

COMMITTEE AGENDA REFERENCE: 5G

APPLICATION REF:	RJ.22/1883
LOCATION	83- 87 Guildford Street, Chertsey, KT16 9AS
PROPOSAL	Application seeking full planning permission for the construction of a 3-storey rear extension with roof accommodation containing 5no. new apartments and alteration of 2no. existing apartments with associated parking, cycle and bin stores.
TYPE	Full Planning Permission
EXPIRY DATE	01/02/2023
WARD	Chertsey St Anns
CASE OFFICER	Jennifer Cade
REASON FOR COMMITTEE DETERMINATION	Net increase of 5 residential units
<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 application site is an irregular shaped site located between Guildford Street (to the east) and Gogmore Lane (to the west) and comprises a 2.5 storey building on the eastern part of the site with commercial premises at ground floor (83-87 Guildford Street) and residential above and to the rear. The eastern part of the site is occupied by a surface car park serving the existing building with vehicle access from Gogmore Lane.
- 2.2 The site is located partially within the Chertsey Conservation Area and Primary Shopping Area (eastern part of site). The site is also located within the Urban Area, an Area of High Archaeological Potential and within the Dry Island of Chertsey.

3. APPLICATION DETAILS

- 3.1 This application seeks permission for the construction of a 3 storey rear extension with roof accommodation containing 5 flats and alteration to 2 existing flats with associated parking, cycle and bin stores.
- 3.2 The proposed rear extension would have a maximum width of 13.1 metres, maximum depth of 13.6 metres and height of 12.2 metres with a mansard roof which extends over part of the existing building (10.6 metres in depth). The extension would be constructed of render and brick with balconies on the northern elevation.

The proposed and existing altered flats are as follows:

3.3	Proposed Flats	Type	GIA
	Flat 1	1 bed	63.9sqm
	Flat 2	1 bed	54.2sqm
	Flat 3	2 bed duplex	74sqm
	Flat 4	1 bed	63.9sqm
	Flat 5	2 bed	76.4sqm
	Flat 6	1 bed	52.3sqm
	Flat 7	1 bed	60.3sqm

3.4 A Covering Letter, Design and Access Statement, Heritage Statement, Flood Risk Assessment, Transport Statement, Noise Report and Sustainability and Energy Statement have been submitted with the application.

4. RELEVANT PLANNING HISTORY

4.1 The following history is considered relevant to this application:

Reference	Details
RU.17/1540	Non material amendment to planning permission Ru.15/1264 (Change of use of first floor (B1) offices to provide 5 no. x 1 bedroom flats and 1 no. x 2 bedroom flat, rear second floor extension to provide amenity area and 1 no. x 2 bedroom flat and infill of part of ground floor undercroft to increase storage for existing ground floor retail unit following the removal of mansard roof) Proposing changes to the internal layout of Flat 1 to allow existing plant room to remain and Flat 1 be reduced to a one bedroom flat. Removal of one proposed projecting gable to front elevation. Approved October 2017
RU.15/1264	Change of use of first Floor (B1) Offices to provide 5 no. x 1 bedroom flats and 1 no. x 2 bedroom flat, rear second floor extension to provide amenity area and 1 no. x 2 bedroom flat and infill of part of ground floor undercroft to increase storage for existing ground floor retail unit following the removal of mansard roof. Grant Consent- subject to conditions October 2015
RU.14/1717	Second floor front extension to provide 2 front gables upon the front elevation and The erection of ground, first and second floor rear extensions to provide 5 x 1 bedroom flats and 2 x 2 bedroom flats, change of use of first floor from B1 to residential , creation of external roof terrace areas and external railings and stairs and additional storage area for existing ground floor B1 use. Grant Consent- subject to conditions February 2015
RU.13/0522	Change of use of first floor offices (B1 use) to 3 no. x 2 bed flats (C3 use). Grant Consent- subject to conditions July 2013
RU.97/0436	Change of use of vacant second floor residential to B1(a) office use in connection with first floor offices. Refuse June 1997

RU.78/0767	Use of offices by Siemens Ltd without compliance with Condition 3 of planning permission RU.74/0224. Grant Consent- subject to conditions September 1978
RU.78/0549	Use of offices without compliance with condition 3 of planning permission RU.74/0224. Refuse September 1978
RU.78/0119	The occupation of offices by Messrs Edward Walters Advertising without compliance with condition 3 of planning consent RU.94/0224. Grant Consent- subject to conditions May 1978
RU.74/0224	Erection of three storey building containing shops, offices and residential flats K/as 83, 83A, 85 and 87 Guildford Street. Grant Consent- subject to conditions September 1974

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 SPD (July 2021)
Runnymede Parking Guidance SPD (November 2022)
Green and Blue Infrastructure SPD (November 2021)

6. CONSULTATIONS CARRIED OUT

Consultees responses

Consultee	Comments
RBC Drainage Engineer	No objection subject to a SUDS condition
RBC Environmental Health Officer	No objection subject to the scheme being implemented in accordance with the recommendations in the acoustic report
RBC Deputy Direct Services Manager	No comments received
RBC Conservation Officer	No objection as the proposal would have a 'neutral' effect on the character of the conservation area.
RBC Contaminated Land Officer	No objection subject to a condition requiring a gas protective membrane be installed.
SCC Archaeology	No objection subject to a condition requiring the implementation of a programme of archaeological work in accordance with a Written Scheme of investigation.

