

COMMITTEE AGENDA REFERENCE: 5c

APPLICATION REF:	RJ.22/0270
LOCATION	11-13 St Judes Road, Englefield Green, Surrey, TW20 0BY
PROPOSAL	Proposed alterations and extension to Basement store area, side and rear extension to Ground Floor Shop and 1st Floor Flat and a new Shop Front.
TYPE	Full Planning Permission
EXPIRY DATE	11/11/2022
WARD	Englefield Green East
CASE OFFICER	Jennifer Cade
REASON FOR COMMITTEE DETERMINATION	Number of letters of representation 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:	
1.	Grant Consent - subject to conditions

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The site is located on the east side of St Jude's Road and comprises a two storey detached building at road level that drops down to an exposed basement level at the rear as the land falls away. There is a retail convenience shop at ground floor level which is also serviced from the basement with a flat above at first floor level. The building has a white render appearance with a low hipped roof and neighbours are of similar mixed commercial and residential buildings to the north with a residential terrace to the south. The site is within the Englefield Green local centre boundary and in a primary shopping area. The site is in the urban area.

3. APPLICATION DETAILS

- 3.1 The application seeks permission for a two storey rear extension, two storey side extension and new shop front. Amended plans have been received since the original application was submitted. Further amended plans have been received on 21/10/2022 and 27/10/2022 to correct some discrepancies in the plans.
- 3.2 The two storey rear extension would extend the existing shop and shop storage and would have a depth of 4.6 metres extending approximately 1.8 metres beyond the rear most elevation. The two storey rear extension would have a width of 11.7 metres and a ridge height of 6.7 metres with a lean too roof. Three windows and two doors will be inserted in exposed basement and two windows will be inserted at ground floor in the rear elevation.

- 3.3 The side extension would be single storey with a covered staircase going up to the first floor. The single storey flat roof element would have a ridge height of 3.3 metres and the covered stairway would have a ridge height of 5 metres. The side extension would have a maximum depth of 4.8 metres and width of 2.5 metres extending 0.9 metres beyond the existing side elevation at first floor. New timber doors are to be inserted in the front elevation with the shop fascia extended across. A roof light will be inserted in the front roof slope of the covered staircase and a window will be inserted in the rear elevation at first floor.
- 3.4 The new shop front involves blocking up the existing entrance and forming a new entrance, and changes to the design and arrangement of the windows and doors. An awning will be installed over the shop front. The plans also indicate new fascia signage, however this will require a separate advertisement consent.

4. RELEVANT PLANNING HISTORY

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

Reference	Details
RU.19/1603	Installation of new external signage. Advertisement – Grant. 23/12/2019.
RU.16/0998	Proposed Rear & Side extension to allow for new staircases. Grant – 27/07/2016.
EGH.57/4639	Alterations to form one shop T.P.3 No.3652. Grant – 23/10/1957

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 SPGs which might be a material consideration in determination:
Runnymede Design SPD (July 2021)
- 5.4 This site falls within the designated Englefield Green Neighbourhood Area. However, a Neighbourhood Plan has not been developed yet for this area.

6. CONSULTATIONS CARRIED OUT

Consultees responses

Consultee	Comments
Englefield Green Village Neighbourhood Forum	Initially raised objection however following the receipt of amended plans previous objection has been withdrawn. Would like to see first floor windows in the front elevation changed to traditional timber

	windows. Agree with extended rear building line and that pitched roof is best with option for post office in the future.
Thames Water	No objection, informatives advised
RBC Planning Policy	The Englefield Green Neighbourhood Forum are currently preparing a draft of their Neighbourhood Plan to submit to the Council under regulation 14 (The Neighbourhood Planning (General) Regulations 2021). Therefore, as it has not reached this stage as of yet, it cannot be considered to have any weight in decision making.

Representations and comments from interested parties

6.2 7 Neighbouring properties were consulted in addition to being advertised on the Council's website and 30 letters of representation have been received in regard to the original scheme which are summarised as follows:

- Concerns regarding reduced size of refuse storage area which is already causing problems
- Unclear whether bin storage area is for residential flat or shop or both
- Poorly designed and out of character with surrounding buildings
- Concerns regarding proposed modern and cheap looking materials with no mention of what will go in windows- coloured picture sheet, a display or shelves visible from outside?
- Materials should be sourced from sustainable sources
- Suggest wood should be used as the materials for the shopfront
- No objection to refit itself just the choice of materials proposed
- No provision for storage or disposal of incoming goods packaging
- Building is in historic core of Englefield Green. Emerging Neighbourhood Plan incorporates a set of design codes for the historic core. Details provided regarding retail/commercial development.
- Survival of St Judes Rd and Victoria Street as viable commercial areas depends on appearance of shop fronts and their attractiveness to visitors.
- Not a major retail centre so we have to create a harmonised street scene that will attract smaller businesses and shops.
- Suggest applicant is asked to revise application to conform to design codes, resolves offloading and bin management issues.
- Requests an improvement to the fascia
- Any alteration/ extension to shops and frontages should be seen as an opportunity to return them to Victorian heritage
- No proposal for outside cash point machine which would be a welcome addition
- No suitable rubbish bins outside- could sponsor/ pay for 2 bins outside
- A specific space outside for delivery would be useful and avoid causing problems in traffic flow
- SPAR brand is a large multinational company that offers support services for independently owned and operated food retail stores

