

COMMITTEE AGENDA REFERENCE: 5D

APPLICATION REF:	RU.23/1186
LOCATION	Park House, Wick Road Egham, Englefield Green, TW20 0HJ
PROPOSAL	Change of use of building from single residential dwelling (C3 Use Class) incorporating rooflights, dormer window, single storey link and two storey extension to provide 9 dwellings comprising 3 x 2 bed and 6 x 3 bed (C3 Use Class), new access, associated car parking, bin, and cycle storage (amendments to planning permission RU.21/2188).
TYPE	Full
EXPIRY DATE	23/10/23
WARD	Englefield Green West
CASE OFFICER	Katherine Appleby
REASON FOR COMMITTEE DETERMINATION	Net increase of 5 or more dwellings and part of allocated site
<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.	To approve the application subject to the completion of a Unilateral Undertaking and planning conditions
2.	To refuse planning permission at the discretion of the HoP should the Unilateral Undertaking not progress to their satisfaction.

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site is located on the northern side of Wick Road, immediately to the east of its junction with Blays Lane and it is close to the settlement of Englefield Green, the boundary of which is a short distance to the east of the site (i.e., Queenswood Crescent which is a residential development comprising of apartments and terrace / semi-detached houses and is within the settlement) and also to the north of the site, beyond the existing offices. Open land lies to the south and west of the site.
- 2.2 Park House is a substantial Villa originally constructed in 1874, which is set in large, landscape grounds. The building is 2-3 storeys in height and it has been designated a 'Locally Listed Building'. Whilst the building was originally erected as a dwelling, it was converted into offices in the mid-1950s and was for many years used as Headquarters by the Dyslexia Institute, however under prior approval RU.14/1118 the existing building has been converted back to a single residence.
- 2.3 The building is accessed off Wick Road. The access road also serves the other office buildings to the north of Park House. The site is located within flood zone 1 with a watercourse running through part of the site to the east and is very well screened by existing mature trees, with more significant areas of woodland along the southern and eastern boundaries of the site and includes several trees protected by Tree Preservation Order 419. An area along the southern boundary of the site

is also located with the Biodiversity Opportunity Area. The site also lies within 5km travel distance of the Thames Basin Heaths Special Protection Area.

- 2.4 Following the adoption of the Runnymede 2030 Local Plan the application site is no longer within the Green Belt but is now within the urban area. Park House forms part of a larger site which includes Blays House, Inbucon House and The Stables, which lie immediately to the north and are all in Class B1 (office) use. This application (which does not include Blays House, Inbucon House and The Stables) is a site allocated for development by the Runnymede 2030 Local Plan, Adopted 16th July 2020 (by Policies SD2 and SL5). The site is also within the Englefield Green Village Neighbourhood Plan (West Character Area).

3. APPLICATION DETAILS

- 3.1 The proposed development seeks full planning permission for the conversion and extension of the existing office building to provide 9no. dwellings (comprising 3no. x 2 bed and 6no. x 3 bed). Of these, 7no.flats are proposed within the existing building, with a further 2 no. dwellings provided within a linked two storey extension. This is a revised scheme following the approval of RU.21/2188.
- 3.2 According to the applicant since RU.21/2188 was approved Park House has been sold and the new owner is looking to make changes to the approved scheme to align the design, form and size of units with current market advice. The main change involves utilising a section of loft space for residential accommodation. This allows for the unit numbers to be increased from 8 to 9. The mix also changes from 4 x 2 bed and 4 x 3 bed to 3 x 2 bed and 6 x 3 bed. The size of the extension does not change, however the detailing has been refined to compliment the main house. The main form of the house and areas proposed for conversion do not change. The changes also allow for step free access to each residence.
- 3.3 It is proposed to reconfigure the ground floor layout to keep the substation in its existing configuration, together with all additional plant rooms required. To do so, it is proposed to rearrange Apt. 1 and 3 to allocate the basement to Apt. 1 and make Apt. 3 a 2B4P (consented as 3B6P). All units on the ground floor have been amended to aim at preserving as many existing internal features as possible, including the double height in the living room of Apt. 3 by providing a mezzanine space over bedroom 2 to preserve the existing detailing of the ceiling whilst providing a high quality office / reading room space. It is proposed to amend the layout of Apt. 1 to create a link between the existing courtyard and the external private amenity space located to the north next to the main entrance of the building. Overall, the aim is to preserve the character of the internal spaces of the existing building by keeping a room to room flow within the apartments by reducing the use of internal corridors and increasing the use of existing internal openings.
- 3.4 It is proposed to provide a lift within the existing main staircase to provide step-free access to all entrance doors within the existing building. The lift will take place in front of the existing chimney on the ground floor, carefully included within the existing features. A void following the existing structural arrangement is created within the landing on the first floor allowing the lift to go through. The proposed lift will mainly be made of glass and will stay away from the ceiling of the first floor to preserve its existing features.
- 3.5 It is proposed to divide consented Apt. 5 in two duplexes to make the best use of the existing loft space. Similar to consented Apt. 6, Apt. 5 and Apt. 7 will have their entrance door on the first floor landing. Secondary staircases will lead to the loft accommodations which will benefit from heritage-led sky roof lights providing natural daylight and ventilation. According to the applicant the apartments have been designed to make the best use of the interesting space provided by the existing pitch-roofs. The external parts of the existing chimneys will be retained whilst the internal parts will be amended to make space for the residential accommodation. Steel structures will be erected to make the existing chimneys structurally sound. In order to maintain the integrity of the internal staircase area, a flat roof dormer window serving apartment 7 is proposed which ensures sufficient head height is maintained for apartment 7 without disturbing the existing staircase area /

