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Date: 30 January 2018

## Notice of meeting

### Planning Committee

**Date:** Wednesday, 7 February 2018

**Time:** **Call Over Meeting** - 6.45 pm

The Call Over meeting will deal with administrative matters for the Planning Committee meeting. Please see guidance note on reverse

**Committee meeting** – Immediately upon the conclusion of the Call Over Meeting

**Place:** Council Chamber, Council Offices, Knowle Green, Staines-upon-Thames

### To the members of the Planning Committee

Councillors:

R.A. Smith-Ainsley (Chairman)	J.R. Boughtflower	M.P.C. Francis
H.A. Thomson (Vice-Chairman)	S.J. Burkmar	N. Islam
C.B. Barnard	R. Chandler	A.T. Jones
R.O. Barratt	S.M. Doran	D. Patel
I.J. Beardsmore	Q.R. Edgington	R.W. Sider BEM

**Spelthorne Borough Council, Council Offices, Knowle Green**

**Staines-upon-Thames TW18 1XB**

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## **Call Over Meeting**

### **Guidance Note**

The Council will organise a meeting immediately prior to the Planning Committee meeting (a "Call Over") which will deal with the following administrative matters for the Committee:

- Ward councillor speaking
- Public speakers
- Declarations of interests
- Late information
- Withdrawals
- Changes of condition
- any other procedural issues which in the opinion of the Chairman ought to be dealt with in advance of the meeting.

The Call-Over will be organised by Officers who will be present. Unless there are exceptional circumstances, the meeting will be held in the same room planned for the Committee. The Chairman of the Planning Committee will preside at the Call-Over. The Call-Over will take place in public and Officers will advise the public of the proceedings at the meeting. Public speaking at the Call-Over either in answer to the Chairman's questions or otherwise will be at the sole discretion of the Chairman and his ruling on all administrative matters for the Committee will be final.

Councillors should not seek to discuss the merits of a planning application or any other material aspect of an application during the Call-Over.

## **Planning Committee meeting**

### **Start times of agenda items**

It is impossible to predict the start and finish time of any particular item on the agenda. It may happen on occasion that the Chairman will use his discretion to re-arrange the running order of the agenda, depending on the level of public interest on an item or the amount of public speaking that may need to take place. This may mean that someone arranging to arrive later in order to only hear an item towards the middle or the end of the agenda, may miss that item altogether because it has been "brought forward" by the Chairman, or because the preceding items have been dealt with more speedily than anticipated. Therefore, if you are anxious to make certain that you hear any particular item being debated by the Planning Committee, it is recommended that you arrange to attend from the start of the meeting.

### **Background Papers**

For the purposes of the Local Government (Access to Information) Act 1985, the following documents are to be regarded as standard background papers in relation to all items:

- Letters of representation from third parties
- Consultation replies from outside bodies
- Letters or statements from or on behalf of the applicant

## **AGENDA**

**Page nos.**

- 1. Apologies**  
To receive any apologies for non-attendance.
- 2. Minutes** **5 - 8**  
To confirm the minutes of the meeting held on 10 January 2018 (copy attached).
- 3. Disclosures of Interest**  
To receive any disclosures of interest from councillors under the Councillors' Code of Conduct, or contact with applicants/objectors under the Planning Code.
- 4. Planning Applications and other Development Control matters**  
To consider and determine the planning applications and other development control matters detailed in the reports listed below.
  - a) 17/01143/FUL - Staines Town Hall, Market Square, Staines-upon-Thames **9 - 36**
  - b) 17/01144/LBC - Staines Town Hall, Market Square, Staines-upon-Thames **See above report**
  - c) 17/01634/FUL - 42 High Street, Shepperton **37 - 58**
  - d) 17/01700/HOU - 27 St Hilda's Avenue, Ashford **59 - 74**
  - e) 18/00061/DEM - White House, Kingston Road, Ashford **75 - 80**
- 5. Planning Development Management Performance Statistics** **81 - 84**
- 6. Planning Appeals Report** **85 - 86**  
To note details of the Planning appeals submitted and decisions received between 22 December 2017 and 25 January 2018.
- 7. Urgent Items**  
To consider any items which the Chairman considers as urgent.

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**Minutes of the Planning Committee  
10 January 2018**

**Present:**

Councillor R.A. Smith-Ainsley (Chairman)  
Councillor H.A. Thomson (Vice-Chairman)

**Councillors:**

R.O. Barratt	M.P.C. Francis	D. Patel
R. Chandler	N. Islam	R.W. Sider BEM
S.M. Doran	A.T. Jones	

**Apologies:** Apologies were received from Councillors C.B. Barnard, I.J. Beardsmore, J.R. Boughtflower and P.C. Edgington

**In Attendance:**

Councillors who are not members of the Committee, but attended the meeting and spoke on an application in or affecting their ward, are set out below in relation to the relevant application.

Councillor Gething was in attendance to speak on Agenda Item 4b:  
Application 17/01700/HOU - 27 St. Hildas Avenue, Ashford.

**1/18 Minutes**

The minutes of the meeting held on 13 December 2017 were approved as a correct record.

**2/18 Disclosures of Interest**

**a) Disclosures of interest under the Members' Code of Conduct**

Councillor R.A. Smith Ainsley declared a 'Conflict of Interest' on behalf of all the Committee members in application 17/01847/PDO - Benwell House, Green Street, Sunbury-on-Thames because it had been made by the Council.

Councillor Barratt declared a pecuniary interest in Agenda Item 4c - 17/01815/HOU - 17 Tennyson Road, Ashford.

**b) Declarations of interest under the Council's Planning Code**

Councillors R.A. Smith Ainsley, H.A. Thomson, R.O. Barratt, R. Chandler, S. Doran, M. Francis, N. Islam, D. Patel and R.W. Sider BEM reported that they had received correspondence, in relation to application 17/01700/HOU - 27

St. Hildas Avenue, Ashford, but had maintained an impartial role, had not expressed any views and had kept an open mind.

**3/18 17/01847/PDO - Benwell House, Green Street, Sunbury-on-Thames**

**Description:**

This Item was an application for Prior Approval for the Change of Use from Office (Class B1a) to 33 Residential Flats (Class C3) comprising 14 no. 1 bedroom flats and 19 no. 2 bedroom flats.

**Additional Information:**

The Planning Development Manager reported the following:

One late letter of representation had been received. Issues raised included:-

- a) The proposal represents a new 24 hour operation.
- b) Over-looking, increased noise and other distractions.
- c) Traffic impact on the surrounding road network.
- d) Impact on community infrastructure (schools, medical services etc.)

Paragraph 3.3 (page 15) should be amended as follows:

“The building would provide ~~3~~ 33 units over three floors....”

**Public Speaking:**

There were no Public Speakers for this item.

**Debate:**

During the debate the following key issues were raised:

- Is a straight forward change of use
- Will help ease our chronic housing shortage in the borough
- Possibility of affordable housing

**Decision:**

**The application was approved as per the recommendation in the Officer's report.**

**4/18 17/01700/HOU - 27 St. Hildas Avenue, Ashford**

**Description:**

This application sought approval for the erection of a part single storey, part two storey rear extension. It also involved the installation of a pitch roof to the side of the property and the creation of a covered seating area.

**Additional Information:**

The Planning Development Manager reported the following:

Amended plans had been received showing changes to the roof of the single storey side extension and also the conservatory of the neighbouring dwelling. Consequently, condition 3 should be amended to:

The development hereby permitted shall be carried out in accordance with the following approved plans and drawings: L2506/LP rev A; 01; 02; 03; ~~05 rev A and 08~~ received 03.11.2017; *08 rev A received 03.01.2018 and 01 rev A and 05 rev B received 09.01.2018.*

One late letter of objection had been received raising the following points:

- Page two of their original letter of objection is not displayed on the website. (Officer note: This has now been rectified).
- The rear gardens are west facing, and not north facing as stated in the report (Officer note: Para 7.10, 4<sup>th</sup> line on page 27 should read “west” not “north”).
- The proposal does not comply with the SPD. (Officer note: The SPD is dealt with in the Planning Committee report. The required 1m ‘set-in’ from the side boundary is for 2 storey side extensions, not rear extensions).

Two letters of representation had been received on behalf of the applicant raising the following point:

- Some photographs should be considered showing that the loss of light will not be significant.
- Reference is made to light guidance by the London Borough of Merton

**Public Speaking:**

In accordance with the Council’s public speaking procedures, Ian Brimage spoke against the proposal raising the following key points:

- Loss of sunlight and daylight
- Errors in the report (Officer note: this has been corrected)
- Contrary to SPD

In accordance with the Council’s public speaking procedures, Cllr Nick Gething spoke against the proposal raising the following key points:

- Impact on neighbour
- Errors in the report (Officer note: this has been corrected)

**Debate:**

During the debate the following key issues were raised:

- Concern about impact on neighbour
- More information is required to assess the impact on the neighbour
- Queries over the application of the proposal against the Council’s SPD

**Decision:**

**The application was deferred to enable further information to be provided to assess the impact on the neighbouring property.**

**5/18 17/01815/HOU - 17 Tennyson Road, Ashford**

Having declared a pecuniary interest in this property, Councillor Barratt left the room before this matter was discussed and took no part in the debate or the vote on the application.

He indicated that he would not be returning for the remaining Agenda items.

**Description:**

This application sought approval for the erection of a single storey side extension to the rear of the existing side extension (following the demolition of an existing 'lean to' structure).

**Additional Information:**

There was none.

**Public Speaking:**

There were no Public Speakers for this item.

**Debate:**

During the debate the following key issues were raised:

- No change to the street scene
- Will be an improvement on the existing property

**Decision:**

**The application was approved as per the recommendation in the Officer's report.**

**6/18 Planning Appeals Report**

The Chairman informed the Committee that if any Member had any detailed queries regarding the report on Appeals lodged and decisions received since the last meeting, they should contact the Planning Development Manager.

**Resolved** that the report of the Planning Development Manager be received and noted.

**7/18 Urgent Items**

There were none.





17/01143/FUL and 17/01144/LBC.

Scale 1:1,250

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## Planning Committee

07 February 2018



<b>Application Nos.</b>	17/01143/FUL & 17/01144/LBC		
<b>Site Address</b>	Staines Town Hall, Market Square, Staines-upon-Thames		
<b>Proposal</b>	<p><u>17/01143/FUL</u> Change of use from pub/restaurant use (Use Class A3/A4) to 13 residential units comprising 2 no. studio flats, 6 no. 1-bed flats and 5 no. 2-bed flats, and associated alterations.</p> <p><u>17/01144/LBC</u> Listed building consent application for internal and external alterations to facilitate the conversion of existing building to 13 flats.</p>		
<b>Applicant</b>	Finer Limited		
<b>Ward</b>	Staines		
<b>Call in details</b>	N/A		
<b>Case Officer</b>	Paul Tomson		
<b>Application Dates</b>	Valid: 20/07/2017	Expiry: 19/10/2017	Target: Agreed extension of time.
<b>Executive Summary</b>	<p>These planning and listed building consent applications seek the conversion of the building from a pub/restaurant use to 13 no. residential units. It is acknowledged that the proposed works will cause some harm to the listed building, particularly the internal subdivision of the existing main hall and Debenham Room. However, the building has been empty for several years and is deteriorating. The applicant has marketed the building on a number of occasions over the last few years and a long term viable commercial/leisure use has not been secured. Historic England has no objection to the application on heritage grounds and advises that the local planning authority should weigh the harm of the proposed scheme against the public benefits of the proposals. The proposed residential conversion will bring the building back into a viable use and ensure that it is restored and maintained. It is considered that the benefit bringing the building back into a viable and long term use, and the consequent restoration, outweighs the harm that the residential conversion will cause to the listed building. The proposal also preserves and enhances the conservation area and is acceptable on transportation and flooding grounds. It also has an acceptable impact on the amenity of</p>		

	surrounding residential properties.
<b>Recommended Decisions</b>	The planning and listed building consent applications are recommended for approval.

## MAIN REPORT

### 1. Development Plan

1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:

- LO1 (Flooding)
- HO1 (Providing for New Housing Development)
- HO4 (Housing Size and Type)
- EN1 (Design of New Development)
- EN3 (Air Quality)
- EN5 (Buildings of Architectural and Historic Interest)
- EN6 (Conservation Areas, Historic Landscapes, Parks and Gardens)
- CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
- CC2 (Sustainable Travel)
- CC3 (Parking Provision)

1.2 It is considered that the following saved policies in the Borough Local Plan 2001 are relevant to this proposal:

- BE26 (Archaeology)

### 2. Relevant Planning History

92/00407/FUL	Change of use of Town Hall and residential flat to arts and community centre with associated repairs and alterations and formation of external access ramp.	Approved 19/08/1992
92/00012/LBC	Alterations to entrance area, excavation of new basement, alterations and renewal of services, general repairs and decoration to accommodate formation of arts and community.	Approved 14/07/1992
04/00906/FUL	Conversion to Class A3 (Food and Drink) with associated alterations.	Approved 10/12/2004
04/00913/LBC	Listed Building Consent for the conversion to	Approved

	Class A3 (Food and Drink) with associated alterations.	26/04/2004
16/01197/FUL	Change of use from a pub/restaurant use (Class A3/A4) to 14 residential units, Comprising 2 studio flats, 7 no. 1 bed flats and 5 no. 2 bed flats with underground car park and associated alterations.	Withdrawn 28/06/2017
16/01198/LBC	Listed Building Consent for internal and external alterations to facilitate conversion of existing building into 14 flats including demolition of part of western elevation to provide access to basement car park.	Withdrawn 28/06/2017

### **3. Description of Current Proposal**

- 3.1 The application relates to Staines Town Hall, which is a Grade II listed building located on the southern side of Market Square in Staines town centre and within Staines conservation area. The building has been empty for several years and its condition is deteriorating. With the exception of a brief period in 2014 when a restaurant was operating on the site, the building has been empty since 2012. In 2004, planning permission and listed building consent was granted to convert the building to a restaurant/pub use and the building was occupied for this purpose up until 2012.
- 3.2 To the north of the site is Market Square with Clarence Street beyond. There are several other listed buildings in the vicinity including the War Memorial, Cygnet House, the 2 no. telephone kiosks located outside the Town Hall, and the Blue Anchor. To the south of the site is the former Staines Fire Station, which is a listed building. Also to the south is a vacant piece of land surrounded by hoarding. The River Thames and the towpath is located further to the south. To the east are the Memorial Gardens and the Staines Conservative Club. To the west is the residential development of Colnbridge Close.
- 3.3 The site is located within an area liable to flood (part Flood Zone 2, part Flood Zone 3a). The site and the surrounding area is located with an Area of High Archaeological Potential.
- 3.4 The proposal involves the change from pub/restaurant use (Use Class A3/A4) to 13 residential units comprising 2 no. studio, 6 no. 1-bed and 5 no. 2-bed flats. The scheme will involve the installation of new internal walls and floors to enable the interior to be converted into 13 separate units. However, many of the proposed rooms on the upper floors will have full floor to ceiling room heights so to expose the original ceiling and its associated features. The existing basement will be used as an ancillary gym. The bin store will also be located in the basement. There will be very limited alterations to the external parts of the building. The main changes involve the existing blocked windows to be re-opened. This include the re-opening of the large arched blocked windows on the southern riverside elevation. In addition, the existing modern

pedestrian ramp on the western side of the building is to be removed and alterations are to be carried out to the existing lightwell to provide more light to the ancillary gym. There will be no car parking spaces proposed. All of the units will be occupied as market housing.

3.5 The proposal differs from the previous application in that the number of units has been reduced from 14 to 13. In addition, the previous conversion of the basement to a car park and the creation of a new basement ramp and opening on the western elevation has been removed. Consequently, there are now no parking space proposed on the site.

