

COMMITTEE AGENDA REFERENCE: 5D

APPLICATION REF:	RU.23/0251
LOCATION	118 Guildford Street, Chertsey, Surrey, KT16 9AH
PROPOSAL	Erection of an additional floor and internal renovations to provide 5no. x2 bedroom flats and rear balconies and retaining a commercial space of 66 sqm on the ground floor, following the demolition of the first floor and parapet portion of rear wall
TYPE	Full Planning Permission
EXPIRY DATE	04/10/2023
WARD	Chertsey St Anns
CASE OFFICER	Katherine Appleby
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

NB. THIS ITEM SHOULD BE READ IN CONJUNCTION WITH THE REPORT ON RU.23/0253 WHICH FOLLOWS IT ON THIS AGENDA

It is recommended the Planning Committee authorises the HoP:	
1.	Grant Consent - subject to conditions

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 This application relates to the former Halifax Bank located on Guildford Street, Chertsey. The two storey high building is Grade II Listed and is also sited within the Urban Area, Area of High Archaeological Potential, Chertsey Conservation area, Primary Shopping area and within the Dry Island of Chertsey. There is an enclosed rear car parking area in White Hart Row which is accessed off Heriot Road.

3. APPLICATION DETAILS

- 3.1 This application seeks permission for the erection of an additional floor and internal renovations to provide 5no.x2 bedroom flats and rear balconies and retaining a commercial space of 66 sqm on the ground floor, following the demolition of the first floor and parapet portion of rear wall.
- 3.2 The proposal includes the removal of a rear external metal escape stairs, the rear wall and windows of the rear existing (modern) first floor and parapet above this which would be rebuilt to create an enclosed balcony with a glass balustrade on the first floor. A further glass balustrade is also proposed above this to serve a balcony for a new flat roof second floor extension which would have the same footprint as the existing building albeit being set back approx. 1.2m from the existing front parapet wall and approx. 1.45m from the rear and would be no higher than the building's existing double pitched roof. The extension and existing rear

brickwork would be rendered to match the existing front elevation and original features on the façade of the building repaired/replaced to match the existing. The commercial space to be retained would be located on the ground floor with access from the existing central front door. To the rear a 2 bedroom flat is proposed which would have a small, enclosed courtyard garden. The plans also show 5 car parking spaces, cycle and bin stores.

The proposed flats are as follows:

3.3	Proposed Flats	Type	GIA
	Flat 1	2 beds	75sqm
	Flat 2	2 beds	82sqm
	Flat 3	2 beds	77sqm
	Flat 4	2 beds	88sqm
	Flat 5	2 beds	81sqm

3.4 A Design and Access Statement, Heritage Statement, Building Condition Report, Demolition Plans and Elevations, Remedial Works Schedule, Marketing Report, Daylight Impact Assessment and FRA have been submitted with the application.

3.5 According to the applicant due to the height of the existing parapet wall and attached three storey high 116 Guildford Street, a further storey can be added sensitively to the front façade of the building, whilst improving a neglected rear elevation by converting it into an attractive and contemporary residential building as well as retaining and updating a small commercial element on the ground floor. This will improve the availability of housing in the town centre and encourage local businesses to take root in the new purpose-built space whilst making the ongoing care of 118-120 Guildford Street viable once again.

4. RELEVANT PLANNING HISTORY

4.1 The following history is considered relevant to this application:

Reference	Details
RU.79/0791	Change of use of shop to Building Society Office on the ground floor with Class II offices on the first floor with two-storey rear extension. Grant Consent - 19/12/1979
RU.79/0859	Listed Building Consent for the change of use of shop to Building Society Office on ground floor with Class II offices on first floor with 2-storey rear extension. Grant Consent - 29/11/1979
RU.21/1421	Removal of external signage and an external ATM – Approved -18/10/21
RU.21/1422	Listed Building Consent for the removal of external signage and an external ATM – Approved – 18/10/21
RU.23/0253	Erection of an additional floor and internal renovations to provide 5no.x2 bedroom flats and rear balconies and retaining a commercial space of 66 sqm on the ground floor, following the demolition of the first floor and parapet portion of rear wall -Listing Building Consent – To be determined on this agenda

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

- 5.1 Planning (Listed Buildings and Conservation Area) Act 1990
- 5.2 National Planning Policy Framework and Guidance. 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.
RBC Conservation Officer	No objection.
SCC Archaeology	No objection.
SCC County Highways Authority	No objection.