SCC County Highways Authority	No objection subject to conditions requiring parking provision, electric vehicle charging points and cycle parking.
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Representations and comments from interested parties

- 6.2 55 Neighbouring properties were consulted in addition to being advertised on the Council's website and a site notice and no letters of representation have been received.

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
- Archaeology
- Other matters

The principle of development

- 7.8 The site is located in the urban area in a sustainable location within Chertsey town centre. Given its location just outside the primary shopping area, and proximity to other local centre services and public transport services the location of the site is considered suitable for residential use. It is also noted that this scheme extends an existing residential use. It is recognised that Policy SD1 seeks to encourage new development within larger settlements of Runnymede of which Chertsey is one, as such the proposal is consistent with Policy SD1. The proposal will not result in the loss of any commercial space or residential units but will reconfigure 2 existing residential units. Therefore, the principle of the partial redevelopment of the site for residential is considered acceptable. However, this is subject to other considerations as set out below.

Flooding considerations

- 7.9 The application site is located within Flood Zone 1 so the sequential and exceptions test is not required. However, due to the site's location within the Dry Island of Chertsey and the site being considered a medium risk to surface water flooding a Flood Risk Assessment has been submitted with the application. RBC Drainage Engineer has reviewed the application and recommended a condition requiring SUDS to be implemented to prevent an increase in surface water flood risk. The site is located within the dry island of Chertsey and there is an established low hazard escape route out of the dry island. Therefore, a condition requiring a flood risk management plan is recommended to demonstrate safe access and egress and

provide a householder pack to future residents. Therefore, subject to conditions the proposal is considered to comply with Policy EE13.

Design considerations including character of the area and heritage assets

- 7.10 The proposed development will be located to the rear of Guildford Street and although the ridge height will be 1.6 metres higher than that of 83-87 Guildford Street, due to the setback the proposed extension will not be visible from Guildford Street. The proposal will be visible from the rear of the site which is an open service yard/ car parking area and Gogmore Lane. The proposed development matches the style of the host property which is a modern render and brick building. The proposal would involve the addition of a mansard roof above part of the existing development which will increase the ridge height, however the proposal is lower than other similar development in the surrounding area such as Flaxman House. Several other properties in the area have a similar mansard roof design such as Flaxman House and Coronation House so the design of the proposal is not considered to be out of keeping with the existing building or the surrounding area in accordance with Policy EE1.
- 7.11 The proposal brings development closer to the western boundary and does rely on third party land for views and outlook which is a negative of the scheme. However, the views are currently open and given the town centre location where there is expected to be a tighter grain of development this is considered to be an acceptable design and layout.
- 7.12 The proposal is on the edge of the Chertsey Conservation Area. The Councils Heritage Advisor has reviewed the scheme and has commented that the proposal relates well to the modern buildings in the immediate area and would bring a modest improvement to this 'rather bleak' area of the conservation area. The Councils Heritage Advisor concluded that the proposal would not harm the setting of the listed buildings in the area and would have a 'neutral' effect on the character of the Conservation Area in accordance with Policy EE5.

Provision of suitable residential environment

- 7.13 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 development to accord with. The Council adopted SPD on Design provides further guidance of some of the more *qualitative* expectations, particularly contained in design standard 24. This includes ensuring new development provides suitable levels of natural daylight and sunlight to new (and existing) properties. The SPD is clear that for flatted developments, proposals should be seeking to deliver dual aspect units and, in all cases, avoiding single aspect north facing units. Development is also expected to provide suitable ventilation.
- 7.14 Policy SL19 sets out the minimum space standards for new developments which have been complied with. All proposed and altered flats would be dual aspect and would have good outlook. Whilst the proposed development is close up to the site boundary and does rely on third party views, these views are currently open and as the application site is in a town centre location this is considered to be acceptable. Flats 1, 2, 4 and 6 all have a private balcony, Flat 7 has no private external amenity area and Flats 3 and 5 have a Juliet balcony each (Flat 3 is as existing). The site is also in close proximity to Gogmore Farm Park so future residents will have access to open green space.