3.5 Copies of the proposed plans are provided as an Appendix.

#### **4. Consultations**

4.1 The following table shows those bodies consulted and their response.

<b>Consultee</b>	<b>Comment</b>
County Highway Authority	No objection subject to conditions
Historic England	No objection on heritage grounds. The harm associated with the subdivision will need to be weighed against the public benefit of the scheme (This is discussed in detail below).
Conservation Officer	No objection
Environmental Health (Pollution)	No objection subject to a condition relating to contaminated land
Sustainability Officer	No objection
Neighbourhood Services	No objection
Tree Officer	No objection
Victorian Society	Raises an objection
County Archaeologist	No objection
Crime Prevention Officer	Any comments will be reported orally at the meeting.
Environment Agency	No objection subject to a condition
Thames Water	Any comments will be reported orally at the meeting.

#### **5. Public Consultation**

5.1 68 properties were notified of the planning application. A site notice was displayed and notice was provided in the local press. Six letters of objection have been received, including one from the Staines Town Society and one from SCAN (Spelthorne Committee for Access Now). Comments include: -

- Concern about disabled access, particularly as the front entrance is accessed via steps.

- Concern about the impact on the adjacent old Fire station site.
- Lack of car parking. Concern that cars parked on the adjacent land could impede access to Colnebridge Close.
- The Town Hall (and adjacent old Fire Station and gardens behind should be returned to public leisure use.
- The windows inserted into the rear elevation will overlook the adjacent land. Concern about access during construction.
- An opportunity has been missed to redevelop the whole of this area (*Officer note: the surrounding land is within separate ownership*).
- Concern that the gym in the basement will become a commercial enterprise.

## **6. Planning Issues**

- Principle
- Listed building
- Impact on the conservation area
- Amenity space
- Impact on neighbouring properties
- Parking
- Flooding

## **7. Planning Considerations**

### Principle

- 7.1 The site is located within the urban area and was previously used as a public house/restaurant. It is not within a designated Employment Area. The principle of converting the building to provide 13 flats is therefore considered acceptable.

### Need for Housing

- 7.2 In terms of the need for housing, it is relevant to have regard to paragraph 47 of the National Planning Policy Framework (NPPF) which states: “When considering planning applications for housing local planning authorities should have regard to the government’s requirement that they boost significantly the supply of housing and meet the full objectively assessed need for market and affordable housing in their housing area so far as is consistent with policies set out in the National Planning Policy Framework (NPPF) para 47.
- 7.3 The government also requires housing applications to be considered in the context of the presumption of sustainable development. Relevant policies for the supply of housing cannot be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable site (para 49 of NPPF).
- 7.4 The Council has embarked on a review of its Local Plan and accepts that the housing target in its Core Strategy and Policies DPD-Feb 2009 of 166 dwellings per annum is significantly short of its latest objectively assessed need of 552-757 dwellings per annum (Para 10.42 – Strategic Housing Market Assessment – Runnymede and Spelthorne – Nov 2015). On the basis

of its objectively assessed housing need the Council is unable to demonstrate a five-year supply of deliverable sites.

- 7.5 However, the objectively assessed need figure does not represent a target as it is based on unconstrained need. Through the Local Plan review the Borough's housing supply will be assessed in light of the Borough's constraints which will be used to consider options for meeting need. Once completed, the Borough's up to date Strategic Land Availability Assessment will identify further opportunity sites for future housing development that can then be considered for allocation in the new Local Plan. This will also form the basis for a revised 5-year housing land supply figure.
- 7.6 Para 14 of the NPPF stresses the presumption in favour of sustainable development and that proposals which accord with a development plan should be approved without delay. When the development plan is absent, silent or relevant policies are out of date, permission should be granted unless *'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in the Framework taken as a whole or specific policies in this Framework indicate development should be restricted.'* This application must be considered having regard to the above requirements of Para 14 of the NPPF."
- 7.7 Having regard to the proposed development and taking into account the above and adopted policy HO1 which encourages new development, it is considered that particular weight should be given to the merits of this development.

#### Listed Building

- 7.8 Policy EN5 of the Core Strategy and Policies DPD 2009 (CS & P DPD) states that the Council will seek to preserve its architectural and historic heritage by requiring alterations and extension to listed buildings to respect the host building in terms of scale, design, and use of materials, and the retention of the structure and any features of special historic or architectural importance. The policy also seeks to retain listed buildings in the use for which they were designed and built normally only allowing changes of use where necessary to achieve the restoration or preservation of a building and where the character of the building and the amenities of the area are maintained.
- 7.9 There is a statutory duty of the Local Planning Authority under the Listed Buildings Act 1990 (Section 66) when dealing with a planning application. It states that *"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*.
- 7.10 The existing building has been empty for several years. With the exception of a brief period in 2014 when it was used as a restaurant, the building has been vacant since 2012. The condition of the listed building is deteriorating and there is concern that unless a viable long term use is found the condition of the building will continue to deteriorate. The Council's Conservation Officer has made some comments on this issue: -

*“Clearly the peculiar configuration of the internal spaces are uniquely suited to the municipal requirements of a hundred years ago, and realistically are not suited to the variety of alternative uses attempted over many years. If the purest conservation approach to the interior spaces are blindly persisted with, the inevitable fate of this building will be a long term ‘building at risk’ albeit possibly wind and weather proof, but a constant negative feature on the conservation area, and of detriment to the settings of many other listed buildings in the immediate vicinity. Despite minimum essential maintenance, informed opinion will confirm that in an unused state original fabric within the building will steadily deteriorate.”*

- 7.11 It is recognised that the proposed subdivision of the existing main rooms of the Town Hall will cause significant harm to the interior of the listed building. However, this needs to be balanced against the substantial benefits that the development will bring. These include the restoration of the listed building, bringing the building back into use and securing its long term future. The applicant has demonstrated in a Supplementary Report dated November 2017, which provides marketing evidence over the last few years, that an alternative use (i.e. non-residential) that avoids subdividing the interior has not been achieved. Historic England was consulted on the applications and following the receipt of the applicant’s supplementary marketing report, has raised no objection on heritage grounds. They state that there is clearly a public benefit in bringing the building back into active use, and residential conversion is probably the only way of achieving this in the current market. Historic England comments further that in determining this application the Local Planning Authority:

*“should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess”.*

Furthermore, the Council’s Conservation Officer states that:

*“I strongly support this scheme and applaud the way in which many of the internal features such as the small staircases have been retained in their original use.”*

It is considered that the substantial benefits of securing the long term future and restoration of the building clearly outweigh the significant harm to the interior of the building. Accordingly, the proposed subdivision to residential is considered on balance to be acceptable.

- 7.12 The proposed changes to the exterior of the listed building will be minimal (mainly the re-opening of blocked windows and removal of the modern ramp) and are considered acceptable. It is also considered that the proposal will not adversely affect the setting of the existing listed buildings of the 2 no. telephone kiosks, the old fire station, and the other listed buildings in the area.

#### Impact on the Staines Conservation Area

- 7.13 Policy EN6 of the Core Strategy and Policies DPD 2009 (CS & P DPD) states that the Council will require the retention of buildings and other features that are important to the character of the Conservation Area. It also states that the Council will apply its policies in a more flexible way where justified to ensure



the preservation and enhancement of a conservation area. It is also important to note that the Local Planning Authority has a statutory duty under Section 72 of the Listed Buildings Act 1990 when dealing with a planning application to give “*special attention to the desirability of preserving or enhancing the character or appearance of a conservation area*”.

- 7.14 It is considered that the proposal will make a positive contribution to the Staines Conservation Area and will preserve and enhance its character and appearance. The alterations to the external appearance of the building are very limited. Restoring the building and bringing it back into use will bring more activity to Market Square. The Council’s Conservation Officer and Historic England have raised no objection in terms of the development’s impact on the conservation area and is acceptable.

#### Amenity Space

- 7.15 With the exception of the use of the existing first floor balcony for Flat 12, none of the proposed units will have private amenity space. Also, there will not be any communal garden space provided on the site for the benefit of the new occupiers. However, the building is located within a sustainable town centre location and adjoins the Memorial Gardens, Market Square, and the River Thames, which all provide high quality and substantial open spaces. Consequently, it is not considered that the application should be refused on the grounds that insufficient amenity space is provided specifically on the application site.

#### Impact on neighbouring properties

- 7.16 Policy EN1 of the CS & P DPD states that proposals for new development should demonstrate that they will achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook. Also of relevance is the Council’s SPD on the Design of Residential Extensions and New Residential Development.
- 7.17 The impact on neighbouring properties is considered acceptable. There will be no extension to the existing building and it is considered that the noise and general activity associated with the proposed residential use will be no greater compared to the former use as a public house/ restaurant. Moreover, it is not considered there would be an adverse overlooking effect in relation to the existing residential properties in Colnebridge Close and other properties in the area.
- 7.18 It is noted that 2 letters of objection have been received from the owner of the vacant piece of land to the rear of the building. Issues raised relate to the proposed re-opening of the existing blocked-up windows in the rear elevation, the consequent overlooking, possible impact this could have on the potential redevelopment of the adjacent land, possible boundary infringements and access over the adjacent land during construction. Whilst the comments are noted, it is not considered that there are sufficient grounds to justify refusal on these grounds. The overlooking impact needs to be assessed in relation of the existing situation and the proposal’s impact on the adjacent piece of

vacant land will be very limited. The issues relating to the possible infringement of the boundary and access rights to the rear of the building are not planning matters and cannot be taken into consideration with these applications.

### Parking Provision

- 7.19 Policy CC3 (Parking Provision) of the CS & P DPD states that the Council will require appropriate provision to be made for off-street parking in development proposals in accordance with its maximum parking standards.
- 7.20 On 20 September 2011 the Council's Cabinet agreed a 'Position Statement' on how Policy CC3 should now be interpreted in the light of the Government's recent parking policy changes. The effect of this is that the Council will give little weight to the word 'maximum' in relation to residential development when applying Policy CC3 and its residential parking standards will generally be applied as minimum (maximum parking standards continue to be applicable in relation to commercial development). The supporting text to the Parking Standards stipulates a number of important exceptional situations where a reduction in parking will only be allowed. One of these situations includes town centre locations where the reduction in parking will be assessed against the distance from a "public transport node", frequency of public transport, availability of pedestrian and cycle routes, and the range and quality of facilities supportive of residential development within reasonable walking distance. Another exceptional situation is in Conservation Areas, where the character or appearance of the Conservation Area would be harmed by the impact of parked cars.
- 7.21 There are no car parking spaces proposed in this development. In comparison, the Council's Parking Standards stipulate a minimum parking provision of 18 spaces for a scheme of this size. It is however considered that there are sufficient grounds for justifying no car parking in this particular case. The site is in a town centre location and is a very short walk from the shops and services on the High Street and the Two Rivers Shopping Centre. It is also within walking distance of Staines Railway Station, which has a fast and frequent service. Moreover, the bus station is a short walk away. There are several bus services in the vicinity. These include the bus routes on both sides of the river. The County Highway Authority was consulted on the planning application and has raised no objection to the proposed parking provision making the following comments on this issue:

*"The proposed development is within the town centre with good pedestrian and cycle access to public transport, retail, employment, education, leisure and National Health Service land uses. To take full advantage of the location of the proposed development, I have recommended a condition for the applicant to submit a Transport Statement to encourage use of non car modes of transport between the development and retail, employment, education, leisure and National Health Service land uses.*

*With regards to parking, the proposed development should include 18 car parking spaces according to Spelthorne Borough Council (SpBC) Parking Standards. The developer is not proposing any parking for the proposed*

*development. According to SpBC parking standards a reduced provision of parking spaces would be appropriate in Spelthorne town centres.*

*Notwithstanding SpBC parking standards, the proposal to not provide parking would not result in a highway safety problem. The roads surrounding the site and more particularly within 200 metres (the maximum distance residents are prepared to park their cars from their home according to [research]) walking distance of the site, are subject to parking controls including double yellow, single yellow lines and parking bays with time and return limits."*

- 7.22 It is also important to note that there are no external areas of land within the application site capable of accommodating parking spaces, and any works to the interior of the listed building to provide car parking within it is likely to be unacceptable. Indeed, the previous planning and listed building consent applications (withdrawn) were considered unacceptable mainly because of the creation of the basement car park, ramp and opening in the western elevation. It is considered that the benefits of bringing the building back into use and the associated restoration of the listed building, would clearly outweigh the lack of any car parking provision on the site.

#### Flooding

- 7.23 The site is mostly located within Flood Zone 2, which has between 1 in 100 and 1 in 1000 year chance of flooding. A smaller part of the site located towards the rear is within Flood Zone 3a (between 1 in 20 year and 1 in 100 year chance of flooding).
- 7.24 There are no extensions or other significant alterations at ground floor level that would affect flood risk. As most of the building is located in the relatively low risk Flood Zone 2, including the front part of the site where the building will be accessed by the new residents, the impact on flooding will be acceptable. There will be a dry means of escape in the event of a 1 in 100 year flood from the site to an area located outside the flood plain. The Environment Agency were consulted on the planning application and have raised no objection subject to the imposition of a condition.

#### Local Finance Considerations

- 7.25 Under S155 of the Housing and Planning Act 2016, Local Planning Authorities are now required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council's Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority's decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not.
- 7.26 In consideration of S155 of the Housing and Planning Act 2016, the proposal is a CIL chargeable development rate of £140 per sq metre of new floorspace. This is a material consideration in the determination of this planning

application. The proposal will also generate a New Homes Bonus and Council Tax payments which are not material considerations in the determination of this proposal.

### Other Matters

- 7.27 The 2 no. proposed studio flats are slightly below the minimum size standards stipulated in the Government's Technical Housing Standards 2015 (shortfalls of 4.57 sqm and 2.61 sqm). However, it is not considered that there sufficient grounds to justify refusal on this issue. Both units will have relatively high floor to ceiling heights (2.9m and 3.5m) making them more spacious compared to typical new build flats. Moreover they will have a relatively high standard of outlook. One of them (Unit 01) will have a dual outlook (front and side), whilst the other unit (Unit 05) will have an outlook onto the Memorial Gardens. The benefits of bringing the listed building back into use and the associated restoration would clearly outweigh the slight shortfall in the minimum internal size standards for these particular units.
- 7.28 The proposal complies with the Council's smaller dwellings policy HO4.
- 7.29 The County Archaeologist has raised no objection to the proposal
- 7.30 The Council's Head of Neighbourhood Services has raised no objection to the bin store and collection arrangement.
- 7.31 The proposed gym to be located within the basement will be used ancillary to the approved residential development.
- 7.32 The comments from SCAN and the Staines Town Society regarding disabled access are noted but must be balanced against the need to preserve historical features of the listed building. The Council's Conservation Officer states that the issue of accessibility is not disputed but on some occasions providing full legislation compliance is impossible without destroying the integrity of the Heritage Asset. The legislation accepts this and instead suggests that 'best endeavors' are used.
- 7.33 Accordingly, the planning application and listed building consent are recommended for approval.

## **8. Recommendation**

### Planning application 17/01143/FUL

#### 8.1 GRANT subject to the following conditions: -

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- This condition is required by Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:

THS/EX/100; /101; /102; /103; /104; /105; /200; /201; /202; /300 (x 2); /401 received 15 July 2017.

THS/PL/100; /101 (x 2); /102; /103; /105; /200; /201; /202; /300; /301; /302; /303; /401; /500; /501; /502; /506; /900 received 15 July 2017.

Reason:- For the avoidance of doubt and in the interest of proper planning

3. No development shall take place until:-

(a) A comprehensive desk-top study, carried out to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site, has been submitted to and approved in writing by the Local Planning Authority.

(b) Where any such potential sources and impacts have been identified, a site investigation has been carried out to fully characterise the nature and extent of any land and/or groundwater contamination and its implications. The site investigation shall not be commenced until the extent and methodology of the site investigation have been agreed in writing with the Local Planning Authority.