Representations and comments from interested parties

- 6.2 15 Neighbouring properties were consulted in addition to being advertised on the Council's website and a site notice put up and one letter of representation has been received from the occupier of 124b Guildford Street expressing the following concerns.
- A significant loss of light would occur due to the proposed increase in height to create an additional floor which would directly impact light in both our living room and one of our bedrooms

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

- 7.2 The site is located in the urban area in a sustainable location within Chertsey town centre. The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development which consists of three roles; An economic role, social role and environmental role and confirms that the planning system should do everything it can to support sustainable economic growth and that planning should operate to encourage and not act as a pediment to sustainable growth. The site is located inside the primary shopping area, however, comprises former bank premises with a traditional banking façade, the front doors to which open to a banking hall, which is physically separated from the rear ancillary space that provides staff welfare facilities. The existing first floor is fitted out as offices that have not been used for a number of years. The building has been vacant for several years and has been marketed without success. 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.
- 7.3 The proposals would retain a commercial element on the ground floor by redeveloping the outmoded floorspace to cater for modern business needs in compliance with Policy IE3. Policy IE6:Town Centre Development, also states that appropriately designed development proposals for residential use on upper floors will be encouraged. The location of the building in proximity to other local centre services and public transport services is therefore considered suitable for residential use. The proposal will not result in the loss of any significant commercial space but will reconfigure the existing on the ground floor and provide 5 no flats. 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

- 7.4 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. The RBC Drainage Engineer has reviewed the application and is satisfied the proposals meet the requirements set out in the technical Standard and Planning Policy Guidance. It is therefore considered that the site can deal with surface water drainage for the development in a sustainable manner which complies with the NPPF. 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

- 7.5 The proposed development would predominantly involve internal and external alterations to already modern parts of the building and also to the rear albeit for a new flat roof second floor extension which would be set back approx. 1.2m from the existing front parapet wall and would be no higher than the building's existing double pitched roof and thus will not be visible from Guildford Street and would be lower than the neighbouring three storey high 116 Guildford Street. The proposal will be visible from the rear of the site which is an open service yard/ car parking area and White Hart Row, 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. The extension and existing rear brickwork would be

rendered to match the existing front elevation and original features on the façade of the building repaired/replaced to match the existing. As such 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.

- 7.6 The proposal is within the Chertsey Conservation Area. A Heritage Statement, Building Condition Report, Demolition Plans and Elevations and Remedial Works Schedule have been submitted in support of this planning application. The Councils Heritage Advisor has reviewed the scheme and has commented that the Heritage Statement demonstrates that the rear elevation is not of the same special interest as the principal façade and that the proposed remedial works to the principal elevation which makes the most substantial contribution to the significance of the listed building and conservation area would preserve and enhance the character of the Conservation Area in accordance with Policy EE5.
- 7.7 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that the Local Planning Authority shall have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Policy EE3: Strategic Heritage Policy of the Local Plan states that development that affects Runnymede's heritage assets should be designed to protect, conserve and enhance the significance and value of these assets and their settings. The policy further sets out that the sympathetic and creative reuse and adaptation of heritage assets which provide a sustainable future for a heritage asset will be encouraged, where the proposed new use is consistent with conservation of the asset.
- 7.8 The delivery of enabling development within the setting of heritage assets which make a positive contribution to, or better reveal the significance of the heritage assets will be encouraged. In addition, the policy is clear that the Council will seek to facilitate the bringing back into appropriate use of any vacant heritage assets (listed buildings and buildings in conservation areas), in order to minimise future risks to the significance of the building. As well as seeking to preserve and enhance Listed Buildings, Policy EE4: Listed Buildings of the Local Plan sets out that the change of use of part, or the whole, of a Listed Building will be supported provided that its setting, character and features of special architectural or historic interest would be preserved and/or enhanced. Consideration will be given to the long-term preservation that might be secured through a more viable use.
- 7.9 The above legislation and Development Plan gives a very strong and clear framework which seeks to protect listed buildings and their settings. There is also a clear support for the conversion of Listed buildings where they would seek to maintain, sustain, and enhance the significance and special architectural and historic interest of Listed Buildings.
- 7.10 The rear extension block (mid-twentieth century) does not contribute to the significance of the heritage asset. The Councils Heritage Advisor has commented the submitted schedule of remedial works is a very sensible, conservation-led approach which would certainly preserve and enhance the special interest and significance of the heritage asset, and the ability to appreciate that significance and the works would undoubtedly result in heritage benefits in accordance with Policy EE4.

