

COMMITTEE AGENDA REFERENCE: 5C

APPLICATION REF:	RU.23/0833
LOCATION	Crown House, High Street, Egham, TW20 9HL
PROPOSAL	Conversion and extension of existing building to create a mixed - use development comprising of 9 apartments (4 x 1-bedroom apartments, and 5 x 2-bedroom apartments) and Class E(g)(i) office use, together with associated alterations, parking, landscaping, cycle storage and refuse storage.
TYPE	Full Planning Permission
EXPIRY DATE	03/08/2023
WARD	Englefield Green West
CASE OFFICER	Jennifer Cade
REASON FOR COMMITTEE DETERMINATION	Net increase of over 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 HoP:	
1.	Grant Consent- subject to conditions

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site consists of a three storey block on the corner between the High Street and Manor Farm Lane. The existing block is in mixed use consisting of offices, retail and sui generis uses with some residential on upper floors (Church Court). To the rear of the site is a car park. The surrounding area is mixed with a car park to the south of the site, the Egham and District Social Club and residential flat to the east, retail with residential above and a children's nursery to the north and a retail unit and St John the Baptist Church to the west.
- 2.2 The application site is located within the Egham Conservation Area and Flood Zone 2. There are a number of listed buildings in the surrounding area including Grade II* Listed St John the Baptist Church, Grade II* Lychgate to the Church and Grade II Listed 80 High Street.

3. APPLICATION DETAILS

- 3.1 This application seeks permission for part conversion of the existing building and extension to provide a mixed-use development comprising of 9 flats (4x 1 bed and 5x 2 bed flats) and Class E(g)(i) Office Use. Amended plans have been submitted since the original application was received to reduce the height of the southern part of the building to two storeys.

The proposed L shaped extension would be part three storey part two storey with a maximum height of 10.3 metres (three storey) and 6.9 metres (two storey) with a flat/ mansard roof. The proposed L shaped extension would create an inner courtyard parking area which is

accessed from Manor Farm Lane through an archway with building over. 5 parking spaces will be retained within the inner courtyard which will serve the existing flats and the proposed office use. The proposed extension would extend approximately 15 metres along the western boundary and approximately 20 metres along the southern boundary creating a U shaped building. Cycle and bin stores are also provided for both residential and office uses. Office space is to be provided in the southern part of the extension split over two floors.

Flat	Type	Size
1	1 bed 2 person	53sqm
2	2 bed 3 person	65.3sqm
3	1 bed 2 person	51.8sqm
4	1 bed 2 person	63.7sqm
5	2 bed 4 person	72.4sqm
6	2 bed 4 person	75.2sqm
7	1 bed 2 person	53.9sqm
8	2 bed 4 person	72.4sqm
9	2 bed 3 person	67sqm

Office Space – 81sqm

3.2 The following supporting documents have been submitted to support the application:

- Cover Letter
- Design and Access Statement
- Planning and Heritage Statement
- Archaeological Desk Based Assessment
- Flood Risk Assessment Parts 1 and 2
- Sequential Test
- Noise Impact Assessment
- Transport Assessment
- Daylight and Sunlight Assessment

4. RELEVANT PLANNING HISTORY

4.1 The following history is considered relevant to this application:

Reference	Details
RU.22/1377	Conversion and extension of existing building to create a mixed - use development comprising of 9 apartments (4 x 1-bedroom apartments, and 5 x 2-bedroom apartments) and Class E(g)(i) office use, together with associated alterations, parking, landscaping, cycle storage and refuse storage. <i>Withdrawn prior to determination.</i>
RU.21/1402	136-139 High Street- Prior approval for Change of use from Commercial, Business and Service (Use Class E) to form 2 no. residential units (Use Class C3) under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 3, Class MA. Prior Approval Required and Approved September 2021