(c) A written method statement for the remediation of land and/or groundwater contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to the commencement of remediation. The method statement shall include an implementation timetable and monitoring proposals, and a remediation verification methodology.

The site shall be remediated in accordance with the approved method statement, with no deviation from the statement without the express written agreement of the Local Planning Authority.

Reason:-

To protect the amenities of future residents and the environment from the effects of potentially harmful substances.

#### NOTE

The requirements of the above Condition must be carried out in accordance with current best practice. The applicant is therefore advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences. An information sheet entitled "Land Affected By Contamination: Guidance to Help Developers Meet Planning Requirements" proving guidance can also be downloaded from Spelthorne's website at [www.spelthorne.gov.uk](http://www.spelthorne.gov.uk).

In accordance with policies SP6 and EN15 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

4. Prior to the first use or occupation of the development, and on completion of the agreed contamination remediation works, a validation report that demonstrates the effectiveness of the remediation carried out shall be submitted to and agreed in writing by the Local Planning Authority.

Reason:- To protect the amenities of future residents and the environment from the effects of potentially harmful substances.

5. Prior to the commencement of the development a Travel Statement shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, and Surrey County Council's "Travel Plans Good Practice Guide". The Travel Statement shall include details of the land uses and modes of non car transport outlined in the Transport Statement dated July 2017. The travel statement shall also include provision of a Travel information Pack for the first occupants of each unit. And then the approved Travel Statement shall be implemented on the first occupation of the development and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Statement to the satisfaction of the Local Planning Authority.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2012 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

6. 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 highwayhas 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: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2012 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

7. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans to provide secure, lit and covered cycle parking to the satisfaction of the Local Planning Authority and shall thereafter be permanently maintained

Reason:- The above condition is required in recognition of Section 4 (Promoting Sustainable Transport) of the NPPF

8. That within 3 months of the commencement of any part of the development permitted, or such longer period as may be approved by the Local Planning Authority, facilities shall be provided within the curtilage of the site for the storage of refuse and waste materials in accordance with the approved plans, and thereafter the approved facilities shall be maintained as approved.

Reason:- To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

9. Prior to the occupation of the building hereby permitted details including a technical specification of all proposed external lighting shall be submitted to and approved in writing by the Local Planning Authority. The agreed external lighting shall be implemented prior to the occupation of the building and shall at all times accord with the approved details.

Reason:- To safeguard the amenity of neighbouring residential properties and in the interest of the effect on the listed building.

10. The development hereby approved shall be carried out in accordance with the Turner Jomas & Associates Ltd Flood Risk Assessment (FRA) and the following mitigation measures details within the FRA:

1. Finished floor level for the ground floor flats are set no lower than 17.14 metres above Ordnance Datum
2. The flood resilience measures will be set no lower than 17.74 metres above Ordnance Datum.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason:- This condition is sought in accordance with paragraph 103 of the NPPF to reduce the risk of flooding to the proposed development and future occupants.

### Informatives

1. Please note that this application is subject to the payment of Community Infrastructure Levy (CIL). Full details of the charge, how it has been calculated and what happens next are set out in the CIL Liability Notice which will be sent separately.

If you have not already done so an Assumption of Liability notice should be sent to the Council as soon as possible and before the commencement of development.

Further information on CIL and the stages which need to be followed is available on the Council's website. [www.spelthorne.go.uk/CIL](http://www.spelthorne.go.uk/CIL).

2. 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).

**The Town and Country Planning (Development Management Procedure) (England) Order 2015**  
**Working in a positive/proactive manner**

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:-

- a) Provided pre-application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;
- c) Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- d) Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.

**Listed Building Consent Application 17/01143/FUL**

8.2 GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason:- This condition is required by Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings:



THS/EX/100; /101; /102; /103; /104; /105; /200; /201; /202; /300 (x 2); /401 received 15 July 2017.

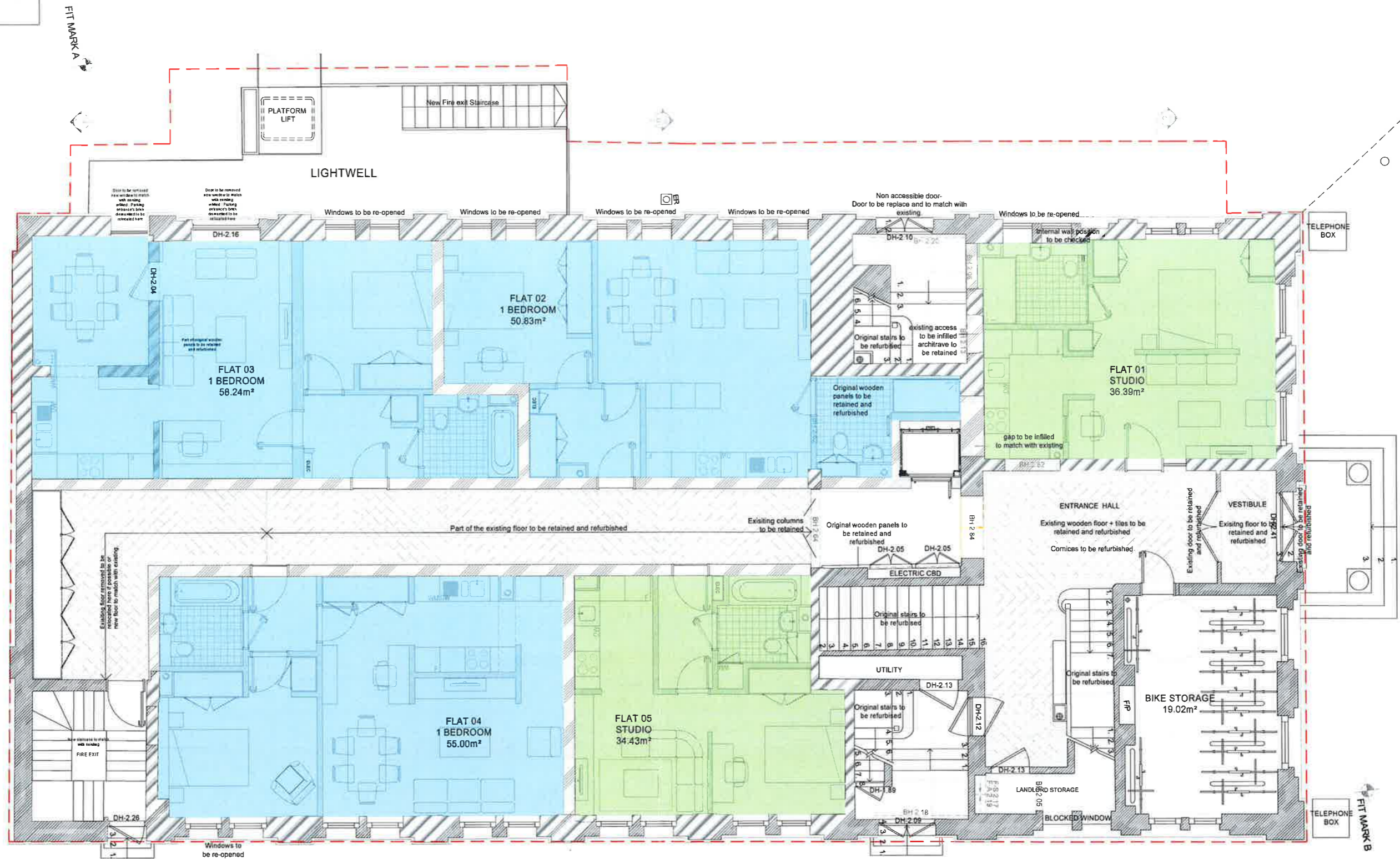
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Reason:- For the avoidance of doubt and in the interest of proper planning

**NOTES**

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The Busworks  
United house  
North Road  
N7 9DP  
LONDON

Job No.  
16/ THS  
Date  
12/07/2017

**Job**  
**TOWN HALL STAINES**  
Market Square  
TW18 4RH - Staines  
England

**Drawing**  
PROPOSED GROUND FLOOR

Drawing No.  
THS/PL/101  
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Revision



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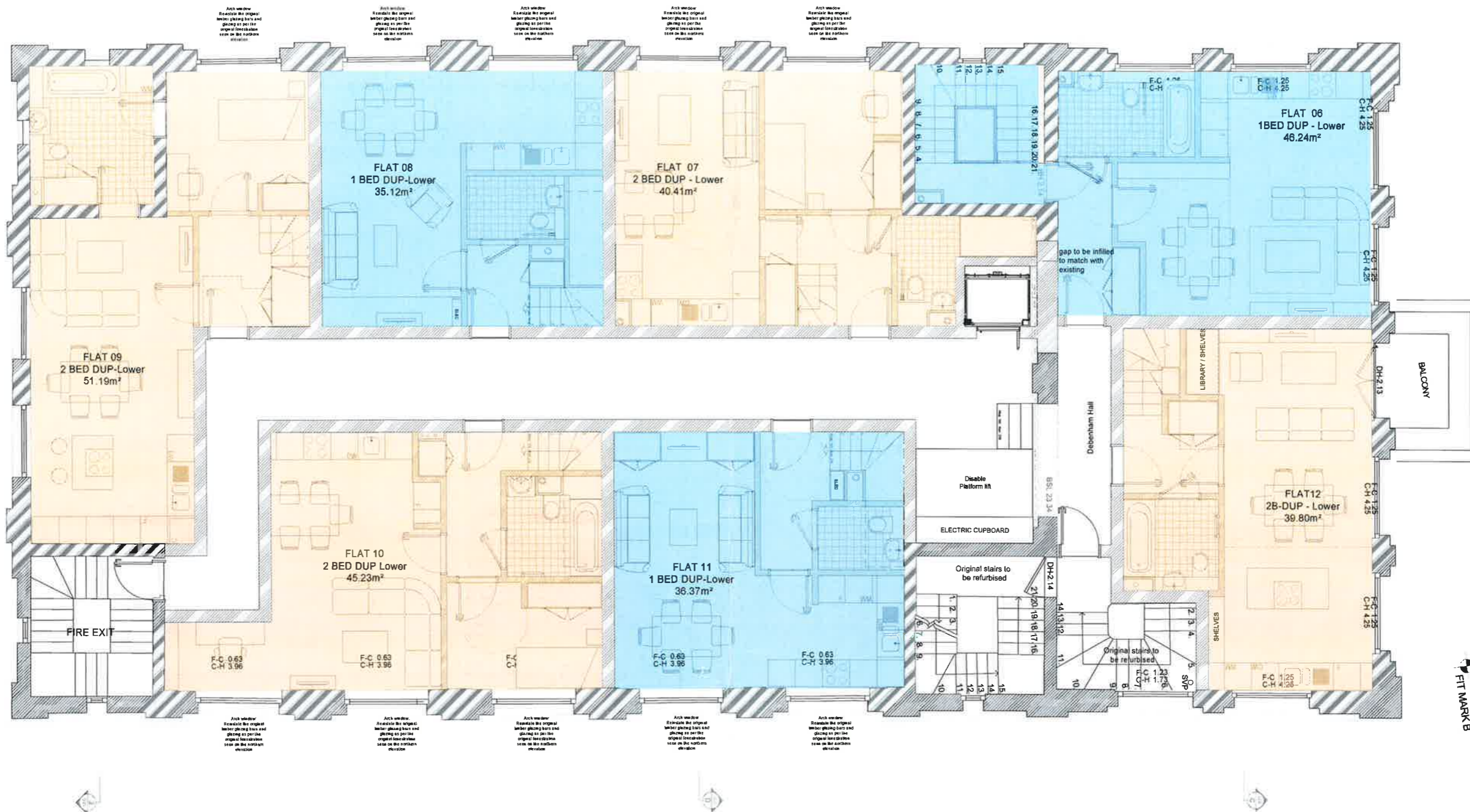
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FIT MARK A

FLAT 07  
2 BED DUP - Lower  
9.30m<sup>2</sup>



**FIRST FLOOR**

FIT MARK B

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United house  
North Road  
N7 9DP  
LONDON

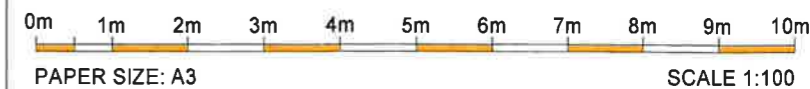
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16/ THS  
Date  
28/04/2017

**Job**  
**TOWN HALL STAINES**  
Market Square  
TW18 4RH - Staines  
England

**Drawing**  
PROPOSED FIRST FLOOR

Drawing No.  
THS/PL/102  
Dm  
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Chk  
BK

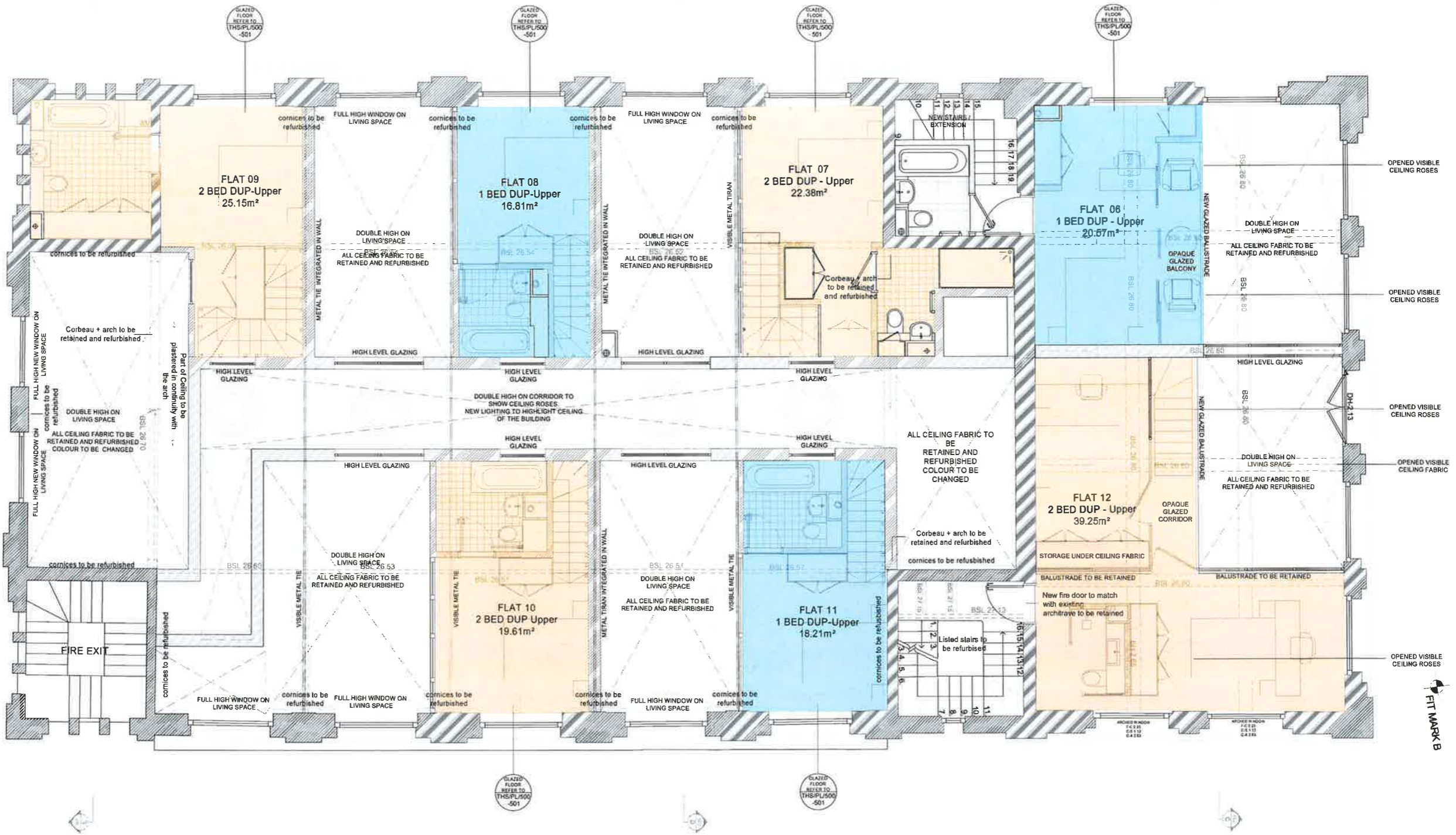
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**NOTES**



