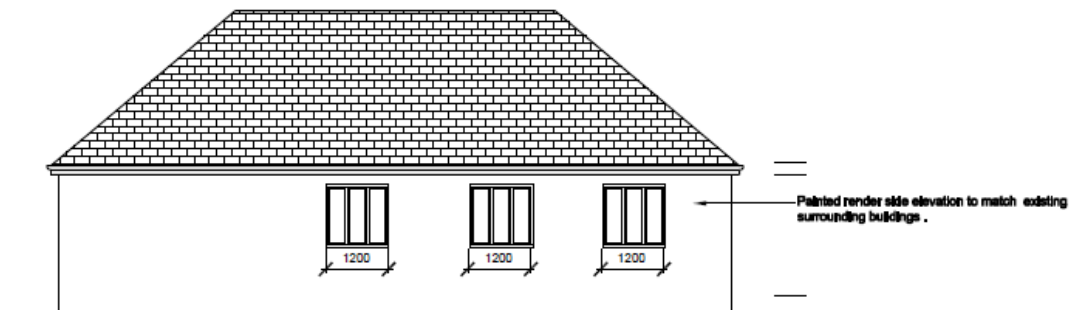
2 Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

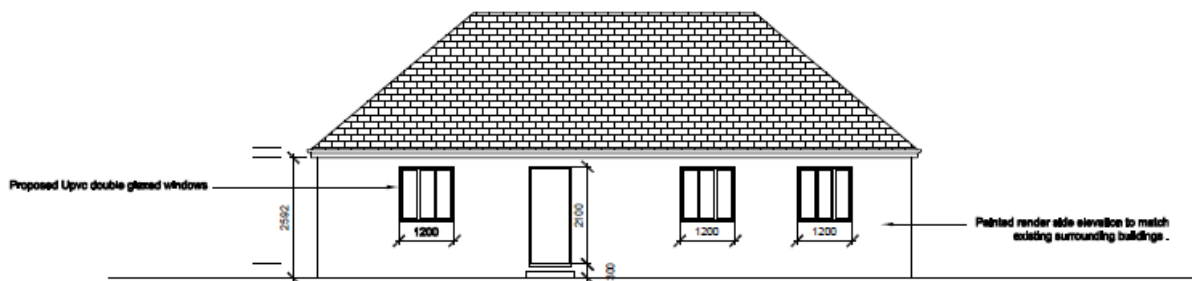
PART B)

To refuse permission at the discretion of the CHDMBC should the s106 not progress to his satisfaction on the grounds of harm to the Thames Basin Heaths SPA or if any other material planning matters arise prior to the issuing of the decision that in the opinion of the CHDMBC would warrant the refusal of the planning permission.

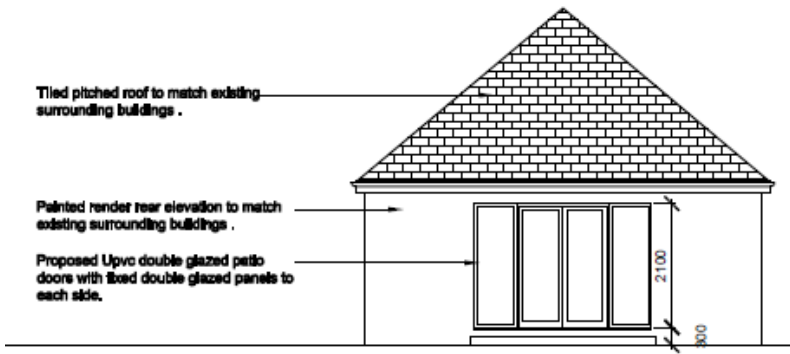
Plans for RU.21/1750 – 65 Lindsay Road



Proposed (North West Facing) Side Elevation 1:100



Proposed (South East Facing) Side Elevation 1:100



Proposed Rear Elevation 1:100



Proposed Front Elevation 1:100