RU.21/1032	137-139 High Street- Change of use of existing second floor use from Sui Generis to residential to provide 2 no. 1 bedroom flats. Grant Consent- subject to conditions September 2021
RU.21/0826	137-139 High Street- Prior Approval application to convert a B1(a) unit at first floor level to C3 (residential use) to create 2no. self-contained 1 bed flats. Prior Approval Required and Approved July 2021
RU.21/0753	135 High Street- Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3) for 2 ground floor residential units, under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O. Prior Approval Required and Approved July 2021
RU.21/0120	135 High Street- Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3) for 2 residential units, under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O. Prior Approval Refused February 2021
RU.21/0070	136-139 High Street: Prior notification of proposed change of use from offices (Use Class B1a) to residential (Use Class C3) for 2 residential units, under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended Schedule 2, Part 3, Class O. Refused February 2021
RU.16/0936	No. 133 High Street: Change of use of ground floor from sui generis use (tattoo shop) to Class A1 (retail). Nos 136-139: Change of use of second floor from B1a (office) use to a sui generis use (tattoo shop). Grant Consent- subject to conditions August 2016
RU.15/1193	Change of use of the ground floor accommodation from office to retail. Grant Consent- subject to conditions October 2015
RU.15/1191	Alterations to the fenestrations, new access doors in the front and rear elevation and construction of an access ramp at the front of the building. Grant Consent- subject to conditions October 2015
RU.10/0490	133 High Street- Change of use (Class A1) to tattoo studio (sui generis use). Grant Consent- subject to conditions August 2010
RU.90/0541	New entrance lobby to existing offices. Grant Consent- subject to conditions July 1990
RU.90/0540	Application under section 31A to permit the use of the premises as offices without complying with condition 5 of planning permission RU.79/0566. Grant Consent- subject to conditions July 1990
RU.83/0771	133-135 High Street- Relaxation of condition 1 of the planning permission issued under ref RU.82/0758 to allow occupation of larger ground floor office suite by Maran computers limited. Grant Consent- subject to conditions November 1983

RU.83/0631	Relaxation of condition one of the planning permission issued under RU.82/0758 to allow occupation of smaller ground floor office suite by datafile limited as a computer services and sales bureau. Grant Consent- subject to conditions October 1983
RU.82/0758	133-139 High Street. Variation of condition 4 of planning permission issued under RU.80/0096 to include accountants, architects, bank, building society, employment agency, estate agents/surveyors, insurance brokers and solicitors. Grant Consent- subject to conditions May 1983
RU.80/0096	133-139 High Street. Erection of a three-storey block containing offices in part with two ground floor units for building society or similar and four two-bedroom flats with car parking at rear. Grant Consent- subject to conditions March 1980
RU.79/0566	133-139 High Street. Erection of a three storey block containing offices in part and 3 x 1 bedroom flats and 4 x 2 bedroom flats in part with car parking at rear. Grant Consent- subject to conditions September 1979
Further planning history does exist for the site but is not considered relevant.	

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 conditions relating to surface water drainage and flood voids
RBC Deputy Direct Services Manager	Concerns regarding no segregation of domestic and commercial bins and no clear and straightforward access
RBC Heritage Advisor	No objection subject to conditions relating to proposed materials and hard and soft landscaping

RBC Environmental Health	No objection subject to conditions relating to acoustic attenuation, details of external plant equipment and post completion testing
SCC Highways Authority	No objection subject to conditions relating to parking and turning areas and EV charging
SCC Archaeology	No objection subject to condition relating to a written scheme of investigation
Historic England	No comments received

Representations and comments from interested parties

6.2 37 Neighbouring properties were consulted in addition to being advertised on the Council's website and 4 letters of representation have been received in regard to the original scheme and no further letters were received following the receipt of amended plans and re-consultation. The letters received are summarised as follows:

- Concerns regarding loss of light and privacy to existing flats
- Concerns regarding loss of existing parking
- Concerns regarding lack of parking with more need
- Not given enough time to object to loss of parking spaces
- Would be no way to access parking or refuse area when building work is going on
- Works would be contrary to tenancy agreements
- Concerns regarding impact on parking in the churchyard and church drive
- Concerns regarding overdevelopment of the site
- No disabled parking space proposed
- Inadequate access for emergency vehicles
- Impeded access into existing building from bollards and parking spaces
- Concerns regarding noise and odour of bin store below existing flats
- Neighbours at Manor Farm Court and St Johns Church have not been consulted (*Officer note: St Johns Church has been consulted and Manor Farm Court are not an adjoining neighbour. Notwithstanding this, a site notice was put up at the site*)

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 principle of development
- Flooding considerations
- Design Considerations including character of the area and heritage assets
- Provision of suitable residential environment
- Impact on neighbouring amenity
- Blue and Green Infrastructure

- Highways
- Archaeology
- Other Matters

The principle of development

7.2 *Loss of Commercial units*

The site is within the designated Town Centre of Egham. It is acknowledged that the proposal would result in the loss of some of the existing commercial uses at the site, however the proposal would retain some existing commercial use within the site and the proposal includes new office space (net loss of approximately 148sqm Class E use plus the tattoo parlour sui generis use). The site is not designated for employment land. Providing additional housing in such areas supports local services and facilities and could help to maintain the vitality and viability of the local centre. The surrounding area is mixed use with both commercial and residential uses. It is also acknowledged that the site benefits from several prior approval consents for change of use to residential (totalling 8 units).

7.3 *Suitability of the site for the proposed use*

The site is located in the urban area in a sustainable location within Egham town centre. Given its proximity to the primary shopping area, other local centre services and public transport services the location of the site is considered suitable for residential use. It is recognised that Policy SD1 seeks to encourage new development within the larger settlements of Runnymede of which Egham is one, as such the proposal is consistent with Policy SD1. Therefore, the principle of the net loss of commercial space and 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 within Flood Zone 2 and a Sequential Test and Flood Risk Assessment have been submitted with the application. The proposal is a mixed use scheme but will introduce More Vulnerable (residential) development such that the development will need to pass the Sequential Test. It is noted that the site benefits from several prior approvals for conversion to residential totalling 8 residential units. The current application proposed 9 residential units along with office space. A Sequential Test has been submitted with the application which concludes that there are no other reasonably available sites in areas with lower probability of flooding that would be appropriate to the type of development proposed. Therefore, the Sequential Test is considered to be passed in line with guidance in the NPPF and the Runnymede SFRA. The proposal introduces More Vulnerable development into Flood Zone 2 and therefore the exceptions test is not required.
- 7.5 The Flood Risk Assessment provides details on safe access and egress. Paragraph 8.21 of the Runnymede SFRA states that it would be considered acceptable for the access and egress route to be wet in Runnymede so long as the flood hazard is no greater than 'Very Low' Hazard along the full length of the route which has been provided. A condition is recommended for a Flood Warning and Evacuation Plan to be submitted.
- 7.6 The proposed extension equates to an increased built footprint on the site however when compared to existing impermeable areas within the application site the proposal would result

in a reduction in impermeable area. Flood voids are proposed to be incorporated to reduce flood water displacement. The finished floor levels of the proposed dwellings will be set at 16.68m AOD which is 0.3m higher than a 1 in 100 year (+25% for climate change) flood level of 16.38m AOD.

- 7.7 The Councils Drainage Engineer has reviewed the application and comments that the proposed flood risk assessment has demonstrated safe access and egress and appropriate floodplain compensation in alignment with our SFRA. Therefore, no objections are raised subject to conditions requiring details of surface water drainage and in respect of flood voids. Subject to conditions the scheme is considered to comply with Policy EE13 and the Runnymede SFRA.