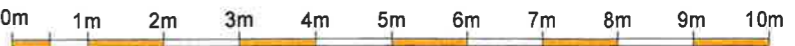
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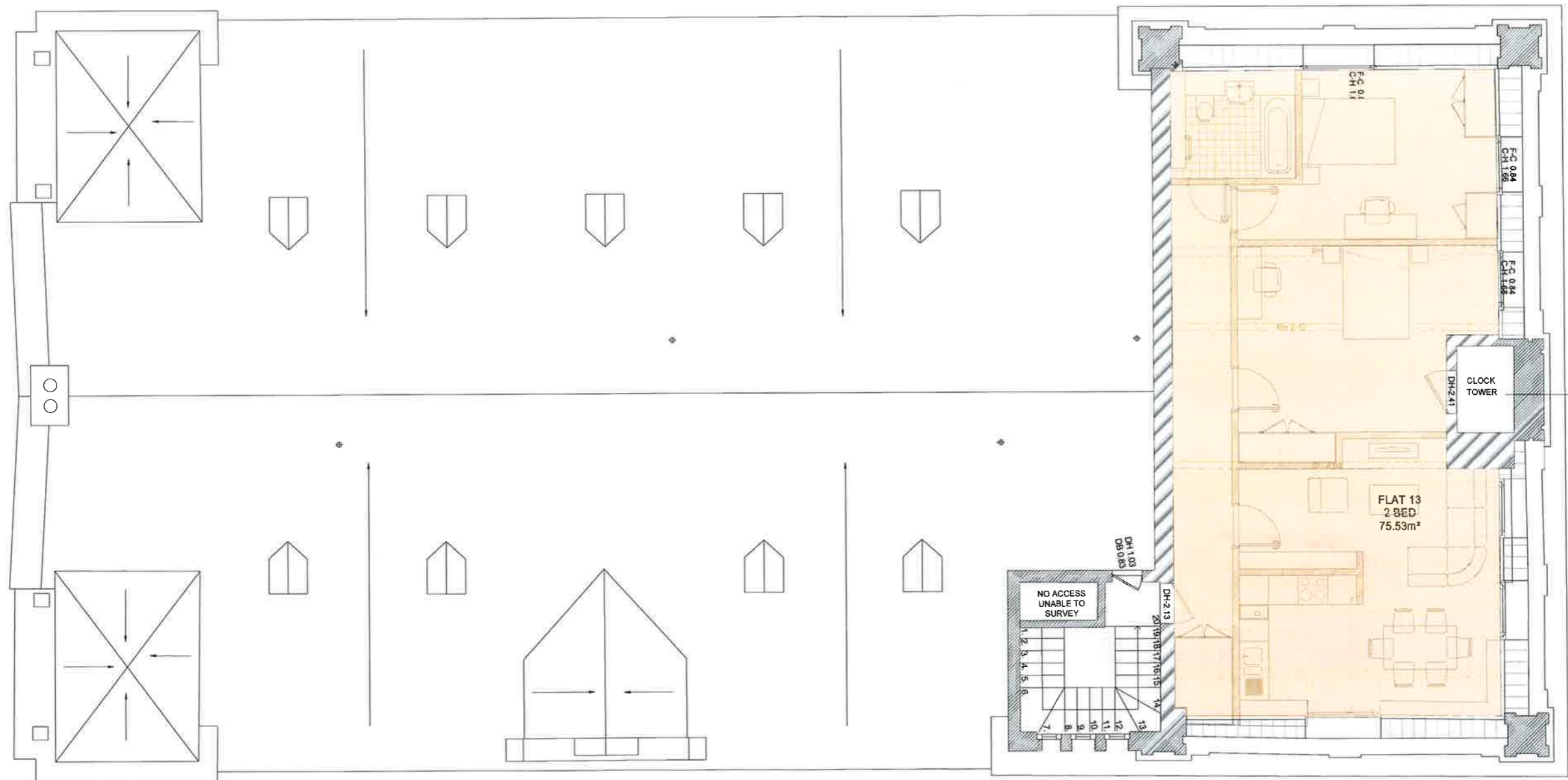
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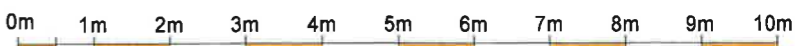
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FIT MARK A



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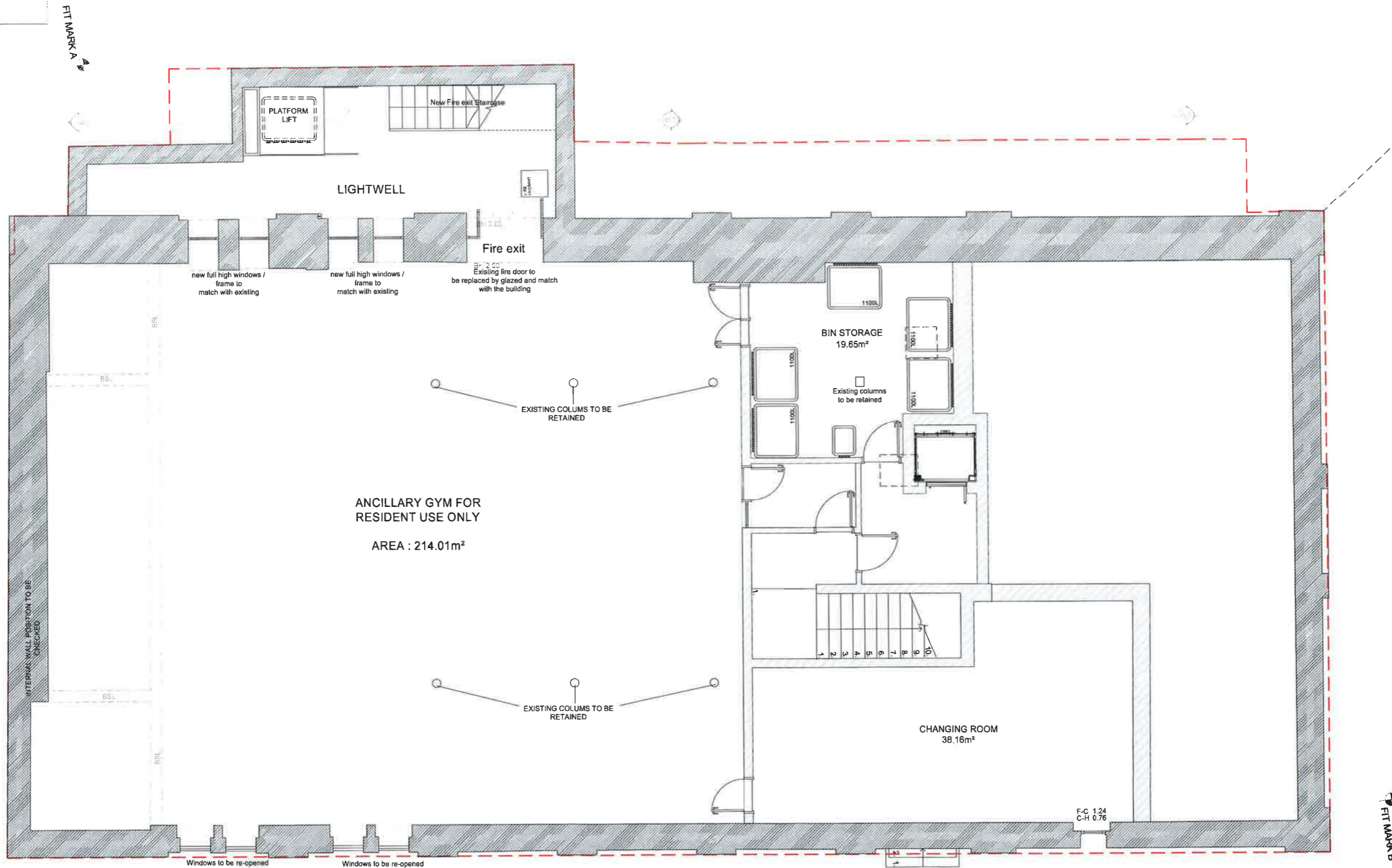
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		Date	28/04/2017			Dm	CD			

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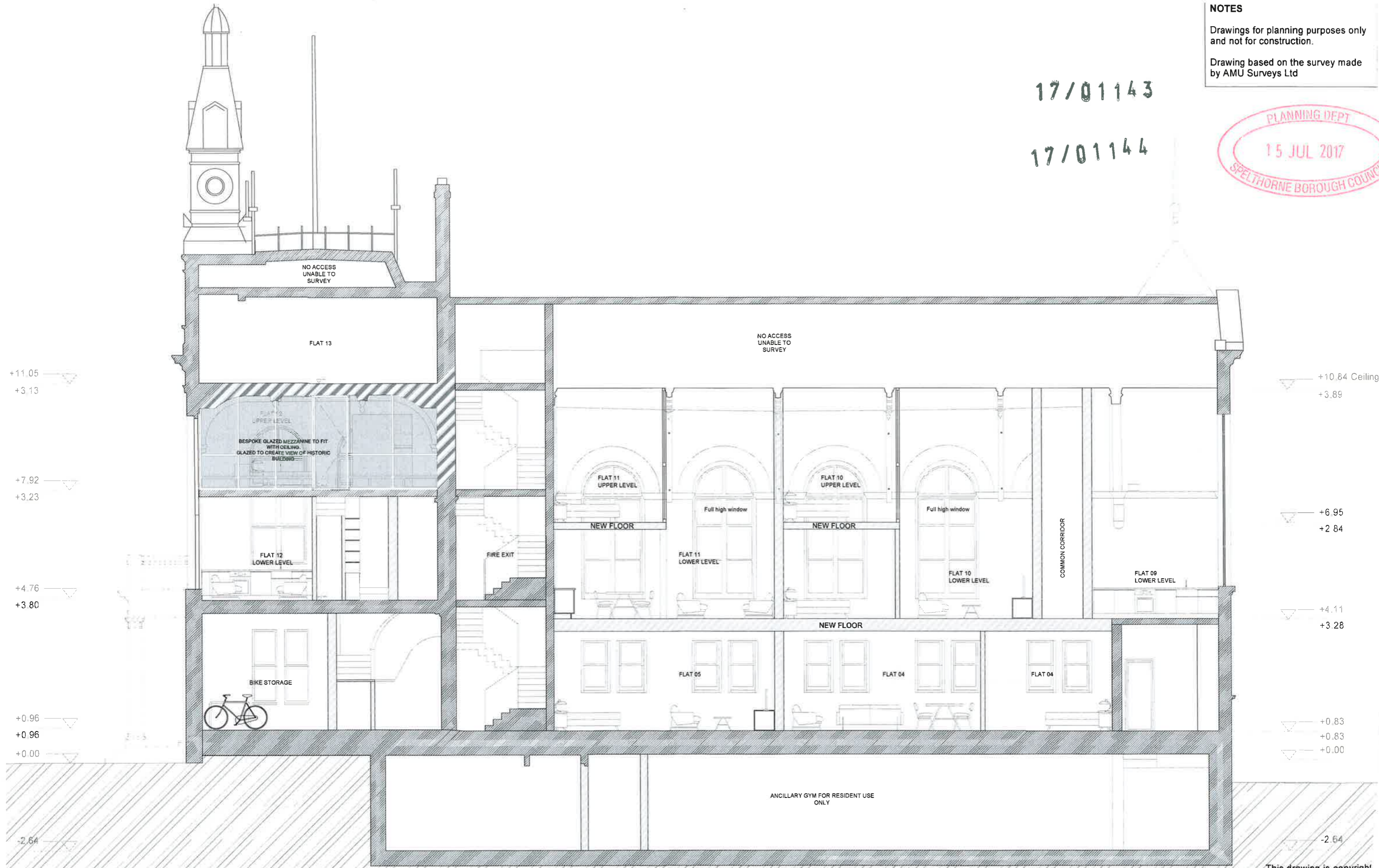
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17/01143  
 17/01144