ceiling. The dormer window is wider but is similar to the existing dormer windows in terms of design and shape and due to its location is almost entirely hidden within the existing roof area and as such has minimal visual impact. The floor area of apartment 7 would increase by 4.14sqm.

- 3.6 New openings are proposed to accommodate the proposed residential use. These are located in Apt. 1 (around the proposed courtyard), Apt. 3 (to provide access to the private amenity space from the living room and daylight to bedroom 2), Apt. 4 (to provide access to the private amenity space) and Apt. 6 (to provide access to the private amenity space). All proposed openings will retain / provide features similar to the existing ones.
- 3.7 It is proposed to maximise the provision of external private amenity spaces for the apartments where possible. All apartments on the ground floor benefit from external amenity spaces as per the consented scheme. Apt. 4 and Apt. 6 benefit from proposed private amenity spaces located on the existing single storey flat roof space east of the courtyard. These spaces will be fenced by high-level frosted glazing balustrade to both provide daylight and preserve privacy. A total of x 14 car parking spaces would be provided immediately to the north and east of the existing building and adjacent to the existing access road following the removal of existing shrubs and foliage, all of which would be accessed via the existing access from Wick Road as well as a bin store and a store for 14 bikes.
- 3.8 The consented design has been amended to be more in keeping with the existing building and to rationalise the internal spaces creating a better flow whilst improving the buildability. The proposed two storey extension would be attached to the south of the existing building by a new single storey part brick/part glazed link which would comprise a master bedroom and ensuite serving apartment 3 of the proposed converted building. It is proposed to have a shadow-gap between the existing building and the single storey link allocated to Apt. 3 to detach the new build visually and physically from the east facing existing double height gable allocated to Apt. 3's living room. It is proposed to use materials which are sympathetic to the existing building and where possible to use identical or similar materials although the facade material for the extension to apartment 3 would be different but it would have a similar design to the previous scheme and have a flat 'green' roof. The extension would be sited further away from Blays Lane compared to the existing building and located on an existing lawn area. To link existing and new build, it is proposed to use features of the existing building for the proposed semi-detached houses such as square and hexagonal bow-windows, recesses, framed windows and pitched roofs. The remaining extension would have a footprint of approx. 165sqm and a first floor of 155sqm and both entrances to the 2 houses are now located on the east elevation to be closer to the proposed parking area and to increase the privacy and usability of the proposed private amenity spaces. House 1 would have front and rear enclosed garden areas and house 2 front and side garden areas with a combination of a ramp and stairs in view of the slight change in levels in order to provide both direct and step-free accesses to the proposed parking courtyard which would have 4 parking spaces and a new timber sliding gated entrance with brick piers and walls following the removal of a section of boundary fence to create a new access off Wick Lane to serve the 2 houses. A cycle/bin store and plant room has also been indicated close to the proposed car parking area.
- 3.9 A recent Tree Survey carried out on the application site recorded 19 trees, of which 0 are category 'A', 12 are category, 'B'; 6 are category 'C' and there is 1 category 'U' tree. A tree report has been submitted which includes an arboricultural method statement (AMS) and a tree protection plan (TPP) which indicates that the proposed development requires the removal of a holly (T10-C), a birch (T11-B) and a hazel (T16-C) in order to facilitate the construction of the new entrance off Blays Lane. There is no other pruning or felling required in order to implement the scheme, although the removal of a category 'U' tree, a cypress (T2) is recommended in the interests of good arboricultural management. It is relevant that the previous scheme suggested 12 trees to be removed. Additional landscaping would also be carried out on the site with the introduction of more native species and the opportunity to introduce new tree planting to the site boundary, retaining the roadside tree cover. To the east and south of Park House is a grassed landscaped area, which would form a communal amenity area.