Conversion of the Listed Building

- 7.11 It is clear that a new and viable use needs to be found for the building, in order to prevent this process of deterioration and to reverse the damage that has been done. It is also recognised that the above legislation and policy give a strong presumption in favour of development which would sustain the long terms viability use of the Listed Building.

In recognising this, it is considered that a residential redevelopment would appear to be the most pragmatic option to achieve this. Such a use has the ability to provide a clear and long term steward across the site. Accordingly, the proposed new use is consistent with conservation of the asset. The partial conversion of the Listed Building to residential would therefore preserve and enhance the Listed Building, consistent with the requirements of the above legislation and is supported within the above policy context. The potential impact to the interior and wider detailed works to the Listed Building is considered in the Officers assessment for the accompanying Listed Building Consent.

Provision of suitable residential environment

- 7.12 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.
- 7.13 The proposed floor space for the flats will meet the minimum standards set out in Policy SL19. Whilst the proposed flats would not be dual aspect none would be north facing, all would be provided with suitable ventilation and all apart from one would have a private amenity space. The site is also in close proximity to Gogmore Farm Park so future residents will have access to open green space. Therefore, the proposals are considered to provide a suitable living environment for future occupiers in accordance with Policy EE2.
- 7.14 A new bin store is to be provided in the eastern corner of the site. 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 1100L refuse, 1 x 140L food waste, 1 x 1100 recycling) although further detailed design of this is required.

Impact on neighbouring amenity

- 7.15 No. 122 Guildford Street is the attached neighbouring property to the north of the site. The commercial premises extend to the rear of the site at single storey and there is a first floor flat above (no.122a) and adjacent to the application building. The application building is located up to the boundary and extends to the rear at two storey height the same depth as the single storey element at no.122. Thus, there is already an impact on the neighbouring first floor rear window at no 122a. As the proposed extension would be set back from the existing rear wall and effectively be built above, although there would be additional massing adjacent to the boundary, it is not considered to result in any significant overshadowing and additional harm over and above that already exists. Indeed, the submitted Daylight Impact Assessment considers this loss of light will be equal to 0.1% Daylight factor. The new doors and balconies in the rear elevation of the proposed development would face away from this property and at first floor height the balcony would also be enclosed, however at second floor height the side panel of the proposed balcony could be conditioned to be solid or opaque in order to limit any potential overlooking into no.122a. Therefore, given the existing situation the proposals are not considered to result in any additional harmful overlooking, loss of privacy or overbearing impact to this property.
- 7.16 An objection letter has been received from the occupiers of no.124b Guildford Street, which is located perpendicular to the north of the application building, expressing concerns about loss

of light to a living room and bedroom as a result of the creation of the additional floor. Whilst there may be a degree of impact on this property, in view of the existing situation, as the proposals would not be creating a full additional floor above due to the prior demolition works, (as the additional floor would effectively be constructed from below the existing parapet wall height), in combination with the orientation of the application property as well as the proposed additional floor not extending as deep rearwards as the existing building and as a separation distance of at least 13 metres would be maintained, the proposals are not considered to result in loss of light to this property.