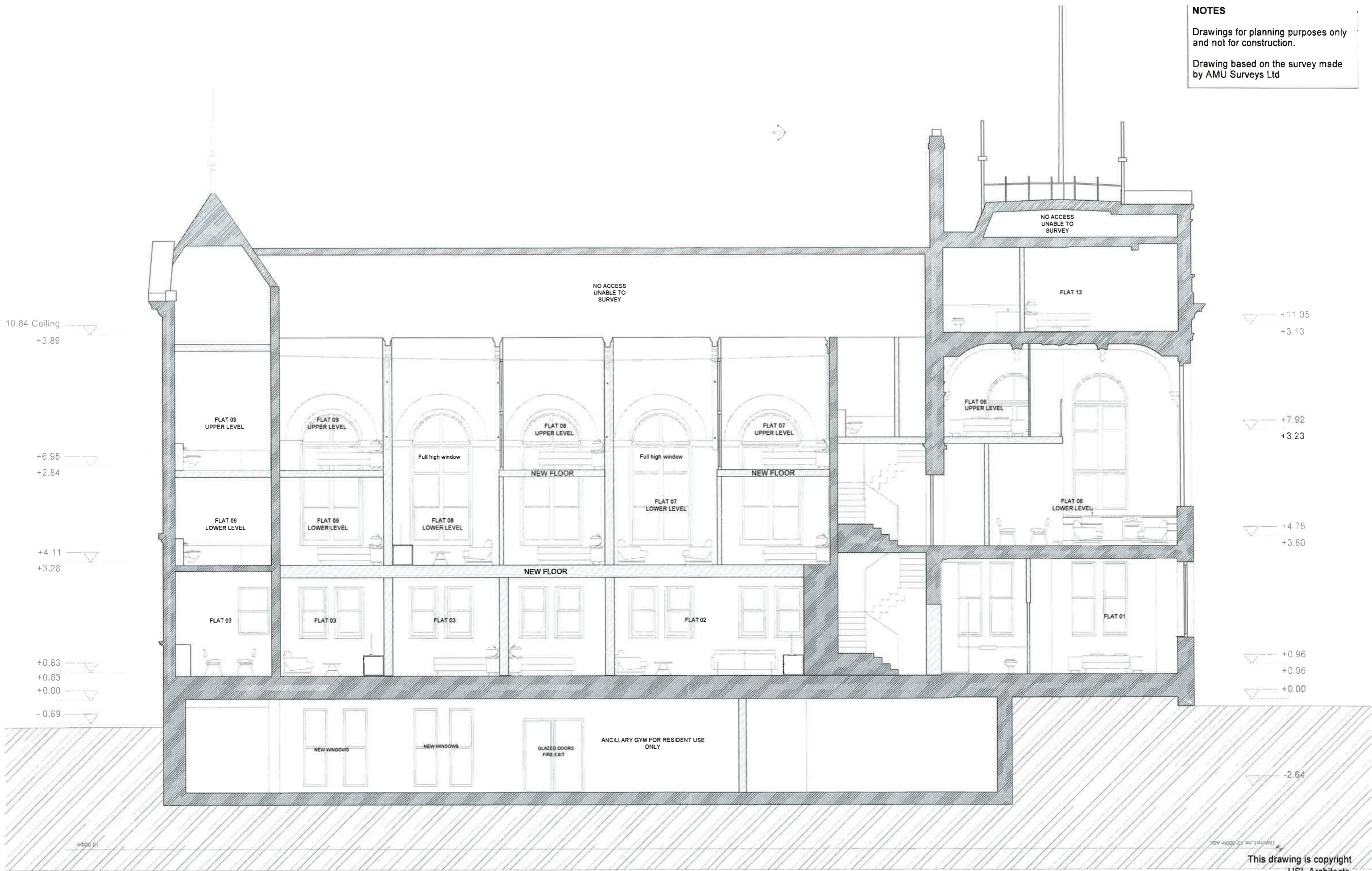
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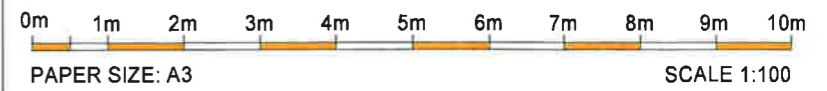
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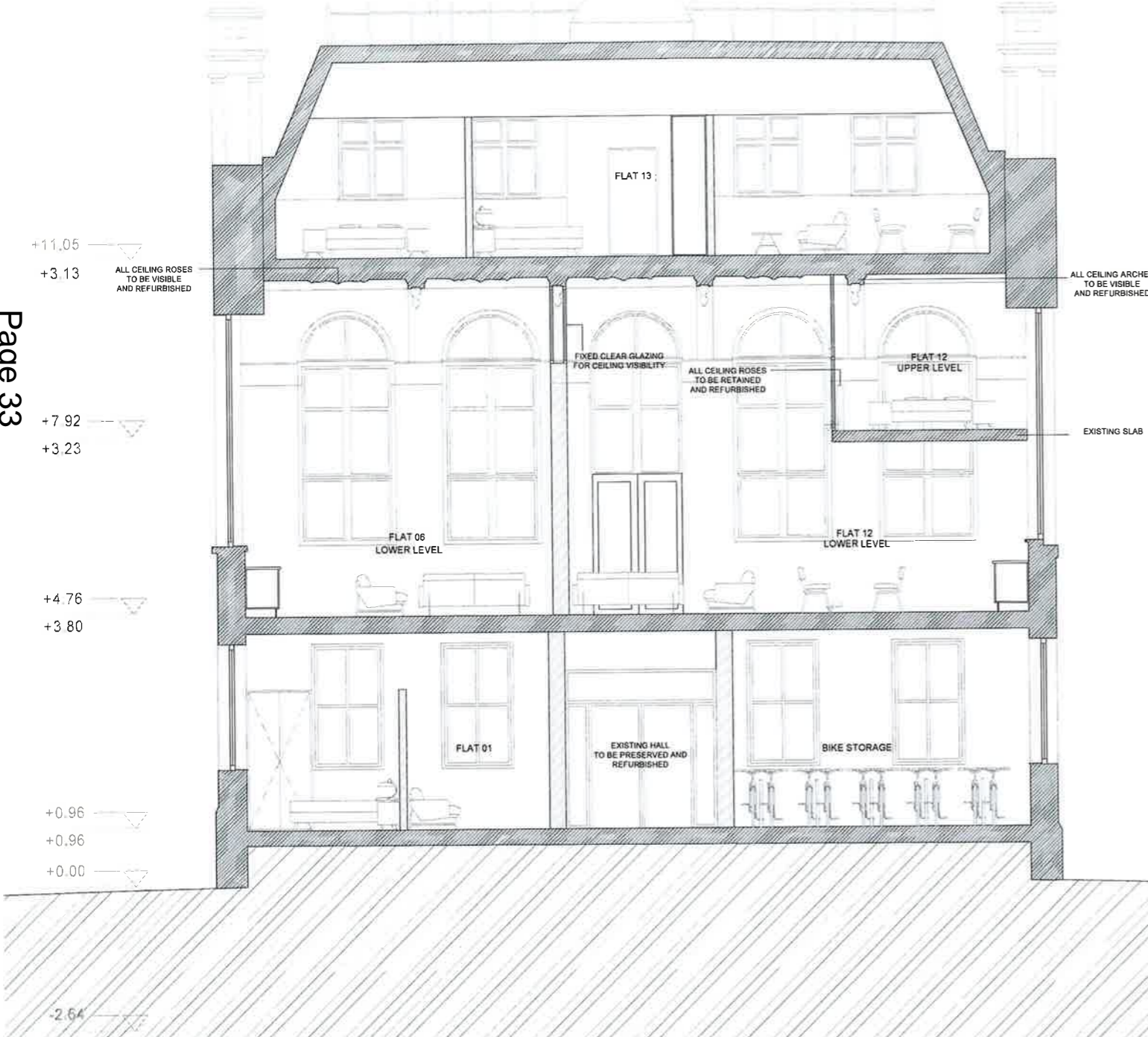


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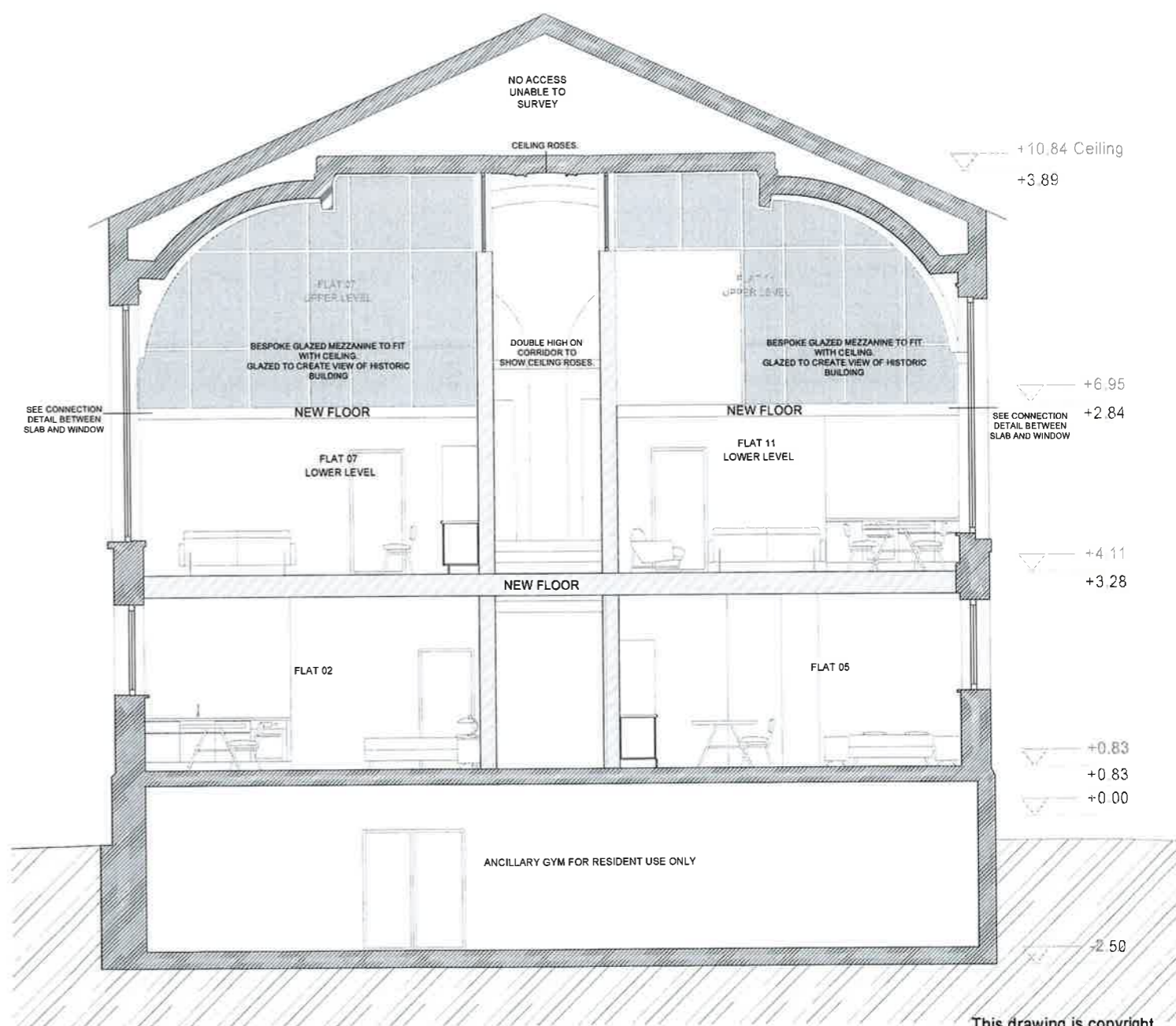
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SECTION CC



SECTION DD

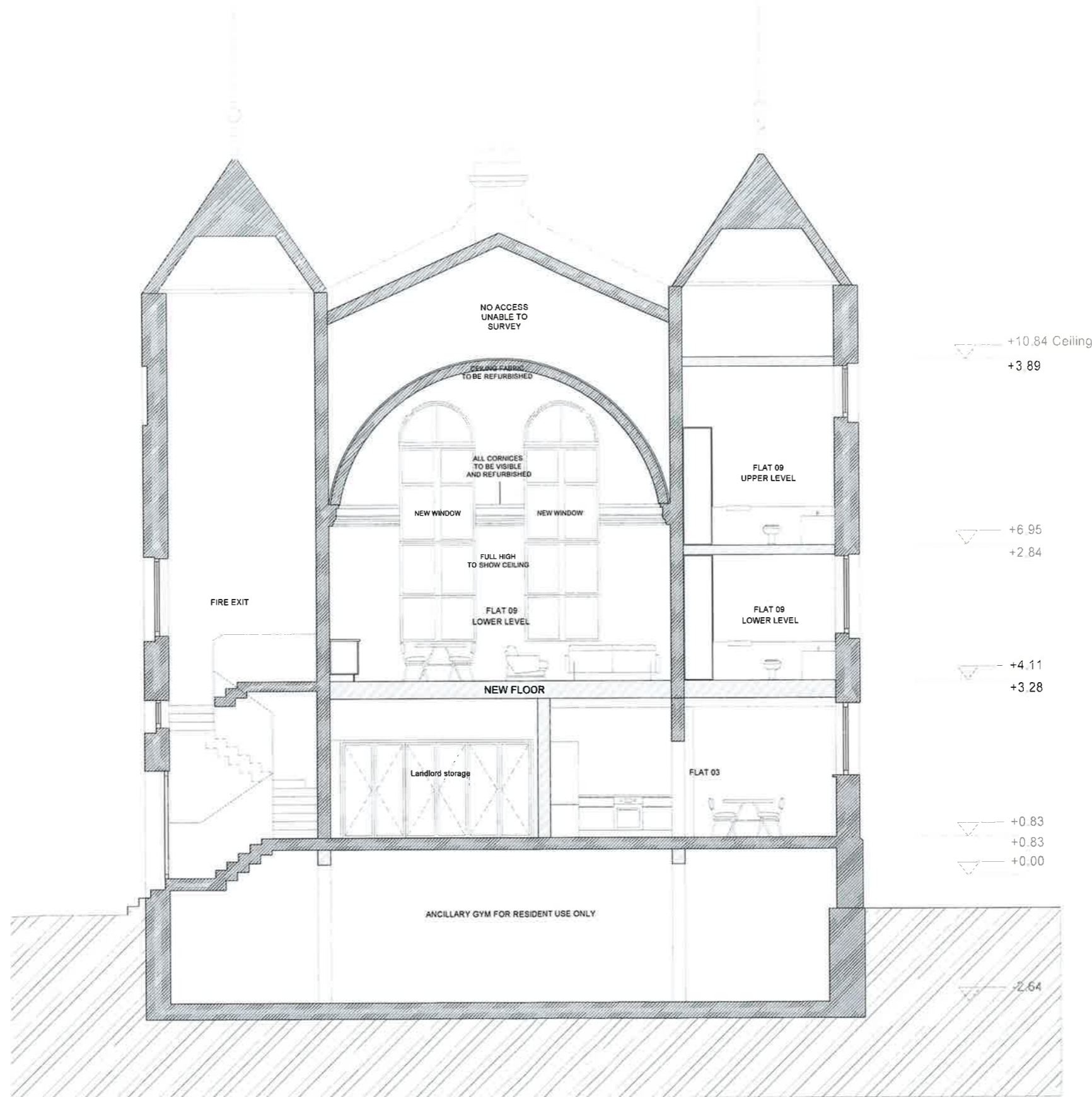
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**NOTES**



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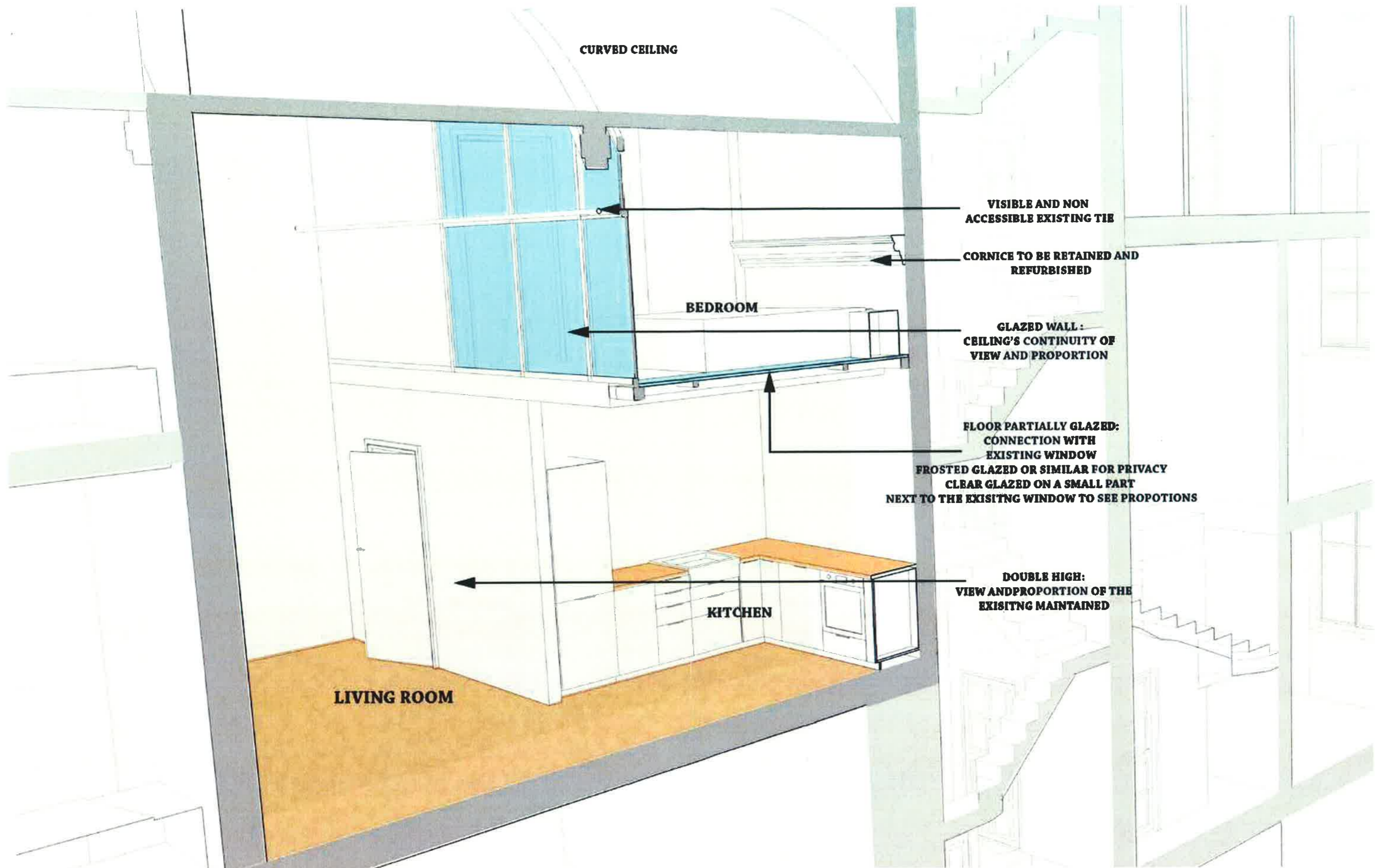
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SECTION EE

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		Date			CD	BK		
	27/04/2017							



	The Busworks United House North Road N7 9DP LONDON		Job No. 16/ THS	Job <b>TOWN HALL STAINES</b> Market Square TW18 4RH - Staines England	Drawing 3D TYPICAL FLAT LAYOUT INTO EXISTING	Drawing No. THS/PL/900	Revision
			Date 19/01/2017			Dm CD	Chk BK

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Agenda Item 4c



17/01634/FUL – 42 High Street Shepperton.