Design Considerations including character of the area and heritage assets

- 7.8 The proposed development will be located to the rear of the existing building so will not be readily visible from the High Street, given the corner plot location it will be visible from Manor Farm Lane and to the south. The proposed development will match the style of the host property which is a brick built building with mansard and flat roof elements. The western element will match the ridge height of the existing building and the southern part of the proposal is stepped down to two storeys. The surrounding area is mixed with different materiality and roof forms present. Therefore, the design is not considered to be out of keeping with the existing building or surrounding area in accordance with Policy EE1.
- 7.9 The site is located within the Egham Conservation Area and is in close proximity to several listed buildings, including Grade II* St John the Baptist Church. The Councils Heritage Advisor has reviewed the scheme and has commented that the proposal is considered to preserve the character and appearance of Egham Town Centre Conservation Area. They raised no objections to the proposal but recommended conditions requiring details of materials and hard and soft landscaping. Therefore, subject to conditions, the proposal would preserve the character and appearance of the Conservation Area and would not harm the significance of any listed buildings due to the change in their settings in accordance with Policy EE4 and EE5

Provision of suitable residential environment

- 7.10 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.
- 7.11 Policy SL19 sets out the minimum space standards for new developments which have been complied with. All the proposed flats would be dual aspect and would have good outlook. Flats 2, 3, 5, 6, 8 and 9 have private terraces/ balconies and flats 1, 4 and 7 will have no private external amenity area. It is noted that the site is within a town centre location but is within walking distance to Manorcroft Recreation Ground and Runnymede so future residents will have access to open green space.

- 7.12 Given the sites town centre location a Noise Assessment has been submitted with the application which concludes that with suitable mitigation measures the proposal would provide a suitable living environment for future occupiers. It is also noted that a car wash to the south of the site that is referred to in the noise assessment has ceased operating and was not operating at the time of the Officers site visit. The Councils Environmental Health Officer has reviewed the noise assessment and commented that with appropriate mitigation methods, suitable noise levels can be achieved in the proposed development. Therefore, subject to condition the proposal is considered to provide a suitable living environment for future occupiers in accordance with Policy EE2.
- 7.13 Bin and bike stores have been provided for both residential and commercial uses. The layout of the bin store has been amended since its original submission to address the comments from the Councils Recycling Officer such that there is separate access to the residential and commercial bin stores and the access is more straightforward. The bin store would be located at ground floor closest to proposed Flat 2 (ground floor) and existing Flat 1 and 2 (first floor). Whilst its location close to residential properties is a negative of the scheme, if the bin store is well managed it is not considered to have a detrimental impact on residential amenity of these flats.

Impact on neighbouring amenity

- 7.14 With regard to the impact on existing residential properties at the site, the proposed extension would impact the four existing flats at the site. The existing flats are located at first and second floor and are all dual aspect. A Daylight and Sunlight Assessment has been submitted with the application which concluded that 11 of the 16 windows tested would meet the BRE criteria for daylight VSC (Vertical Sky Component) as the daylight VSC value would not be reduced by more than 20% following the development of the proposed scheme. The 5 windows that that would have their VSC reduced by more than 20% following development would serve living rooms to the 2 existing first floor flats. Whilst the first floor rooms would have reduced daylight VSC to their windows, the results of the daylight NSL (No Sky Line) assessment demonstrates that all rooms tested would meet the BRE criteria for daylight NSL. However, it is noted that this assessed the daylight and sunlight against the original proposal which has been reduced in built form since its original submission and the assessment also does not appear to acknowledge that there R1 Living Rooms on the first and second floor have a window in the northern elevation. Therefore, given the amendment to the scheme to reduce the built form to the south and the dual aspect nature of the existing flats the scheme is not considered to result in harmful overshadowing to existing flats at the site.
- 7.15 The proposal would introduce three storey development along the western side of the site and two storey development on the southern part of the site. Whilst it is acknowledged that the scheme would have a degree of overbearing impact on existing flats (located at first and second floor), the proposal has been amended to reduce the southern element to two storeys such that it would be less overbearing. There would be no direct window to window overlooking with windows facing into the internal courtyard angled away from existing properties and privacy screens to balconies are proposed, details of which will be subject to condition. The minimum separation distance between the existing flats and the development to the south is 11.5 metres and given the dual aspect nature of these existing flats (particularly flats 2 and 4 located closest to the new build extension) the scheme is not considered to unduly harm the residential amenity of these existing residential properties in accordance with Policy EE1.
- 7.16 Neighbouring property No. 132a High Street is located to the east of the application site and from the planning history appears to be a first floor staff flat. The two storey office element of the scheme would be closest to this neighbouring property however there would be a minimum