- 3.10 Bat surveys have been carried out on the site and building which have found the presence of bats so the provision of bat slates around the building and a dedicated bat roost in a section of the roof is proposed and a plan showing the location of these has been submitted. 3 bat boxes are also proposed to be erected in suitable trees within the grounds.
- 3.11 The applicant has submitted a Planning, Design and Access Statement. According to the applicant the current application proposes minor design changes to the previously approved scheme for 8 dwellings (RU.21/2188). The external form and size of the existing building, as well as the two-storey extension does not generally change from the approved scheme. The main change involves an additional dormer and utilising a section of loft space for residential accommodation. This allows for the unit numbers to be increased from 8 to 9. The size of the extension does not materially change however the detailing has been refined to further compliment the main house. The main form of the house and areas proposed for conversion do not change.
- 3.12 The applicant has submitted a draft unilateral undertaking with respect to SAMM and SANGS payments in relation to the location of the site within 5km of the Thames Basin Heaths SPA, in accordance with the current guidance.

4. RELEVANT PLANNING HISTORY

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

Reference	Details
RU.21/2188	Change of use of building from single residential dwelling (C3 Use Class) and two storey extension to provide 8 dwellings comprising 4 x 2 bed and 4 x 3 bed (C3 Use Class), new access, associated car parking and plant, bin, and cycle storage. Granted 19/04/23
RU.17/1750	Change of use of building from office (B1 Use Class) and two storey extension to provide 8 dwellings comprising 4no.x 2 bed and 4 no.x3 bed flats (C3 Use Class), new access, associated car parking and bin and cycle storage. -Granted 29/03/18 – Not Implemented
RU.14/1118	Prior approval for change of use from office to single dwelling house - Granted 16/09/14
RU.74/0256	Continued use for administrative purposes and staff training centre as described in without the need to comply with conditions (iv) - personal permission and (v) - maximum number of persons employed - Granted 1974.
EGH.55/3515	Use of house for administration purposes and staff training centre - Granted January 1956

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 The application site is part of a site allocated for development by the Runnymede 2030 Local Plan, Adopted 16th July 2020 (by Policies SD2 and SL5).
- 5.4 SPDs which might be a material consideration in determination:
 Runnymede Design SPD (July 2021)
 Thames Basin Heaths SPA SPD (April 2021)
 Affordable Housing SPD (April 2022)
 Runnymede Parking Guidance SPD (November 2022)
- 5.5 Englefield Green Village Neighbourhood Plan – A referendum on the Englefield Green Village Neighbourhood Plan was held on Wednesday 13 December 2023. The referendum result was that 690 voters were in favour of the Plan, and 90 against. As such this plan is now afford full weight.

6. CONSULTATIONS CARRIED OUT
Consultees responses

Consultee	Comments
RBC Conservation Officer	No objection
Natural England	No objection
SCC County Highway Authority	No objection
Surrey Wildlife Trust	No objection

- 6.1 **Representations and comments from interested parties**
- 6.2 26 Neighbouring properties were consulted in addition to being advertised on the Council's website and no letters of representation has been received to date.
- 6.3 Englefield Green Village Neighbourhood Forum – No comments 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 site is no longer constrained by the Green Belt designation. The application site is located within the urban area where the principle of such development is acceptable subject to detailed consideration. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The recent planning history for the site is a material consideration. The key planning considerations include:
- Principle and Quantum of Development
 - Affordable Housing
 - Heritage
 - Design and Impact on Character and Appearance of the Area
 - Residential amenity
 - Highway Considerations

- Impact on Trees
- Ecology
- Flood Risk and Drainage
- Sustainability

Principle and Quantum of Development

- 7.2 The application site is included in the Runnymede SLAA (2021) and comprises part of a site allocated under Policy SL5, 'Housing Allocation at Blays House, Blays Lane, Englefield Green'. The Runnymede Site Selection Methodology and Assessment (SSMA-2017) examined potential development sites for allocation in the Runnymede Local Plan against aspects such as accessibility and constraints, and how each performed against the other and Green Belt purposes and recommended that the site should be allocated for housing.
- 7.3 The site is located within a reasonable walking and cycling distance of key facilities in Englefield Green as well as other leisure, employment and education facilities close to the site. Bus stops providing access to Englefield Green as well as to the nearby larger towns of Egham and Staines-upon-Thames are located just a short distance away, and Egham and Virginia Water Stations provide access to the rail network for longer distance trips with the M25 and M3 close by. As such the site is in a settlement location and has reasonable access to local facilities and is in a reasonably sustainable location. Given the wider sites allocation the proposed residential development of the site is acceptable in principle.
- 7.4 The Runnymede 2030 Local Plan was adopted on 16th July 2020 and within this Policy SD1 of the Local Plan advises that Englefield Green will require 612 net additional dwellings during the period of the Local Plan (2015-2030). Policy SD2 states that sites listed within this policy are expected to deliver the level of development subject to complying with specific requirements set out in the individual site allocation policy which in this case is Policy SL5 which has allocated the site for development for a minimum of 100 dwellings. As such, it must be demonstrated that this piecemeal development is acceptable in policy terms and that the remainder of the allocated site could still come forward for development in the future.