Scale 1:1,250

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<b>Application No.</b>	17/01634/FUL		
<b>Site Address</b>	42 High Street, Shepperton,		
<b>Proposal</b>	Change of use from offices/bank to a mixed use of commercial units at ground floor level and to 3 no. residential flats above on first floor with balconies, erection of new second floor with 3 no. flats with balconies, erection of part single storey, part two storey rear extension and new windows and doors including new access to front.		
<b>Applicant</b>	Thames House Property – Mrs Lina Shakiry		
<b>Ward</b>	Shepperton Town		
<b>Call in details</b>	Called in by Cllr Barnard due to concerns over loss of privacy/overlooking; noise and odour from potential commercial uses; lack of parking; no disabled access to upper floors; no fire escape.		
<b>Case Officer</b>	Matthew Clapham		
<b>Application Dates</b>	Valid: 01.11.2017	Expiry: 27.12.2017	Target: Extension of time agreed until 16.02.2018.
<b>Executive Summary</b>	<p>The application site is located on the eastern side of the High Street and is currently occupied by a detached two storey building with car parking to the area accessed via an access drive to the northern side of the site. It was previously used as a bank, however has been vacant for approximately 2 years. It is located within the Shepperton Town Centre Shopping and Employment Areas.</p> <p>There have been two previous proposals for alterations and extensions to this site, both of which were refused. The first scheme was for 9 residential units, the second 7 units, both with commercial on the ground floor. These schemes were refused on the grounds of design, overdevelopment and loss of privacy to adjoining dwellings.</p> <p>The proposal under consideration seeks to retain commercial uses at ground floor level, extend the first floor to the rear and add a new second storey to create 6 flats over the first and second storeys. The proposal includes balconies to the side and rear to provide amenity space with screening to the rear balconies. 10 parking spaces would be provided, utilising the existing access onto the High Street.</p> <p>No objections have been raised by the County Council Highway Authority nor Environmental Health (Pollution Control). The alterations to the design, bulk and mass of the building and screening to balconies are considered to have mitigate previous concerns regarding</p>		

	overdevelopment of the site and potential overlooking. Satisfactory parking provision is provided and separation distances comply with guidance contained in the Councils Supplementary Planning Document for the Design of Residential Extensions.
<b>Recommended Decision</b>	This application is recommended for approval, subject to conditions.

## MAIN REPORT

### 1 DEVELOPMENT PLAN

1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:

- EN1 - Design of New Development
- HO1 - Providing for New Housing Development
- HO4 - Housing Size and Type
- HO5 - Density of Housing Development
- CC3 - Parking Provision
- TC3 – Development in Shepperton Town Centre
- EM1 – Employment Development

### 2 RELEVANT PLANNING HISTORY

#### 2.1 17/00115/FUL

Change of use from offices/bank to a mixed use of commercial units at ground floor level and to 4 no. residential flats above on first floor with balconies, erection of a new second floor with 3 no. flats with balconies, erection of ground floor rear extension and new windows and doors including new access to front.

Refused

02.03.2017

#### 16/00704/FUL

Change of use from offices/bank to a mixed use of commercial units at ground floor level and 9 residential flats above, including new second floor with 4 no. balconies, erection of ground floor rear extension and new windows and doors.

Application Refused

11.07.2016

### 3 DESCRIPTION OF CURRENT PROPOSAL

3.1 The application site is located on the eastern side of the High Street and is currently occupied by a detached two storey building with car parking to the rear via an access drive to the northern side of the site. It was previously used as a bank however has been vacant for approximately 2 years. It is located within the Shepperton Town Centre Shopping and Employment Areas.

3.2 The proposal under consideration seeks to retain commercial uses at ground floor level, extend the first floor to the rear and add a new second storey to create 6 flats over the first and second storeys. The development comprises 4 no. 1 bedroom flats and 2 no. 2 bedroom flats. The proposal retains the existing façade of the building at ground and first floor levels, with an additional entrance door being added to the front of the building to allow access to the flats above. The building will be extended at first floor level to the rear, with a new second storey being added in a 'mansard' style of design, including dormer window features. Balconies are also included to the side and rear to provide amenity space. 10 parking spaces would be provided, utilising the existing access onto the High Street.

#### **4 CONSULTATIONS**

4.1 The following table shows those bodies consulted and their response

<b>Consultee</b>	<b>Comment</b>
<b>County Highway Authority</b>	No objections subject to conditions.
<b>The Council's Head of Streetscene</b>	Verbally confirmed no objections.
<b>Environmental Health - Pollution Control Officer (Contaminated Land)</b>	No objections subject to conditions.

#### **5 PUBLIC CONSULTATION**

18 neighbour notification letters were sent, with 12 responses to date. 11 of these letters objected on the following grounds:

- impact on character of the area
- traffic generation
- loss of privacy and overlooking
- visual intrusion
- potential noise and disturbance were commercial units to be in A3 use
- non-compliance with the Human Rights Act
- failure to address previous reasons for refusal
- general over development of the site

1 letter of support was received stating that redevelopment of the site should occur as soon as possible as the building has been vacant for some time.

A letter was also received from SCAN regarding the lack of disabled access to the upper floors.

#### **6 PLANNING ISSUES**

- Principle of Development



- Design, Appearance and Visual Impact
- Residential Amenity
- Housing Size/Type/Density
- Parking / Transportation

## **7 PLANNING CONSIDERATIONS**

7.1 The previous application (17/00115/FUL) was refused on the following grounds:

*The proposed development by virtue of its design, bulk and mass is not considered to pay sufficient regard to the character and appearance of the existing building and as such, would be detrimental to the character and appearance of the street scene and the visual amenity of the area. Furthermore, the proposed first and second floor balconies on the rear elevation are considered to cause an unacceptable loss of amenity to neighbouring properties through overlooking / loss of privacy. As such, it is contrary to Policy EN1 of the Core Strategy and Policies DPD (2009) and Guidance contained in the Supplementary Planning Document for the Design of Residential Extensions and New Residential Development (2011).*

This application is to be assessed on whether this reason for refusal has been overcome by the submitted proposals.

### Principle of Development

- 7.2 The principle of converting and extending the upper levels to residential use has not been resisted in the previous applications. Furthermore, the proposal would retain a commercial use at ground floor level and therefore would also allow continued employment opportunities on the site in compliance with Policies TC3 and EM1 of the Spelthorne Core Strategy and Policies DPD (2009). The existing first floor area was used as ancillary accommodation for the bank. In view of the retention of the commercial use; the sustainable town centre location and the site being a brownfield developed site, there is no objection in principle to the development for partly residential purposes.
- 7.3 When considering planning applications for housing, local planning authorities should have regard to the government's requirement that they significantly boost the supply of housing and meet the need for housing in their area so far as is consistent with policies set out in the National Planning Policy Framework (NPPF) para 47.
- 7.4 Relevant policies for the supply of housing cannot be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable site (para 49 of NPPF).
- 7.5 The Council has embarked on a review of its Local Plan and accepts that the housing target in its Core Strategy and Policies DPD-Feb 2009 of 166 dwellings per annum is significantly short of its latest objectively assessed need of 552-757 dwellings per annum (Para 10.42 – Strategic Housing Market Assessment

– Runnymede and Spelthorne – Nov 2015). In September 2017, the government produced a consultation paper on planning for the right homes in the right places. The proposals included a standard method for calculating local authorities' housing need and proposed a figure of 590 per annum for Spelthorne. On the basis of its objectively assessed housing need the Council is unable to demonstrate a five-year supply of deliverable sites.

- 7.6 However, the objectively assessed need figure does not represent a target as it is based on unconstrained need. Through the Local Plan review the Borough's housing supply will be assessed in light of the Borough's constraints which will be used to consider options for meeting need. Once completed, the Borough's up to date Strategic Land Availability Assessment will identify further opportunity sites for future housing development that can then be considered for allocation in the new Local Plan. This will also form the basis for a revised 5-year housing land supply figure.
- 7.7 Para 14 of the NPPF stresses the presumption in favour of sustainable development and that proposals which accord with a development plan should be approved without delay. When the development plan is absent, silent or relevant policies are out of date, permission should be granted unless *'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in the Framework taken as a whole or specific policies in this Framework indicate development should be restricted.'* This application must be considered having regard to the above requirements of Para 14 of the NPPF and given its sustainable location is considered to be acceptable in principle.

#### Design, Appearance and Visual Impact

- 7.8 Policy EN1 of the Spelthorne Core Strategy and Policies DPD (CS&P DPD) seeks to attain high standards of design and layout of new development. The building is not listed or locally listed, although the existing building has a distinctive design and is situated in a prominent location within Shepperton Town Centre. The character of the front elevation will be largely retained and modified including a new mansard style roof and a new front door to access the flats. The proposed building would be three stories high, with a new second storey flat roof element replacing the existing pitched roof. The design retains a mansard style of roof comparable to that previously refused. However, this is set back from all elevations and alterations to the fenestration have improved its visual appearance and provided greater symmetry to the existing building below.
- 7.9 The extended parts of the building would be visible from the sides and rear, however only limited views of the second storey would be available when viewed from the immediate street scene to the front. Careful consideration has been given as to whether the proposal has overcome the previously expressed design concerns and on balance, particularly after taking into account the Council's lack of a five year housing supply and the need to provide a 'planning balance' it is considered the design is acceptable and would not appear out of character within the street scene.

## Residential Amenity

- 7.10 The proposed extensions would result in the building being closer to the rear boundary of those properties in Broadlands Avenue. The extensions to the rear at first floor level do comply with the 10.5m separation distance set out in the SPD to the rear boundary, as do the balcony areas. In addition, the extension to the roof results in a three storey development which has a separation distance of 16m which meets that required by the SPD (15m). Furthermore, the amended scheme now has the balconies 15m away from the rear boundary, in compliance with the SPD. Privacy screens have also been provided to the balconies, and when seated on the balcony, views to the rear would be minimised. It is also noted that there is an extensive tree screen along the rear boundary to the properties backing onto the site in Broadlands Avenue and that the gardens are long, with in excess of 30m between the proposals and the rear of the dwellings in Broadlands Avenue. No concerns are raised from the balconies to the side as they would overlook commercial / community properties. The balconies are also relatively small in size, negating the likelihood of any significant noise and disturbance from the use of these balconies. Therefore, it is considered that the proposal has overcome the previous concerns, complies with Policy EN1 of the CS&P DPD and guidance contained in the Design SPD and would not result in an unacceptable loss of privacy, overbearing appearance or noise and disturbance to adjoining properties.
- 7.11 Due to the separation distances and relationship with adjoining properties, no loss of light is considered to arise.
- 7.12 For the future occupiers of the property, there is a significant shortfall in the required amenity space as set out in the Design SPD. However, this is the conversion of an existing building within the town centre and balcony areas are provided. In addition, there are two public parks/recreation grounds within close walking distance. The site is in a sustainable location and is considered satisfactory to meet the amenity needs of the future occupiers of the flats. Therefore, the proposal is considered acceptable on amenity grounds, particularly as the site is providing additional residential accommodation within a sustainable town centre location, in compliance with paragraph 14 of the NPPF.
- 7.13 The proposal seeks to provide 4 no. 1 bedroom flats and 2 no. 2 bedroom flats. The flats have floor areas that meet the requirements set out in the minimum floorspace for new dwellings as set out in the Technical Housing Standards - nationally described space standard, and the Council's own Design SPD.
- 7.14 The concerns regarding the commercial uses are noted. However the building is in a commercial use within a town centre location. Any air conditioning units or extraction equipment would require planning permission and any noise and disturbance issues from any potential A3 use would be managed by Environmental Health and Licensing legislation.

## Housing size, type and density

- 7.15 Policy HO1 seeks to deliver housing development within the borough, and to encourage housing development on all suitable sites for that purpose taking

into account other policy objectives. The proposed development is considered to comply with these policy objectives. There is no policy objection to the addition of residential units on this site.

- 7.16 Policy HO4 seeks to ensure that the size and type of housing reflects the needs of the community by requiring development of four or more units to provide at least 80% of their total as one or two bedroom units. The proposed scheme here would provide 100% 1 and 2 bed units and so complies with policy HO4.
- 7.17 Policy HO5 seeks to ensure that new housing development makes effective use of land this policy sets out density guidelines, to ensure that new development respects the density of the surrounding areas, and to direct higher density developments towards town centre locations. This proposal has a gross density of 60 dwellings per hectare (dph). In view of the town centre location, this is considered acceptable.

#### Parking / Transportation

- 7.18 The Council's adopted Parking Standards SPG sets out the Council's minimum parking standards for new development. The proposal would provide a total of 10 off street parking spaces in the existing parking area to the rear of the building including a disabled space, which will be made available only to the residential units. A total of 8 spaces are required for the six flats
- 7.19 The County Highway Authority was consulted on the proposal and raised no objections, stating the scheme would have no material impact on the safety and operation of the adjoining public highway.
- 7.20 No parking is proposed for the proposed commercial units. The CHA considers that any customer/ staff parking would be safely accommodated within the local highway parking bays and there are parking restrictions in the vicinity of the site. In addition it is considered that the site is in a sustainable location on Shepperton High Street where there is good access to public transport and viable alternatives to private car trips. Therefore the proposal is considered acceptable on transportation grounds. The proposal would also provide secure, covered bicycle parking spaces, which is considered acceptable.

#### Other matters

- 7.21 The Comments from SCAN are noted. In addition, Policy HO4 requires developments to encourage inclusion within housing schemes to meet the needs of people with disabilities. However, this proposal is the conversion of an existing building, which is a sustainable form of development, restricted by its existing structure. The proposal does include a disabled toilet and parking space at ground floor level. It is considered that the benefits of the proposal by providing housing on this site are significant and disability access would be covered by Building Regulations.

#### Local Finance Considerations

- 7.22 Under S155 of the Housing and Planning Act 2016, Local Planning Authorities are now required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is

considering whether or not to grant planning permission for planning applications which are being determined by the Council's Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority's decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not.

- 7.23 In consideration of S155 of the Housing and Planning Act 2016, the proposal is a CIL chargeable development rate of £160 per sq metre of new floorspace. This is a material consideration in the determination of this planning application. The proposal will also generate a New Homes Bonus and Council Tax payments which are not material considerations in the determination of this proposal.

### Conclusion

- 7.24 The proposed development is considered acceptable and provides additional residential units within a sustainable town centre location. The design and scale of the building, whilst being larger than the existing building would have an acceptable impact on the streetscene and the adjoining properties. The scheme would provide satisfactory parking and access arrangements and would not result in any adverse impacts upon the residential amenity of neighbouring properties in terms of any loss of light, privacy or overbearing.

## **8 RECOMMENDATION**

The application is recommended for APPROVAL subject to the following conditions:

### **CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:-.This condition is required by Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Before any work on the development hereby permitted is first commenced details of the materials and detailing to be used for the external surfaces of the building(s) and surface material for parking areas be submitted to and approved by the Local Planning Authority.