separation distance of approximately 7.8 metres and would be located to the south west of this neighbouring property. Again, there would be no direct window to window overlooking or loss of privacy from the proposed development towards this neighbouring property. Therefore, the proposal is not considered to have a harmful impact on No. 132a High Street. There are no immediate neighbouring properties to the south or west of the application site. Therefore, the proposal is not considered to unduly harm the residential amenities of neighbouring residential properties in accordance with Policy EE1.

Blue and Green Infrastructure

- 7.17 With respect of Blue and Green infrastructure, the applicant has provided information within the Design and Access Statement. The document states that the existing site consists of an office building and car park which no environmental benefit. It is proposed to incorporate elements of soft landscaping as well as and permeable pavements and other SUDS improvements. The flat roof of the proposed extension is also proposed to be a green roof (which is shown on the proposed plans). These measures can be secured by way of condition. Therefore, the proposal is considered to accord with Policy EE9 and EE11 and guidance within the NPPF.

Highways

- 7.18 A Transport Assessment has been submitted with the application. The site is currently accessed via an existing vehicle access point off Manor Farm Lane to the west of the site which is to be retained. The proposed extension will be built over the existing access with an archway for vehicles to access the proposed internal courtyard. The existing site has approximately 18 parking spaces and 5 will be retained, 4 of which will be retained for the four existing flats and 1 will be for the office use. It is noted that 4 spaces for 13 flats (4 existing and 9 proposed) is below the guidance in the Runnymede parking SPD, however the site is in a sustainable town centre location in close walking distance public transport links including Egham Train Station and local services. Similarly with the commercial use, given the sites sustainable town centre location the lower parking numbers are considered to be acceptable. All parking spaces will have EV charging and cycle stores are provided for both residential and commercial uses. The County Highways Authority have assessed the application on safety, capacity and policy grounds and have not raised any objections and recommends conditions in relation to securing EV charging and vehicle turning. Therefore, subject to conditions the proposal is considered to comply with Policy SD4.
- 7.19 It is noted that concerns were raised in a letter of representation regarding the accessibility of the proposal including no provision of a disabled parking space. Whilst no disabled parking space is shown on the proposed plans, it is noted that there would be space within the site for a disabled parking space. The access arrangements for the existing flats remain unchanged, however it is noted that the proposed flats will have stepped access due to flood mitigation requirements. It is also noted that an ambulance would be able to access the inner courtyard (given height and width restrictions of access point).

Archaeology

- 7.20 The site lies within an area of High Archaeological Potential and an Archaeological Desk Based Assessment has been submitted with the application. Surrey Archaeology have reviewed the Desk Based assessment and have commented that the report has consulted with all appropriate available sources and has produced a comprehensive overview of the site and surrounding area. The current building was subject to limited archaeological investigation

in advance of its construction in the late 1970s and based on these results the report suggests that archaeological deposits dating from the prehistoric, medieval and post medieval period may survive within the rear car park where the new extension is located. A programme of archaeological investigation will be required to clarify whether significant remains are present. SCC Archaeology have commented that they agree with this conclusion and consider that the initial archaeological work should take the form of a trial trench evaluation in advance of redevelopment works. Once the results of the evaluation are available then appropriate mitigation works can be designed if required. Therefore, subject to conditions the proposal is considered to comply with Policy EE7.