Policy SL5 also requires the following:

- b) Take account of site boundary vegetation in the design, layout and landscaping of the site especially fronting Wick Road and the north boundary of the site; This will need to be demonstrated and implemented through an appropriate landscaping strategy;
- c) Safeguard biodiversity at the Windsor Great Park SNCI in the design and layout of the site through an appropriately designed green infrastructure buffer and through provision of boundary vegetation and landscaping take account of the objectives and targets for Biodiversity Opportunity Area TV01. This will need to be demonstrated through appropriate habitat/species surveys and implementation of management plans;
- d) Ensure that the Locally Listed Park House and its setting is maintained and enhanced;
- e) Include measures to mitigate the impact of development on the local road network and take account of impacts on the strategic road network as identified through a site specific Travel Plan and Transport Assessment and improve the pedestrian footway between the site and London Road;
- f) Make a financial contribution(s) towards the provision of early years, primary and secondary school infrastructure either through S106 or CIL (or its successor);
- g) Avoid impact to the Thames Basin Heaths SPA through an approved scheme of mitigation which makes provision for the delivery of SANG and a financial contribution(s) towards SAMM;

h) For the avoidance of doubt, in relation to open space requirements for the site (policy SL26) it will be expected that open space provision for children and teenagers will be provided on site wherever possible, whilst a financial contribution towards off site outdoor sports facilities and allotments will be required. Beyond this it is expected that the applicant will provide or contribute to any other infrastructure identified at application stage which is necessary to make the site acceptable in planning terms.

These requirements will be addressed in the relevant sections below.

- 7.5 Regarding the quantum of development proposed on the site, it was not possible at the high-level plan making stage to predict what detailed measures might need to be incorporated into a scheme to comply with other policies in the Local Plan to ensure the development is sustainable. The previous consented scheme (RU.17/1750) was constrained by Green Belt Policies, however this is no longer the case, and the site is also now part of a wider allocation to achieve a minimum of 100 dwellings across the site. Nevertheless, this has to be balanced against criteria D of Policy SL5 and it is considered that as Park House is a mid to large scale imposing building of complex design and significant presence, by building on the current landscaped garden which contains many fine forest scale trees it would destroy its setting and tiny units with minimal spaces between and would fail to enhance it. Therefore, it is considered for these reasons that the current proposal of 9 units would be an efficient use of land whilst still protecting the integrity of the building and its setting.

Affordable Housing

- 7.6 Policy SL20 of the Local Plan states that the Council will seek to deliver 30% of all net additional dwellings as affordable units of which about 22% will be provided as First Homes, 53% as Affordable/Social Rent and 22% provided as other forms of affordable housing. Development proposals of 10 or more (net) additional dwellings will be expected to provide 35% of dwellings as affordable units with a tenure split as above which includes 10% of homes for affordable home ownership.
- 7.7 However, in view of the planning history for the site, where planning permission has previously been granted for a similar scheme (RU.17/1750) prior to the adoption of the current Local Plan and Policy SL20, it is not considered that the site has been artificially subdivided and in view of the quantum of development proposed on the site as set out in paragraph 7.5 above, it is considered that the site is being developed to its full potential. It is considered for these reasons that no affordable housing units or a contribution to affordable housing can be requested in this instance. On this basis it is considered that the proposal meets the requirements of Policy SL20 and the Affordable Housing SPD.

Heritage

- 7.8 Policy EE3 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 in accordance with national legislation, policy and guidance and any supplementary planning documents which the council may produce. Park House is a designated a 'Locally Listed Building'. The significance of Park House is considered to be the historic and architectural interest of the building and its spacious setting. The Council's Conservation Officer considers that the conversion of the main Locally Listed building into seven apartments would secure the long-term future of the building and the works would not harm its character as a non-designated heritage asset. The two-storey extension for two dwellings is also considered to preserve the dominance of Park House while the new extension reflects the materials, form and design principles of the main house without resorting to a pastiche design solution and is considered to be proportionate and sensitive. The current proposal differs little from a recent and extant consent. The integrity of the main house is preserved and there should be no significant harm to the locally listed building. Therefore, the development is considered to maintain and enhance the non-designated

heritage asset and its setting, in compliance with Policies EE3, EE8 and SL5 criteria d) of the Local Plan and HE2 of the EGVNP.