Reason:-. To ensure that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

3. Prior to the commencement of development a survey report detailing ground conditions of the site shall be submitted to and approved in writing by the

Local Planning Authority. Where made ground or contamination is encountered a scheme to investigate, assess and remediate contamination risks shall be agreed in writing with the Local Planning Authority, and shall be carried out in accordance with the agreed details and timetable.

Reason: To protect the amenities of future residents and the environment from the effects of potentially harmful substances. .

4. Prior to the occupation of the development hereby permitted the balcony screens on the rear and flank elevations at first and second storey level shall be obscure glazed in accordance with details/samples of the type of glazing pattern to be submitted to and approved in writing by the Local Planning Authority. These windows shall thereafter be permanently retained as installed.

Reason:- To safeguard the privacy of the adjoining properties, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details and maintained as approved.

Reason:-. To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

6. No development shall take place until full details of both soft and hard landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The trees and shrubs shall be planted on the site within a period of 12 months from the date on which development hereby permitted is first commenced, or such longer period as may be approved by the Local Planning Authority, and that the planting so provided shall be maintained as approved for a period of 5 years, such maintenance to include the replacement in the current or next planting season whichever is the sooner, of any trees or shrubs that may die, are removed or become seriously damaged or diseased, with others of similar size and species, unless the Local Planning Authority gives written permission to any variation.

Reason:-. To minimise the loss of visual amenity occasioned by the development and to enhance the proposed development. In accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

7. That the parking and turning, loading, and unloading space shown on the submitted plan be constructed within three months of the commencement of any part of the development permitted, or such longer period as may be

approved by the Local Planning Authority, and thereafter the approved facilities together with the means of access thereto shall be maintained as approved, and be reserved for the benefit of the development hereby permitted.

Reason:-. To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway(s) and to ensure that the facilities provided are reserved for the benefit of the development for which they are specifically required, in accordance with policy CC3 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

8. That within 3 months of the commencement of any part of the development submitted, or such longer period as may be approved by the Local Planning Authority, facilities shall be provided within the curtilage of the site for the storage of refuse and waste materials in accordance with the details hereby approved, and thereafter shall be maintained as approved.

Reason:-. To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

9. That no further openings of any kind be formed in the rear elevation of the development hereby permitted without the prior written consent of the Local Planning Authority.

Reason:-. To safeguard the amenity of neighbouring residential properties, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

10. The development hereby permitted shall be carried out in accordance with the following approved plans: SITE LOCATION PLAN; 441-12E; 441-14D; 441-15D; 441-1; 441-2; 441-3; 441-11; 441-6; 441-7; 441-17; 441-18D; 441-19; 441-16E; 441-9G; 441-10G received 23.10.2017 and 441-13E; 441-8H received 12.12.2017.

Reason:-. For the avoidance of doubt and in the interest of proper planning.

### **INFORMATIVES TO APPLICANT**

1. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.

The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device

or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.

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).

All buildings or apparatus (with the exception of projecting signs) which project over or span the highway, including balconies, may be erected only with the formal approval of the Transportation Development Planning Division of Surrey County Council under Section 177 or 178 of the Highways Act 1980.

2. The Town and Country Planning (Development Management Procedure) (England) Order 2015

Working in a positive/proactive manner

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:-

Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.

3. Historically land across Spelthorne has been subjected to extensive mineral extraction, with subsequent infilling of the resultant voids. Excavations during some development works have encountered fill materials where records have not previously identified a history of extraction / infilling.

To confirm ground conditions at the application site minimum requirements of the survey are as follows:

- The excavation of 2 -3 trial holes to a depth of 1.00mbgl. This can be done by hand or with a small digger
- At least one location beneath the footprint of the proposed dwelling and another one to two holes within the proposed rear garden and other associated landscaped areas.
- an inspection to be made of the ground conditions and confirm the absence or otherwise of any made ground / fill materials at this property, their thickness and extent.
- Photographs shall be taken of each exploratory position including all associated soil arisings (soils excavated and placed to the side of the hole as works progress).
- Where different soil horizons are encountered (i.e. topsoil to 0.40mbgl overlying a layer of sandy gravel to 0.60mbgl with stiff clay to the base of the excavation (c.1.00mbgl)) appropriate written logs will be required to detail the depths, thickness and description of the materials encountered.
- a scale plan (such as the site layout plan) indicating the location of the exploratory positions in relation to the proposed property and a photograph taken across the site detailing the soils and arisings.



- The information, logs and photographs can be submitted to us in a simple letter report.
- If made ground materials are encountered during the excavations soil sampling and assessment of contamination risks will be required to be undertaken by a suitably qualified person.

Made ground refers to non natural / notable fill materials – fragments of brick, concrete, metal, plastic, timber, glass, ashy materials. Evidence of contamination is identified by either visual (staining of soil or sheens on groundwater (if encountered)) or olfactory means (organic, tarry, hydrocarbon / petrochemical odours). In the event that materials of this nature are discovered during the survey, you are advised to contact us for further guidance.

- 4 You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:

- (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
- (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
- (c) Deliveries should only be received within the hours detailed in (a) above;
- (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
- (e) There should be no burning on site;
- (f) Only minimal security lighting should be used outside the hours stated above; and
- (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit. In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - [www.ccscheme.org.uk/index.php/site-registration](http://www.ccscheme.org.uk/index.php/site-registration).

5. The applicant is advised that the essential requirements for an acceptable communication plan for surrounding properties forming part of a Method of Construction Statement are viewed as:
- (a) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme;
  - (b) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them;
  - (c) the arrangements that will be in place to ensure a reasonable telephone response during working hours;

(d) the name and contact details of the site manager who will be able to deal with complaints; and

(e) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.



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+44(0)208201 9818  
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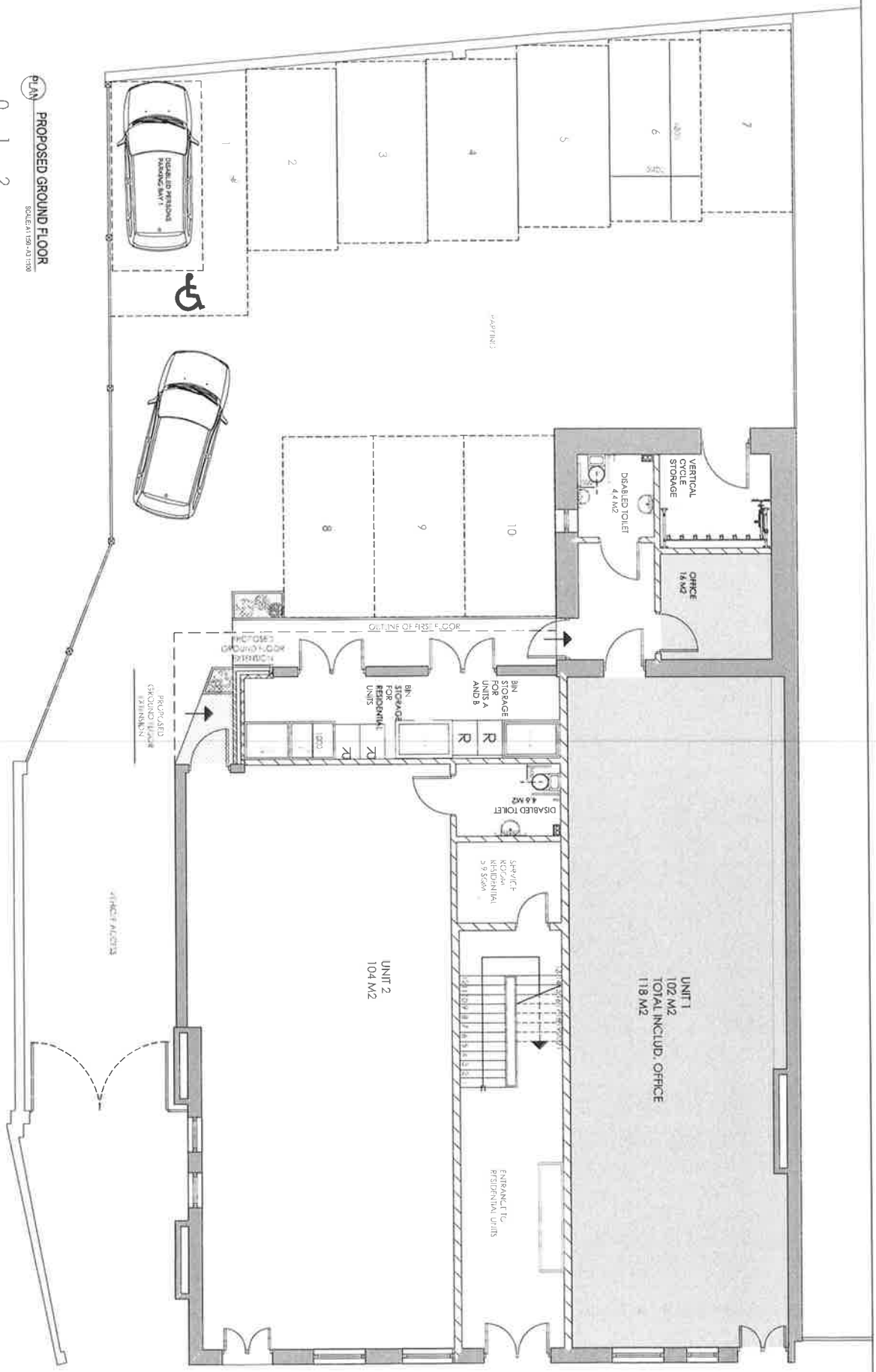
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DRAWING:	PROPOSED GROUND FLOOR			
DATE:	DATE:	STATUS:	SCALE:	DATE:
12/24	15/11/20	AS BUILT	1/50	15/11/20

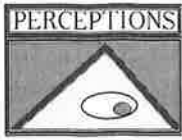
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20	15/11/20	PROPOSED GROUND FLOOR

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DRAWING NO. 15/11/20  
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SCALE: 1/50  
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CLIENT: THAMES HOUSE PROPERTIES LTD  
ARCHITECT: PERCEPTIONS ARCHITECTURAL AND DESIGN SERVICES  
DRAWING: PROPOSED GROUND FLOOR  
DATE: 15/11/20  
STATUS: AS BUILT  
SCALE: 1/50  
DATE: 15/11/20

**PROPOSED GROUND FLOOR**  
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**PERCEPTIONS**  
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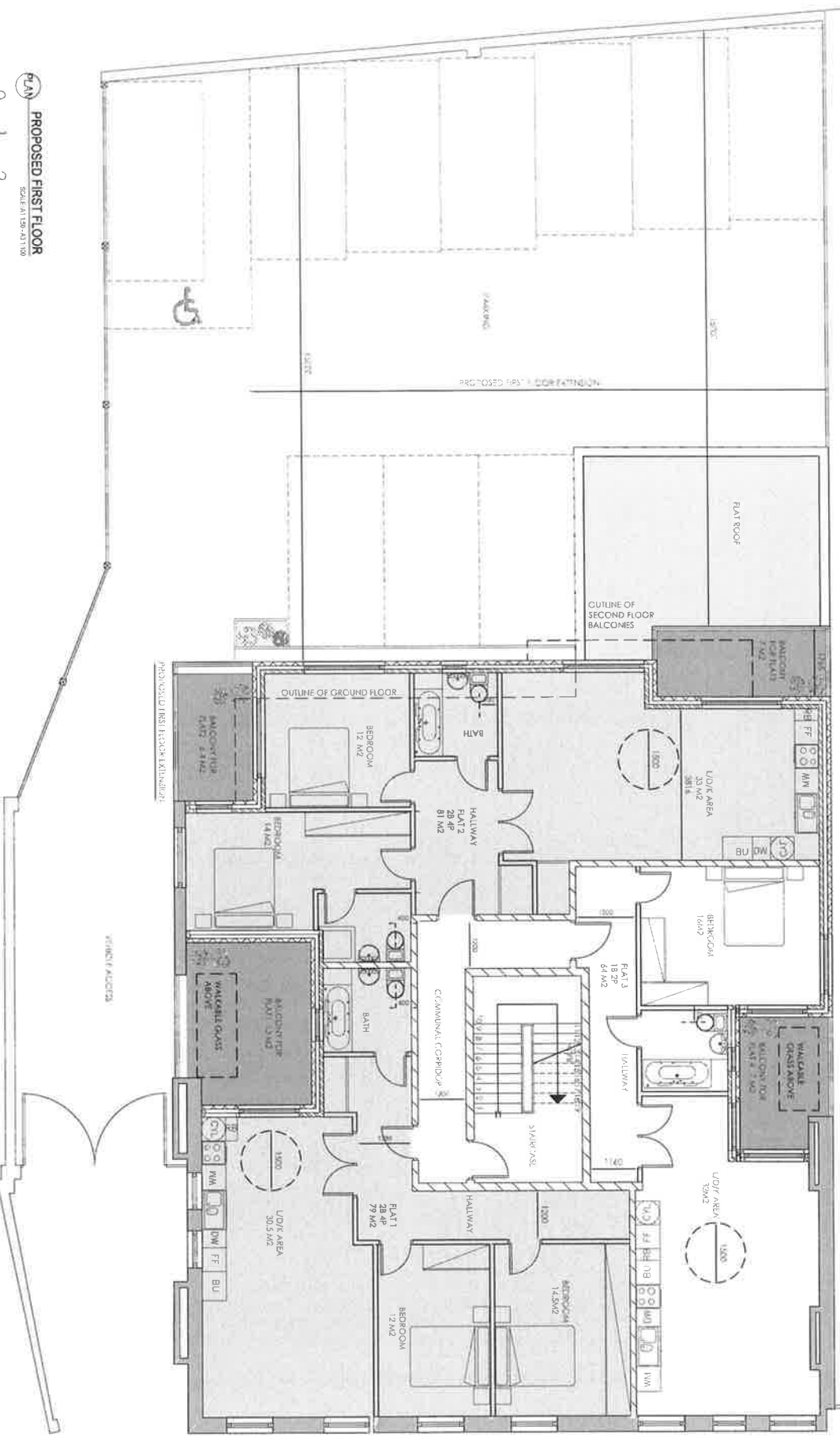
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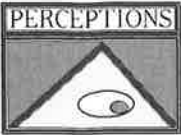
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**NOTES:**

1. ALL WORK IS TO BE CARRIED OUT TO THE REQUIREMENTS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY.
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50. THE DRAWING IS TO BE USED FOR PERMITS ONLY.