Other matters

- 7.21 The Design and Access Statement states that the development will aim to achieve a water efficiency of 110L per person per day in line with the enhanced standard required by Building Regulations and Planning Policy. This will be secured by way of condition.
- 7.22 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. Based on the submitted information, 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

- 10.1 The development has been assessed against the following Development Plan policies – EE1, EE2, EE4, EE5, EE7, EE9, EE11, EE13, SD1, SD4, SD7, SD8, 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 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:

1207-NLA-AA-XX-DR-A-20001 Rev D (Location and Block Plan), 1207-CYA-AA-ZZ-DR-A-20023 Rev F (Proposed Void Locations Plan) received 08/06/2023

1207-NLA-AA-00-DR-A-20008 Rev O (Proposed Ground Floor Plan), 1207-NLA-AA-01-DR-A-20009 Rev H (Proposed First Floor Plan), 1207-NLA-AA-02-DR-A-20010 Rev I (Proposed Second Floor Plan), 1207-NLA-AA-RF-DR-A-20011 Rev G (Proposed Roof Plan), 1207-NLA-AA-ZZ-DR-A-20012 Rev J (Proposed West and South Elevations), 1207-NLA-AA-ZZ-DR-A-20013 Rev K (Proposed East & North Elevations), 1207-NLA-AA-ZZ-DR-A-20029 Rev C (Proposed Sections CC & DD), 1207-NLA-AA-ZZ-DR-A-20014 Rev J (Proposed Sections AA & BB) received 15/09/2023

1207-NLA-AA-XX-DR-A-20018 Rev A (Proposed Site Plan) received 04/10/2023

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. 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. Side screen to balcony

Before the development hereby permitted is occupied, details of the proposed 1.8 metre high screen along the northern edge of the balconies at first and second floor level shall be submitted to and approved in writing by the Local Planning Authority (LPA). Development shall be carried out in accordance with the approved details prior to the first use of the balcony/terrace area and the screening shall be retained in perpetuity unless otherwise agreed in writing by the LPA.

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

7. 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.

8. Flood Voids

The proposed flood voids shall be constructed as per 1207-CYA-AA-ZZ-DR-A-20023 Rev F (Proposed Void Locations Plan) received 08/06/2023, 1207-NLA-AA-ZZ-DR-A-20029 Rev C (Proposed Sections CC & DD), 1207-NLA-AA-ZZ-DR-A-20014 Rev J (Proposed Sections AA & BB) received 15/09/2023. Once constructed the flood voids shall not be used to store any materials or belongings and shall be maintained as a freely floodable area for the lifetime of the development.

Reason: To prevent the increased risk of flooding due to impedance of flood waters and reduction of flood water storage capacity, taking into account the effects of climate change, and to comply with Policy EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.

9. 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.

10. 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, details of the green roof 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.

11. Noise

Prior to above ground construction of the development hereby approved, full details of acoustic attenuation provided by the building structure (both facade and windows) shall be submitted to and approved in writing by the Local Planning Authority and implemented prior to first occupation and be retained as such thereafter.

The levels within tables 5.1, 5.2, 5.3 and 6.3 of the Noise Impact Assessment Report (24542.NIA.01 Rev A) received 08/06/2023 shall be used in regards to developing the working detail.

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.

12. Plant and equipment

Prior to the first use/occupation of the development hereby approved, details, including acoustic specifications, of any fixed plant and equipment associated with air moving equipment, compressors, generators or mechanical ventilation and extraction and filtration plant or similar equipment to be installed in connection with the development, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and be retained as such thereafter.

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

13. 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.

14. Electric vehicle charging points

An electric vehicle charging point shall be provided for each of the retained parking spaces (5 spaces). As a minimum, the charge point specification shall be 7kW 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.

15. 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 and cycles 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.

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. The applicant is expected to ensure the safe operation of all construction traffic in order 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. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.

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. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.