Following the receipt of amended plans neighbours were reconsulted and a further 9 letters were received which can be summarised as follows:

- The amended plans address local resident concerns about the visual aspect of the shop front, the use of inappropriate material and the practicalities of dealing with refuse bins
- Pleased that the revised drawings show an increase in the size of the shop as I understand the increased floorspace will enable the applicant to apply to The Post Office for a counter which will be a positive social contribution to the whole village.
- Strongly support proposed post office counter
- Ask that extended shop front be in keeping with Victorian village with good provision for customer access, disabled access and bins
- Following amendments now supportive of the planning application

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 of the proposal on the visual amenities of the street scene and the impact on the residential amenity of neighbouring properties.
- 7.2 The proposal includes a new shop front for the existing retail convenience shop. The application site is within the primary shopping area of Englefield Green and the site will remain in its current use. A majority of the letters of representation initially received raised concerns about the design of the new shop front being too modern and out of keeping with the area. Since the original application was submitted officers have secured amended plans which among other changes have updated the proposed new shop front design to a more traditional design. Neighbours were reconsulted on the updated plans and letters of support for the new design were received (detailed in paragraph 6.2). Whilst the existing shop front is modern in design the proposed more traditional shop front design with smaller timber framed windowpanes, timber detailing and an awning over is considered to be a betterment in respect of the visual amenity of the street scene, and more in keeping with other shops along St Judes Road. Therefore, the proposal is considered to comply with Policies EE1 and IE6.
- 7.3 The plans show a fascia with signage however, the applicant would need to apply for advert consent for any advertisements proposed. An informative will be placed on the decision notice advising the applicant of this.
- 7.4 It is noted that several letters of representation have referenced the emerging Englefield Green Neighbourhood Plan. RBC Planning Policy has commented that the Englefield Green Neighbourhood Forum are currently preparing a draft of their Neighbourhood Plan to submit to the Council under regulation 14 (The Neighbourhood Planning (General) Regulations 2021). Therefore, as it has not reached this stage yet, it cannot be considered to have any weight in decision making.
- 7.5 The single storey side extension including the covered staircase would be visible from the street scene. The single storey element would replace existing timber doors with a corrugated roof and would infill the area to the side of the property. The shop front fascia would be

extended across the top of this element. Timber doors will be inserted in the front elevation which will act as access for the upper floor flat and for the commercial bins which will be stored in this area (as existing). The covered staircase would be similar in design to that at neighbouring property No. 10 St Judes Road. The extension would not extend further forwards than the existing property but would infill the area up to the side boundary. It would be higher than the existing timber gate but would maintain a separation distance of 1 metre to neighbouring residential property No. 14 St Judes Road which has no windows on this side elevation. Therefore, the proposed side extension is not considered to have a harmful impact on the street scene or the residential amenity of this residential property in compliance with Policy EE1.

- 7.6 With regard to residential amenity, the proposed two storey rear extension would have a maximum depth of 5.6 meters, however, would only extend 1.8 metres beyond the rearmost elevation closest to neighbouring property 10 St Judes Road and approximately 4.6 metres beyond the rearmost elevation closest to No. 14 St Judes Road. The proposed rear extension would be in line with the rear elevation of 10 St Judes Road and extend approximately 3.4 metres beyond the rear most elevation at No. 14 St Judes Road. It is noted that the ground floor of No. 10 is in commercial use with a residential flat above (10A St Judes Road) and No. 14 St Judes Road is a residential property. No. 14 has a single storey rear extension, and the proposed two storey rear extension would not break a 60 or 45 degree line from this property. The rear extension would have a lean too roof which is pitched in from the rear so is not considered to have an overbearing impact on either neighbouring property. No new windows are to be inserted in either side elevation and the separation distance to properties to the rear of the site is such that additional windows inserted in the rear elevation are not considered to result in any loss of privacy. Therefore, the proposed rear extension is not considered to have a harmful impact on the residential amenity of neighbouring properties and complies with Policy EE1.
- 7.7 The parking and access remain unaffected by the proposed development. As such it is not considered that the development would raise any issues in terms of highway safety and/or capacity. Timber doors are to be inserted in the proposed side extension which will serve as a bin store area for the retail unit and a side timber gate will be inserted in the gap between the boundary and the northern side elevation where the residential bin store will be (for the existing flat above). This ensures that residential and commercial waste are separated which is encouraged.

8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 8.1 The application proposes a no new residential development and therefore would not 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

- 10.1 The development has been assessed against the following Development Plan policies – EE1, IE6 and IE13 and 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 CHDMBC be authorised to grant planning permission 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:

398/08 Rev D, 398/09 Rev F, 398/10 Rev F received 27/10/2022

398/05 Rev E, 398/06 Rev E, 398/07 Rev E received 21/10/2022

398/11 Rev B received 15/09/2022

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.

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 Advertisement Control

The applicant is advised that advertisement consent may be required for any new signs on the property.

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 Party Wall Act 1996

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.