Design and Impact on Character and Appearance of the Area

- 7.9 A core principle of the NPPF is the provision of high-quality design and that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions. Local Plan Policy EE1 requires development proposals to achieve a high quality and inclusive design which responds to the local context including the built, natural and historic character of the area. Development should be designed to take into consideration the existing site and its local context.
- 7.10 The development would have no frontage onto any of the existing residential streets around the site. The proposed extension has been designed to be visually subservient to the existing two/three storey building and would be sited set back from Blays Lane. The extension would not project any further into the site than the existing building, the two individual dwellings would have private gardens to an acceptable standard and therefore it is considered the scheme would not be visually harmful to the character and appearance of the area. The proposed access, cycle and bin stores would be located close to the proposed extension and would be sited amongst trees and foliage. The new entrance to the site for the two dwellings is provided from Wick Lane, including 2.5m high feature brick piers either side of a timber sliding gate creating a gateway into the development and although some trees would be removed to facilitate this, they would be mid to low category C and U with the larger more mature tree remaining either side of the access and creating a landscaped approach to this part of the development. In view of the design and layout of the proposals it is considered that the remainder of the allocated site could still come forward for development in the future. As such, the proposal would therefore comply with Policies SL5 and EE1.
- 7.11 Policy ND3 within the Englefield Green Village Neighbourhood Plan refers to proposals for the development of the site will be supported where they are in accordance with the design vision, concept and principles set out in the Englefield Green Masterplans document and have regard to the Englefield Green Design Codes (Policy ND5). The Englefield Green Village Neighbourhood Area Masterplan Document demonstrates how the site allocated under Policy SL5 could be developed and refers to Park House being maintained and enhanced (in line with Policy SL5 (d)) but not extended. However, it also considers that the layout should be based around a strong green network and its attractive wooded setting; and two car parking spaces are provided per property, in keeping with Neighbourhood Plan policy. Although the building would be extended within the current proposal, it is considered that the proposed works and extension enhances and maintains the building. The extensions are similar to that granted under previous applications and would enable the works to be carried out to the existing building to maintain it for future generations. It is also material in that the applicant has a fallback position with extant RU.21/2188.

Residential amenity

- 7.12 Policy EE1 states that development proposals should have no adverse impact on neighbouring properties or the amenities of future occupiers and should provide an appropriate standard of amenity space. Policy SL19 requires development to comply with minimum internal space standards. Given the relatively isolated location of the site, there would be no impact on neighbouring amenity. The extension would be sited a sufficient distance from the existing dwelling to ensure that there would be no loss of light or privacy to its occupiers. It is therefore considered the proposal has an acceptable impact on neighbouring amenities and complies with EE1 of the Runnymede Local Plan and Policy ND1 of the Englefield Green Village Neighbourhood Plan.
- 7.13 Each dwelling would have a suitable area of private amenity space, as well as attractive communal areas. The units would comply with the minimum internal space standards set out

in Policy SL19. It is therefore considered that the proposal would be of a high quality design and would provide attractive living spaces in compliance with Policy EE1 and Policy ND1 of the Englefield Green Village Neighbourhood Plan.

Highway Considerations

- 7.14 Policy SD4 of the Local Plan states that the Council will support development proposals which maintain or enhance the efficient and safe operation of the highway network. When comparing with extant RU.21/2188, it is proposed to rearrange the parking spaces to the north of the existing building to provide two additional spaces, relocate the cycle parking spaces closer to the main entrance door, reconfigure refuse storage and remove the plant room to improve the relationship with the stables to the north, provide a step-free access to the main entrance of the existing building and make the proposed car parking spaces easier to use. The access and parking spaces of the proposed new build semi-detached houses are left as consented; the plant room being removed as it is not required. In total, 18 car parking spaces are provided, 2 per unit which complies with the maximum adopted parking standards and would achieve a ratio of 2 spaces per unit across the development. EV Charging is provided for each dwelling and adequate covered cycle storage would be provided for both houses and flats in line with SCC recommended cycle parking standards. The County Highway Authority has visited the site and have undertaken an assessment of the likely net additional traffic generation, access arrangements and parking provision. They are satisfied that the proposed use and the new access would not have a material impact on the safety and operation of the adjoining public highway subject to the imposition of a number of conditions. As such the proposals are in accordance with Policies SL5, SD3, SD4 and SD5 of the Local Plan and TT1 and TT2 of the EGVNP.

Impact on Trees

- 7.15 Part of the site is subject to TPO 419 and some rhododendron, trees and boundary hedging, predominantly in the southern part of the site would need to be removed to facilitate the access. A strip of roadside trees is also within a 'biodiversity opportunity area. The application is supported by a tree report that includes an arboricultural method statement (AMS) and a tree protection plan (TPP). The report also highlights the arboricultural impact of the development, which requires the removal of mostly low-quality trees and building small structures and laying hard surfacing in the RPA of some retained trees. The AMS does give detail of methods to mitigate the impact of the proposed development on the retained trees and it is considered that if permission is granted that it is conditional on use of the tree protection methods described in the submitted plan and report by Merewood Rev B dated 12th December 2023. In respect to the tree removal, it is desirable and possible to mitigate this with replacement tree planting which can be secured by a condition requiring a detailed landscape scheme that includes tree planting. Such a programme could remove areas of undesirable species such as rhododendron and replant with understorey species (such as those already proposed) to provide biodiversity enhancements. A certain number of individual canopy species trees (Oak/Beech/Sweet Chestnut/Pine for example) could be planted in appropriate locations within this roadside tree belt. The proposal therefore complies with policies SL5, EE1, EE9 and EE11 and Policy NE3 of the EGVNP.