- 7.15 The application site is within close proximity to Aldi to the south west and a noise assessment has been submitted which concludes that with suitable mitigation measures the proposal would provide a suitable living environment for future occupiers. The proposed external amenity areas (balconies) are located to the north east of the building away from Aldi. The Councils Environmental Health Officer has reviewed the noise assessment and commented that subject to the mitigation measures specified in the noise report the noise levels can be controlled to prevent issues arising with the amenity to occupiers of the proposed development. Therefore, subject to a condition the proposal is considered to provide a suitable living environment for future occupiers in accordance with Policy EE2.
- 7.16 A new bin store is to be provided in the northern corner of the site. A detailed design has been provided however this does not show provision for a food waste bin. However, it is considered that there would be space within the proposed bin store for the required number of bins for 5 residential flats (1 x 660L refuse, 1 x 120L food waste, 1 x 1100 recycling). The existing flats and commercial premises will be served by the existing bin store which is to remain as existing.

Impact on neighbouring amenity

- 7.17 With regard to the impact on the existing residential properties at the site, the proposed extension to the rear of the site would impact 2 existing flats which have their main outlook to the rear. These 2 flats are to be reconfigured internally to ensure they still benefit from being dual aspect and meet internal space standards. The proposed extension is not considered to impact any of the other existing flats.
- 7.18 No. 81a Guildford Street is the neighbouring residential property to the south of the site, No. 81a is a residential flat above a commercial premises. The commercial premises (81 Guildford Street) extends to the rear of the site at single storey and there is an external amenity area for the upper flat to the rear of the site adjacent to the existing three storey building. This amenity area is already overlooked by existing residential and commercial windows. The current building is located up to the boundary with No. 81/81a and the proposal would extend the existing building further to the rear and would add a mansard roof above part of the existing building. The application site is located to the north of 81a Guildford Street so although there would be additional massing adjacent to the boundary, it is not considered to result in any overshadowing. The proposed extension is set well back from the rear elevation of No. 81a so is not considered to result in an overbearing impact to this neighbouring property. There would be several new windows inserted in the southern side elevation which would be adjacent to the external amenity area of No. 81a Guildford Street. However, given the proximity to the boundary the views from these windows will be to the wider area and not directly below to the amenity area. Therefore, given the existing situation with windows overlooking the amenity area from existing flats and commercial premises, the additional windows are not considered to result in any additional harmful overlooking or loss of privacy to this property.
- 7.19 Neighbouring residential properties to the north of the site (91a and 93a Guildford Street) are above commercial premises which have a service area to the rear of the site. The existing building already compromises the outlook from the rear windows of these properties, however given the proposed extension is stepped back towards the centre of the site maintaining the existing flat roof area which acts as visual relief to these flats this is considered to be an acceptable relationship. There will be no additional window to window overlooking and the proposed balconies are a good distance away from these neighbouring properties. Therefore, the proposal is not considered to unduly harm the residential amenity of these residential properties.

- 7.20 The proposed building is approximately 13.8 metres away from Coronation House to the north of the site and given the offset of the buildings there is not any direct window to window overlooking between these buildings. Therefore, the proposal is not considered to have an unduly harmful impact on the residential amenities of neighbouring properties in accordance with Policy EE1.

Highways

- 7.21 A Transport Statement has been submitted with the application. The site is currently accessed via an existing vehicle access point off Gogmore Lane to the west of the site which is to be retained. The existing site has 23 parking spaces of which 9 spaces are allocated to the 8 existing flats and the rest (14 spaces) are allocated to the existing commercial/ retail space. The proposal would result in the loss of 5 parking spaces resulting in 18 spaces remaining. It is proposed that the car parking spaces will be allocated as follows: 8 spaces for existing 8 flats, 5 spaces for existing retail/ commercial use and 5 spaces for 5 proposed flats. This residential parking provision would be in accordance with the Runnymede Parking Guidance SPD for town centre location. The Runnymede Parking SPD specifies that the recommended parking standard for retail is 1 space per 30m² (equates to 11.6 parking spaces), however Surrey CC parking guidance stipulates that a 75% reduction can be applied in town centre locations (equating to 3 parking spaces). The proposed 5 parking spaces allocated to the retail/ commercial units is considered to be acceptable in this sustainable town centre location. Cycle parking is to be provide internally.
- 7.22 The proposal has been assessed by the County Highway Authority who do not consider that the proposed development would raise any highway safety or capacity issues, subject to conditions relating to parking and turning space, electric vehicle charging and cycle parking. Therefore, subject to these conditions the proposal would comply with Policy SD4.