- 7.17 Neighbouring residential properties to the south of the site (nos.114a and 114b Guildford Street) are sited in-between commercial premises (no.116) and are set away from the application building and have north facing windows. This means that very little direct natural light will be visible from these rooms. Most natural light that comes into these rooms will have been reflected by the surrounding environment. Therefore, increasing the surface area of reflective surfaces nearby (the existing brickwork and the second-floor extension is to be rendered to match the existing front elevation) could be seen as a benefit to the first floor flat at 114 Guildford Street due to a potential increase in natural light. Therefore, the proposal is not considered to unduly harm the residential amenity of these residential properties.
- 7.18 The existing building is approximately 11 metres away from two and three storey high properties to the west of the site and given the variation in heights and additional set back of the proposals 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

- 7.19 A Transport Statement has been submitted with the application. The site is currently accessed via an existing vehicle access point off White Hart Row to the east of the site which is to be retained. The proposal would result in the creation of 5 parking spaces within an existing walled courtyard. 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 2 parking spaces), however Surrey CC parking guidance stipulates that a 75% reduction can be applied in town centre locations (equating to 0.5 parking spaces). A cycle store comprising a 3 x 2 level pull out bike rack is also to be provided within the rear courtyard.
- 7.20 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 electric vehicle charging and cycle parking. Therefore, subject to these conditions the proposal would comply with Policy SD4.

Archaeology

- 7.21 The application site lies within an Area of High Archaeological Potential and a Heritage Assessment including an Archaeological Statement has been submitted with the application. Surrey CC Archaeology have been consulted and have commented that although the site is within an area identified as being of High Archaeological Potential, the proposals do not involve any new ground disturbance and so as buried archaeological remains will not be threatened there are no archaeological concerns in this case. Therefore, the proposal is considered to comply with Policy EE7.

Other matters

7.22 New development is expected to demonstrate how it has incorporated sustainable principles into the development including; construction techniques, renewable energy, green infrastructure and carbon reduction technologies. Although the applicant has not submitted an Energy Statement with this application, it is still considered that there could be a range of options. A planning condition is therefore necessary to secure these measures.

7.23 Part of the site comprises an enclosed hard surfaced area 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 and in respect of water efficiency can be dealt with by conditions to ensure that the development complies with the NPPF and the policies in the Runnymede 2030 Local Plan.

8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)

8.1 The application proposes 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 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 has been assessed against the following Development Plan policies – EE1, EE2, EE3, EE4, EE5, EE7, EE13, SD1, SD3, SD4, SD7, SD8, IE3, IE6 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 HoP 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:

6117-001, 6117-002, 6117-004 Rev D, 6117-005 Rev B, 6117-008 and 6117-009.

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF

3. 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.

4. Surface Water Drainage

Prior to the commencement of development details of surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. 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 local planning authority. Where a sustainable drainage scheme is to be provided the submitted details shall:

- i) 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;
- ii) include a timetable for its implementation; and
- iii) 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 ensure that surface water does not discharge into the surface water sewer and to provide a sustainable development.

5. 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.

6. 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.

7. Cycle storage

The development hereby approved shall not be first occupied unless and until the proposed dwellings have been provided with parking for a minimum of 5 bicycles in a robust, secure enclosure in accordance with the approved plan 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.

8. Electric vehicle charging points

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 a scheme to be submitted and approved in writing by the Local Planning Authority 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.

9. Renewable energy

Prior to the first occupation of the development hereby approved in detail, details of the chosen renewable energy/low carbon technology to be used, along with calculations demonstrating that a minimum of 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.

In the event of PV's panels being part of the chosen renewable energy measure, details shall be submitted to and approved in writing by the LPA prior to installation.

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 Policy SD8 of the Runnymede 2030 Local Plan and guidance within the NPPF.

10. Water Efficiency

Prior to the first occupation of the development hereby permitted it shall be demonstrated that the optional requirement for water consumption (110 litres use per person per day) in Regulation 36(2)(b) of the Building Regulations has been complied with for that dwelling. 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.

11. Waste storage

Prior to the first occupation of the development hereby approved details of the refuse and recycling facilities, further details of the lighting and access to the enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be provided before any part of the development is first occupied and shall be permanently 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.

12. Balcony Screen

Before the development hereby permitted is occupied, details of the proposed screen along the northern edge of the balcony 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 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.

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.
- 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.

- 7 The applicant is advised that all necessary Statutory Forms should be submitted and acknowledged by the Local Planning Authority prior to works commencing on site to avoid Surcharges.