Ecology

- 7.16 The applicant has submitted reports in respect of surveys undertaken for protected species. Recent bat surveys have been undertaken which recorded different species of bat to occur on-site. As a result of these findings it is proposed to relocate the bats surveyed on site to within another section of the existing loft space with the provision of access tiles into the retained loft spaces for continued use (after the works have been carried out) and a plan showing the location of these has been submitted. Bat boxes would also be installed on trees around the site. Surrey Wildlife Trust has raised no objections subject to the mitigation proposed but advise that the applicant is required to obtain a bat mitigation licence, in line with the proposed mitigation strategy. An informative can be added on any approval advising the

applicant of this. With successful implementation of the avoidance, mitigation and enhancement measures set out in the above-mentioned submission documents and subject to safeguarding conditions, it is considered that the proposed development can be carried out without any harmful impacts on protected species or habitats and the scheme complies with Policies EE9 and EE10 and Policy NE2 of the EGVNP which is in accordance with national requirements.

- 7.17 The site falls within 5km of the Thames Basin Heaths SPA, therefore Policy EE10 applies. All new net residential developments within this zone of influence are considered likely to have a significant effect on the SPA in terms of recreational impacts from new residents and should therefore contribute to the provision of avoidance measures. Policy SL5 (site allocation policy) includes a requirement that the proposed development of this site should avoid an impact to the Thames Basin Heaths SPA through an approved scheme of mitigation which makes provision for the delivery of SANG and a financial contribution(s) towards SAMM. These must be delivered prior to occupation and in perpetuity and agreed with Natural England. To address this policy requirement and as set out in an appropriate assessment the developer has submitted a Draft Unilateral Undertaking. As a competent authority the Council's appropriate assessment requires a contribution of £8,443,38 towards the provision of SAMM and £18,566.93 towards the provision of SANG in accordance with the Council's Adopted SPG. Subject to securing the SAMM and the relevant SANG contributions by way of a Unilateral Undertaking, it is considered that the proposal would address the impacts of the development the impact arising from the development on the Thames Basin Heath Special Protection Area in accordance with the Council's policies and the NPPF in compliance with Policies EE10 and SL5.

Flood Risk and Drainage

- 7.18 The site is located within Flood zone 1 and the Council's Drainage Officer has raised no objection subject to a Suds condition for the proposed development. Subject to this, the proposal complies with Policy EE13.

Sustainability

- 7.1 Policies SD7 and SD8 of the Local Plan relate to sustainable design. No detailed measures have been provided, however from the information submitted it is likely that a combination of photovoltaic cells on the southern roof slope of the new build element and an air source heat pump (ASHP) would be proposed. Therefore, conditions are recommended to secure this and in respect of water efficiency, and the proposal complies with the policies SD7 and SD8 and the NPPF and meets the objectives of ND6 of the EGVNP.

8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 8.1 The application proposes an increase in residential units 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 This is a site allocated for development by the Runnymede 2030 Local Plan (by Policies SD2 and SL5). The quantum of development proposed makes an efficient use of an appropriate site and the traffic and highway safety aspects of the application have been reviewed by the County Highway Authority who raises no objections and conclude that the proposed access is safe, and no harmful impacts would arise in respect of the highway network in the area. The development is considered acceptable in terms of impact on heritage assets, the character and appearance of the area, residential amenity, trees, ecology and other policy requirements. No other technical planning issues have been identified that would prevent planning permission being granted in accordance with the development plan and the NPPF.
- 10.2 The development has been assessed against the following Development Plan policies – SD1, SD2, SD3, SD4, SD5, SD7, SD8, SL5, SL19, SL20, EE1, EE2, EE3, EE8, EE9, EE10, EE11, EE12 and EE13 of the Runnymede 2030 Local Plan of the Runnymede Borough Local Plan Second Alteration April 2001, 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

Recommendation Part A:

The HoP be authorised to grant planning permission subject to the completion of a Section 106 legal agreement under the Town and Country Planning Act 1990 (as amended) to secure the following obligations:

1. **SAMM (TBHSPA) financial contribution of £8,443,38**
2. **SANG (TBHSPA) financial contribution of £18,566.93**

And the following 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;