Archaeology

- 7.23 The application site lies within an Area of High Archaeological Potential and a Heritage Assessment including an Archaeological Assessment has been submitted with the application. Surrey CC Archaeology have been consulted and have commented that the report concluded that the site has high potential for medieval archaeology as the proposed extension is located within a historic burgage plot relating to earlier properties along Guildford Street and may preserve evidence for development of early settlement or activities relating to the later uses of the burgage plots. As the site has potential for archaeological remains to survive, the report recommends that a programme of archaeological investigation will be required to clarify whether significant remains are present. Surrey Archaeology agree with this conclusion and recommend that the initial archaeological works should take the form of a trial trench in advance of the redevelopment works. Once the results of the evaluation are available then appropriate mitigation works can be designed if required. This is recommended to be secured by an appropriately worded condition. Therefore, subject to condition the proposal is considered to comply with Policy EE7.

Other matters

- 7.24 Whilst the proposal is not required by policy to provide 10% energy savings from renewable or low carbon energy sources, a Sustainability and Energy Statement has been submitted with the application detailing a 40% reduction in total site emissions from renewable and low carbon energy. The chosen type of renewable energy is Air Source Heat Pumps. A condition

requiring details of location and noise details is recommended to ensure they do not harm residential amenity.

7.25 Calculations have also been provided to show that water use is less than 110L per person per day in line with the enhanced standard required by the Building Regulations and Planning Policy. This will be secured by way of condition.

7.26 The existing site is a car park with no landscaping features. This scheme provides the opportunity to provide improved landscaping and biodiversity enhancements to the site. Further details of landscaping and biodiversity enhancements can be dealt with by condition to ensure compliance with relevant policies in the Local Plan.

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. The tariff payable for this development is £191.89 per sqm.

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 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

10.2 The development has been assessed against the following Development Plan policies – EE1, EE2, EE5, EE7, EE13, SD4, SD7, SD8 and SL19 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 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:

HA22-193 P108 Rev A (Proposed Ground & First Floor Plan), HA22-193 P109 Rev A (Proposed Second & Third Floor Plans) received 28/02/2023

HA22-193 P100 (Location Plan), HA22-193 P102 (Proposed Block Plan), HA22-193 P104 (Proposed Site Layout Plan), HA22-193 P110 (Proposed Roof Plan), HA22-193 P111 (Proposed Elevations) received 07/12/2022

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 (as approved plan)

The development hereby permitted shall be constructed entirely of the materials, details of which are shown on plan no. HA22-193 P115 (Materials Palette) received 07/12/2022.

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 Programme of archaeological work

No works below current ground levels shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To allow archaeological information to be recorded and to comply with Policy EE7 of the Runnymede 2030 Local Plan and guidance within the NPPF.

6 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.

7 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.

8 Flood risk management and evacuation plan

Prior to the commencement of the above ground construction of the development hereby permitted, a Flood Risk Management Plan (FRMP) shall be submitted to and approved in writing by the Local Planning Authority. The FRMP 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 escape route and the place that people can be evacuated to.

Reason: 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.

9 Parking and 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 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.

10 Electric vehicle charging points

Notwithstanding what is shown on the approved plans, the development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirements- 7 kw Mode 3 with Type 2 connector- 230v AC 32 Amp single phase dedicated supply). 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.

11 Cycle storage

The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:

a) the secure parking of a minimum of 18 bicycles within the development site, to serve the whole site, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To encourage active and sustainable travel and to comply with Policy SD3 of the Runnymede 2030 Local Plan and guidance within the NPPF.

12 Renewable energy (heat pump)

Prior to the occupation of the development hereby approved, a Noise Assessment Report and details of the heat pump to be installed shall be submitted to and approved in writing by the Local Planning Authority (LPA).

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. The development shall thereafter be carried out in accordance with such details as may be approved or any other approved details as submitted to the LPA, if an alternative to the chosen renewable energy is to be installed.

Reason: To ensure sustainable design and to protect the amenities of neighbouring residential occupiers and to comply with Policies EE1 and SD7 of the Runnymede 2030 Local Plan and guidance within the NPPF.

13 Water Efficiency

The development hereby approved shall be implemented fully in accordance with the water efficiency details provided within the Sustainability & Energy Statement by Bluesky unlimited received 24/02/2023. Such details 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.

14 Noise

The development hereby approved shall be implemented fully in accordance with the recommendations in the Noise Impact Assessment 10107/PJW received 09/02/2023 and be retained as such thereafter.

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

15 Bin store provision

Prior to the first occupation of the development hereby approved the bin store shall be provided in accordance with HA22-193 P114 (Bin Store Details) received 07/12/2022. The refuse and recycling bin store and facilities shall be retained and maintained 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.

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.

- 3 **Permitted Development Rights - Flats**
The applicant and potential occupiers are advised that the flats hereby approved do not have any permitted development rights.

- 4 **Runnymede BC welcomes proposals for flood resilience and resistance measures, however, in this case the applicant may wish to determine the residual flood depths to the site following the proposed SuDS strategy, before scoping measures such as flood barriers. We welcome the proposals for flood resilience measures such as raised electrical sockets, sealable airbricks and water-resistant render.**

- 5 **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.**

- 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) 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.**