- 0090-ADE-03-SS-A-D-30500_Location Plan-S3-01
- 0090-ADE-03-ZZ-A-D-32502_External Works Elevations-S3-01
- 0090-ADE-03-ZZ-A-D-32503_New Gate Details-S3-01
- 0090-ADE-03-00-A-D-31501_Ground Floor-S3-07
- 0090-ADE-03-01-A-D-31502_First Floor-S3-08
- 0090-ADE-03-02-A-D-31503_Second Floor-S3-08
- 0090-ADE-03-RF-A-D-31504_Roof-S3-05
- 0090-ADE-03-SS-A-D-30502_Site Plan Proposed-S3-04
- 0090-ADE-03-ZZ-A-D-32501_North and West Elevations-S3-06
- 0090-ADE-03-ZZ-A-D-32500_South and East Elevations-S3-06
- 0090-ADE-03-B1-A-D-31500_Basement-S3-04
- 0090-ADE-03-RF-A-D-31505_External Amenities Plans-S3-01

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

3. Gates and accessibility

No gates shall be provided across the main existing vehicular entrance to the development. There shall also be no lockable gate to pedestrian access points.

Reason: To protect the visual amenities of the area and to promote inclusive communities in accordance with the NPPF.

4. Bat Survey

The construction of the development shall take place fully in compliance with the measures set out in Preliminary Bat, Bat Emergence and Walkover Surveys 2023, 4 Acre Ecology Ltd., 21st November 2023 and the final development shall include the mitigation and enhancement measures as recommended in the Preliminary Bat, Bat Emergence and Walkover Surveys 2023, 4 Acre Ecology Ltd., 21st November 2023 which should incorporate bat roosting opportunities and biodiversity improvements. Once in place, photographic evidence of the measures shall be submitted to the Local Planning Authority (LPA) for approval. Such measures and enhancements as provided shall be retained and maintained thereafter.

Reason: To protect the habitat of bats, the flora, fauna and ecological value on the site, 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.

5. Tree Protection

Prior to the commencement of any works hereby approved, including demolition, and before any equipment, machinery or materials are brought on to the site tree protective measures shall be installed in accordance with the approved submitted plan and report by Merewood Rev B dated 12th December 2023. The works shall be carried out in accordance with the approved protection plan and method statement. Once in place, photographic evidence of the protective measures shall be submitted to the Local Planning Authority (LPA) for approval. The protective measures shall remain in place until all works are complete and all machinery and materials have finally left site. Nothing shall be stored or placed in any area fenced in accordance with this condition, nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access, other than that detailed within the approved plans, be made without the written consent of the LPA.

There shall be no burning within six metres of the canopy of any retained tree(s). Where the approved protective measures and methods are not employed or are inadequately employed

or any other requirements of this condition are not adhered to, remediation measures, to a specification agreed in writing by the LPA, shall take place prior to first occupation of the development, unless the LPA gives written consent to any variation.

Reason: To protect the trees to be retained and enhance the appearance of the surrounding area, to ensure that replacement trees, shrubs and plants are provided and to protect the appearance of the surrounding area and to comply with Policies EE1, EE9, and EE11 of the Runnymede 2030 Local Plan and guidance in the NPPF.

6. External Materials

No development above slab level shall commence until details of the materials to be used on the external surfaces of the works hereby approved, and no variations in such materials when approved shall be made without the prior approval, in writing, of the Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area and the character and appearance of the area and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF.

7. Finishing Materials

No development above slab level shall commence until a specification of all the finishing materials to be used in any hard surfacing on the application site have been submitted to and approved in writing by the Local Planning Authority and thereafter undertaken in accordance with the approved scheme.

Reason: In the interests of the visual amenities of the area and the character and appearance of the area and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF.

8. SuDS (scheme for approval - pre-construction)

Prior to the commencement of any works above ground floor slab level, 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.

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 which shall include an Ecological Enhancement Plan 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. Hard and Soft Landscaping

(a) Full details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the above ground construction of the development hereby permitted 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 detailed measures to be taken to ensure that retained trees and their roots are not damaged as well as a programme of works for the land containing the retained trees along the boundary with Wick Road extending from Blays Lane to the boundary with Brook Lodge. This programme should be designed to enhance the existing tree population with native canopy species, ensure a long-term gain of tree canopy cover, enhance the wildlife/biodiversity potential and replace non-native shrubs and understorey with native understorey species. The details to be submitted shall include all vegetation to be removed and the number, size, species and locations of both the individual canopy trees to be planted and understorey planting.

(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 with the timetable agreed with the Local Planning Authority. Any trees or plants (including retained trees) which within a period of five years of the commencement of any works in pursuance of the development is pruned not in accordance with BS3998, 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 Local Planning Authority, unless the Local Planning Authority gives written consent to any variation.

Reason: To mitigate the impact of a new parking area being created within land identified as a biodiversity opportunity area, to protect the trees to be retained and enhance the appearance of the surrounding area, to ensure that replacement trees, shrubs and plants are provided and to protect the appearance of the surrounding area and to preserve and enhance the character and appearance of the surrounding area and to comply with Policies EE1, EE9, and EE11 of the Runnymede 2030 Local Plan and guidance in the NPPF

11. Tree retention

No tree to be retained in accordance with the approved plans (hereafter known as retained trees and including offsite trees) shall be cut down, uprooted or destroyed and no works to the above or below ground parts of the trees in excess of that which is hereby approved shall be carried out without the written approval of the Local Planning Authority until the expiration of five years from the date of completion of the development. If, within this time, a retained tree is pruned not in accordance with BS3998, removed, uprooted, damaged in any way, destroyed or dies, replacement trees shall be planted at the same place, sufficient to replace the lost value of the tree as calculated using an amenity tree valuation system, unless

otherwise agreed in writing by the Local Planning Authority. The number, size, species, location and timing of the replacement planting shall be as specified by the Local Planning Authority.

Reason: To protect the trees to be retained and to preserve and enhance the appearance and biodiversity of the surrounding area and to comply with Policies EE1, EE9 and EE11 of the Runnymede 2030 Local Plan.

12. Tree replacement

If within a period of five years from the date of the planting of any tree, shrub or plant, that tree, shrub or plant or any tree, shrub or plant planted in replacement for it, is removed, uprooted, destroyed, dies or becomes seriously damaged or defective, another tree, shrub or plant of the same species and size as that originally planted, shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To protect the trees to be retained and enhance the appearance and biodiversity of the surrounding area, to ensure that replacement trees, shrubs and plants are provided and to comply with Policies EE1, EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.

13. Access

The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Wick Road has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

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.

14. Parking

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. All cycle parking shall be secure, covered and lit. 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 saved Policy SD4 of the Runnymede 2030 Local Plan and guidance within the NPPF.

15. Construction Transport Management Plan

No development shall commence until a Construction Transport Management Plan, to include details of:

(a) parking for vehicles of site personnel, operatives and visitors

(b) loading and unloading of plant and materials

(c) storage of plant and materials

(d) measures to prevent the deposit of materials on the highway

has been submitted to and approved in writing by the Local Planning Authority. Only the approved

details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users and to comply with saved Policy SD4 of the Runnymede 2030 Local Plan and guidance within the NPPF.

16. Electric vehicle charging

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) 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 the NPPF.

17. Water Efficiency

Prior to the first occupation of the development hereby permitted details shall be submitted to demonstrate 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.

18. R066 - Renewable energy (details required)

Prior to the first occupation of the development hereby approved, details of the chosen renewable energy/low carbon technology to be used, along with calculations demonstrating that 10% of the predicted energy consumption would be met through renewable energy/low carbon technologies shall be submitted to and approved in writing by the Local Planning Authority (LPA).

Development shall be carried out in accordance with the approved details and thereafter retained, maintained and operational unless otherwise agreed in writing by the LPA.

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

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

19. Sensitive Lighting Scheme

Before any external lighting is installed at the site, details 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 protect wildlife and to comply with Policies EE2 and EE9 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 The applicant can find further advice on what information is required to enable the approval of conditions in relation to surface water drainage on the Runnymede Borough Council's website www.runnymede.gov.uk Search for "surface water drainage" in the search function.
- 3 The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.
- 4 The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme> . The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice
- 5 **Mud/debris on the highway**
The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
- 6 **Damage to the highway**
Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
- 7 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.
- 8 **Highway impact of contractors vehicles**
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.
- 9 Many trees contain wildlife such as bats and nesting birds that are protected by law. The approval given by this notice does not override the protection afforded to these species and

their habitats. You must take any necessary steps to ensure that the work you are carrying out will not harm or disturb any protected species or their habitat. If it may do so you must also obtain permission from Natural England prior to carrying out the work. For more information on protected species please go to www.naturalengland.gov.uk .

- 10 Unless it can be demonstrated that it is unfeasible to do so the applicant shall achieve compliance with Part M4(2) of the Building Regulations with 5% of dwellings achieving Part M4 (3).
- 11 Nature Conservation Informative - Bats, Badgers etc
The applicant/developer is advised that before undertaking any construction work you should check any buildings or land to ensure that there are no bats, badgers, wild birds or other protected plant and animal species. It is an offence to kill, injure or disturb bats and badgers or intentionally damage, destroy or obstruct their places of shelter. If you find any protected species you should not start any work until you have contacted English Nature and got the appropriate consent.
- 12 Nature Conservation Informative (Roosting on Site)
The applicant is advised that should bats be found to be roosting on the site, it will be necessary to undertake further works under a licence. Bats are protected species.

Recommendation Part B:

The HoP be authorised to refuse planning permission should the S106 not progress to his satisfaction or if any significant material considerations arise prior to the issuing of the decision notice that in the opinion of the CHDMBC would warrant refusal of the application. Reasons for refusal relating to any such matter are delegated to the CHDMBC.