**PLAN**  
**PROPOSED FIRST FLOOR**  
 SCALE 1:150 A3:1/50

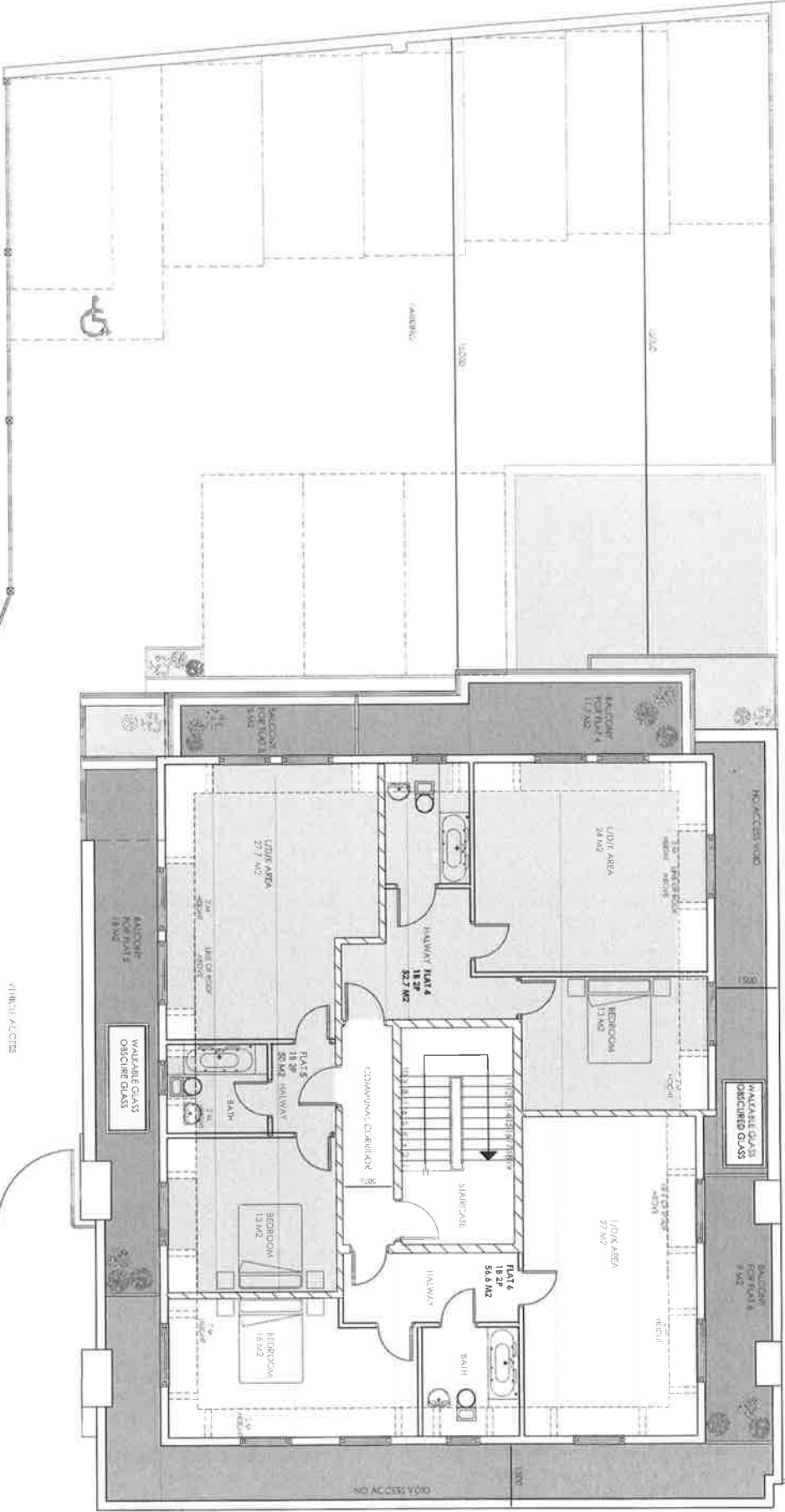




**PERCEPTIONS**  
 ARCHITECTURAL  
 AND DESIGN SERVICES

Telephone:  
 +44(0)208201 9818  
 Facsimile:  
 +44(0)2084590578

**PROPOSED SECOND FLOOR**  
 SCALE: 1/8" = 1'-0"



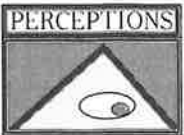
CLIENT:	HAMIS HOUSE PROPERTIES LTD MR AND MRS SIAKIRY
JOB:	42 HIGH STREET - SHEPPERDION
DRAWING:	PROPOSED SECOND FLOOR
DATE:	11/11/2011
SCALE:	AS SHOWN
DATE:	11/11/2011

REV	DATE	DESCRIPTION
1	11/11/2011	ISSUED FOR PERMIT APPLICATION
2	11/11/2011	REVISIONS TO PERMIT APPLICATION
3	11/11/2011	REVISIONS TO PERMIT APPLICATION
4	11/11/2011	REVISIONS TO PERMIT APPLICATION
5	11/11/2011	REVISIONS TO PERMIT APPLICATION
6	11/11/2011	REVISIONS TO PERMIT APPLICATION
7	11/11/2011	REVISIONS TO PERMIT APPLICATION
8	11/11/2011	REVISIONS TO PERMIT APPLICATION
9	11/11/2011	REVISIONS TO PERMIT APPLICATION
10	11/11/2011	REVISIONS TO PERMIT APPLICATION

PERMISSION TO CONSTRUCT IS GRANTED BY THE LOCAL AUTHORITY ON THE CONDITION THAT THE WORK SHALL BE COMPLETED WITHIN THE PERIOD SPECIFIED IN THE PERMIT. THE PERMIT IS VALID FOR 12 MONTHS FROM THE DATE OF ISSUE. ANY WORK TO BE CARRIED OUT TO THE REQUIREMENTS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY SHALL BE SUBJECT TO THE ATTENTION OF THE ARCHITECT'S FIRM.



**ELE** PROPOSED FRONT ELEVATION  
Scale: 1:100



**PERCEPTIONS**  
ARCHITECTURAL  
AND DESIGN SERVICES

Tel: 02070  
+44(0)203201 9818  
Focsmile  
+44(0)2084580578

<b>CLIENT:</b>	THAMES HOUSE PROPERTIES LTD MR AND MRS SHAKRY
<b>JOB:</b>	42 HIGH STREET - SHEPPERTON
<b>DRAWING:</b>	PROPOSED FRONT ELEVATION (OPTION 1-A)
<b>DATE:</b>	16/12/2017
<b>SCALE:</b>	1:100
<b>DATE:</b>	16/12/2017
<b>DATE:</b>	16/12/2017
<b>DATE:</b>	16/12/2017
<b>DATE:</b>	16/12/2017

NO	REVISION	DATE	SUBJECT
A	GENERAL REVISIONS	22.09.2016	
B	GENERAL REVISION	01.07.2016	
C	GENERAL REVISIONS AS DISCUSSED WITH PLANNING OFFICE	12.10.2016	
D	NUMBER OF FLATS PROPOSED 36000 UNIT INC REAR IN THE STANDARD SEPARATION DISTANCE BETWEEN THE BUILDING AND JOINING. PROPOSED REVISION TO COMPLY WITH COUNTY POLICE BULK AND SPACES ON THE BUILDING AND SPACES	16.01.2017	
E	ROOF CHANGED TO MANSARD ROOF WITH DOWNPIPE. FLAT INCLINED TO SW. LIAISON BALCONY REPRODUCTION IN SITE TO COMPLY WITH SHERIFFS ARCHITECTURAL LAYOUT REVISION	16.10.2017	
F	RETRACT CORNER WITH CURVED GLASS AND TO REAR ELEVATION	11.12.2017	

**CONTRACT NOTES**

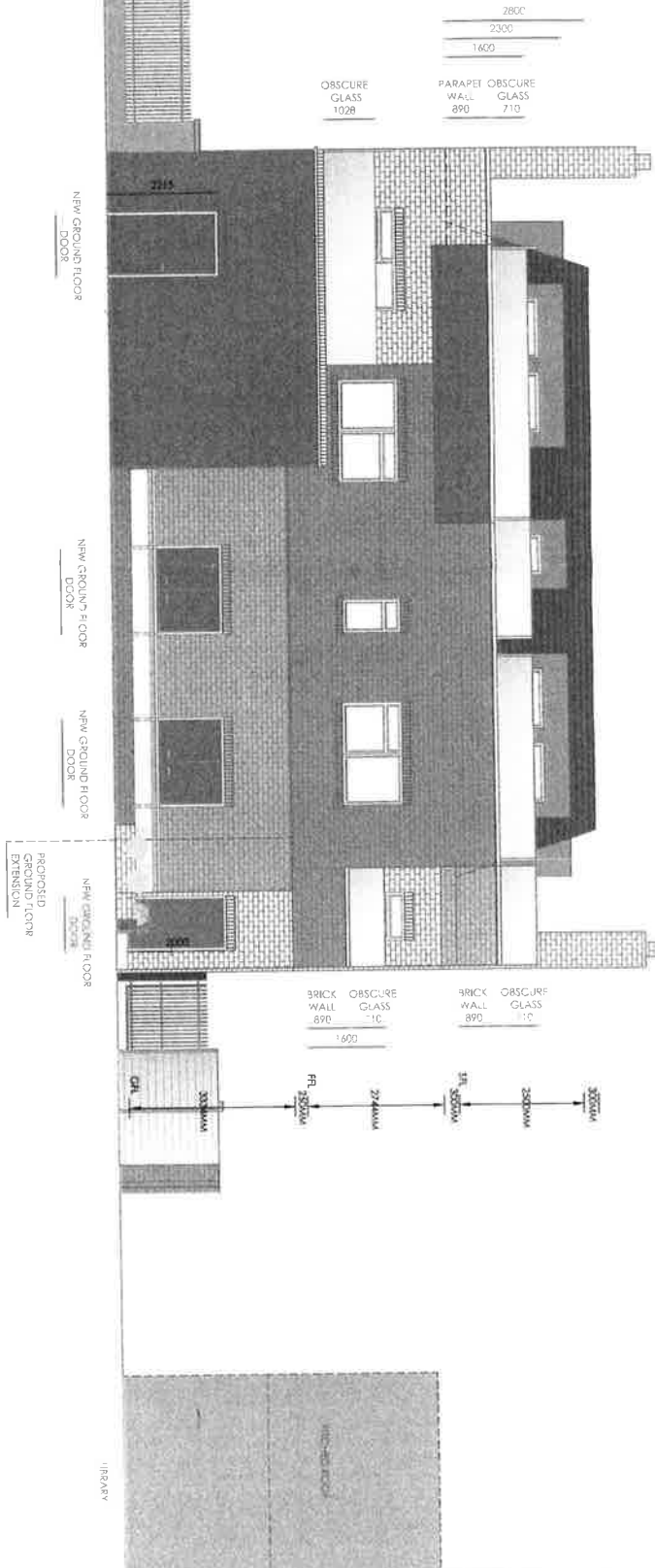
THE DRAWING IS THE PROPERTY OF PERCEPTIONS AND MUST NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PERCEPTIONS.

PERCEPTIONS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING.

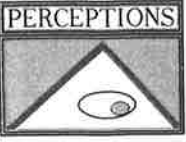
ALL WORK IS TO BE DONE OUT TO THE REQUIREMENTS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY.

PERCEPTIONS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING.

PROPOSED SECOND FLOOR MANWARD ROOF  
WITH OVERHANG  
PROPOSED FIRST FLOOR EXTENSION



**ELE** PROPOSED REAR ELEVATION  
SCALE 1:100



PERCEPTIONS  
ARCHITECTURAL  
AND DESIGN SERVICES

Telephone  
+44(0)208201 9818  
Facsimile  
+44(0)2084580578

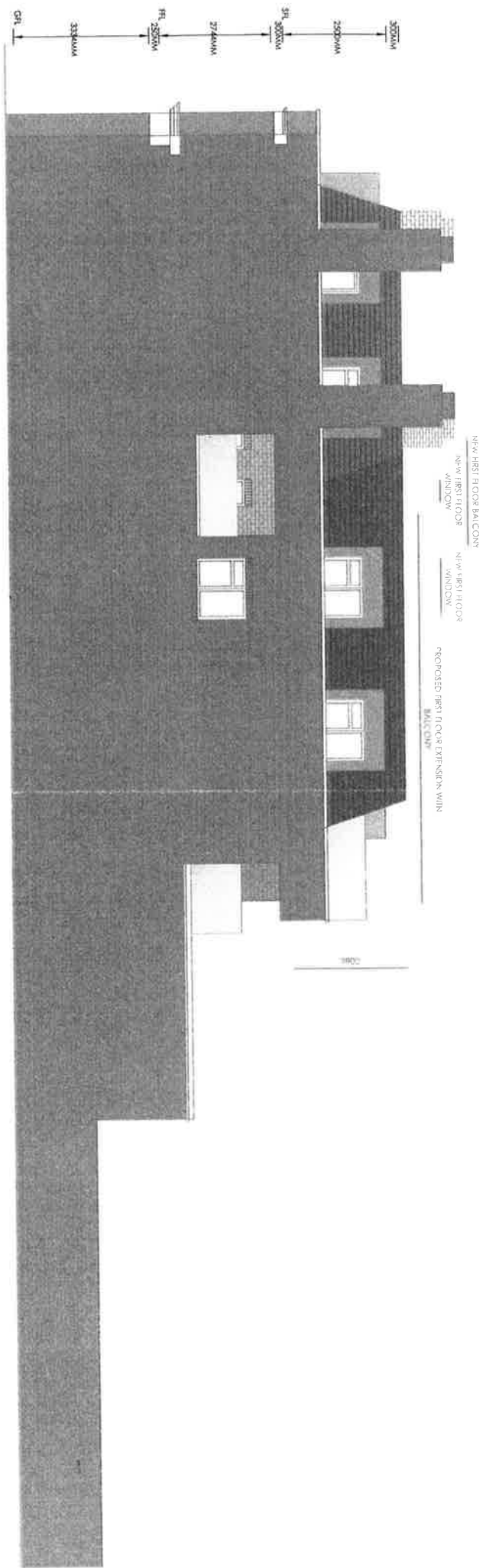
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JOB:	42 HIGH STREET - SHEPPERTON	
DRAWING:	PROPOSED REAR ELEVATION	
DRAWN BY:	AS1 JSE	DATE:
SCALE:	A3 1:100	ISSUED TO:
DATE:	JAN 2017	DATE:
STATUS:		DATE:

REVISION	NO	DATE
A	1	01/09/2016
B	2	16/01/2017
C	3	16/10/2017
D	4	07/12/2017

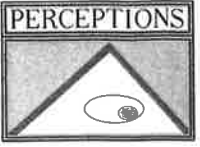
SUBJECT: GENERAL REVISIONS  
GENERAL REVISION  
NUMBER OF FLATS REPAIR FOR SMALL JUNCTIONS INCREASED IN SIZE  
STANDING SEPARATION DISTANCES BETWEEN THE BUILDINGS AND JOINING  
REFERENCE REVISED TO COMPLY WITH CURRENT LL POLICIES  
RUBBARD WALLS OF THE BUILDING REDUCED  
ROOF CHANGED TO MANWARD ROOF WITH DOUBBLE GLAZED PITCHED TO SUIT FLATS  
BALCONIES REDUCED IN SIZE TO COMPLY WITH SHELTERED  
COUNCIL POLICIES AND FINAL LAYOUT REVISED  
PROVISED REAR WITH OBSCURE GLASS ADDED TO FIRST AND SECOND FLOOR REAR

THIS DRAWING IS THE PROPERTY OF PERCEPTIONS ARCHITECTURAL AND DESIGN SERVICES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED.  
DIMENSIONS: DIMENSIONS SHOWN ON THIS DRAWING TAKE PRECEDENCE OVER ANY OTHER DIMENSIONS SHOWN ON ANY OTHER DRAWING.  
ALL WORK IS TO BE CARRIED OUT TO THE REQUIREMENTS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY.  
ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

NEW SECOND FLOOR MANICARD ROOF  
WITH DOWNPIERS



**ELE** PROPOSED SIDE ELEVATION B  
Scale 1:100



**PERCEPTIONS**  
ARCHITECTURAL  
AND DESIGN SERVICES  
Telephone  
+44(0)208201 9818  
Facsimile  
+44(0)2084580578

CLIENT:	THAMES HOUSE PROPERTIES LTD MR AND MRS SHAKIR	REV
JOB:	49 HIGH STREET - SHEPPERTON	
DRAWING:	PROPOSED SIDE ELEVATION B	
DATE	DATE	DATE
16.10.2017	15.11.2017	27.04.2016

NO	DATE	REVISION
A	27.04.2016	GENERAL REVISIONS
B	01.11.2016	GENERAL REVISIONS
C	15.11.2017	GENERAL REVISIONS

**SUBJECT**  
GENERAL REVISIONS

GENERAL REVISIONS  
NUMBERED 1 TO 3. 1. CHD SCALE. 2. HIDE INCREASING IN SIZE.  
STANDARD SEPARATION INSTALLED BETWEEN THE BUILDING AND ADJACENT  
RESIDENTIAL BUILDING. 3. COLOUR AND COORDINATE TO THE  
SILENT AND IN ACCORD WITH THE BUILDING REVISIONS

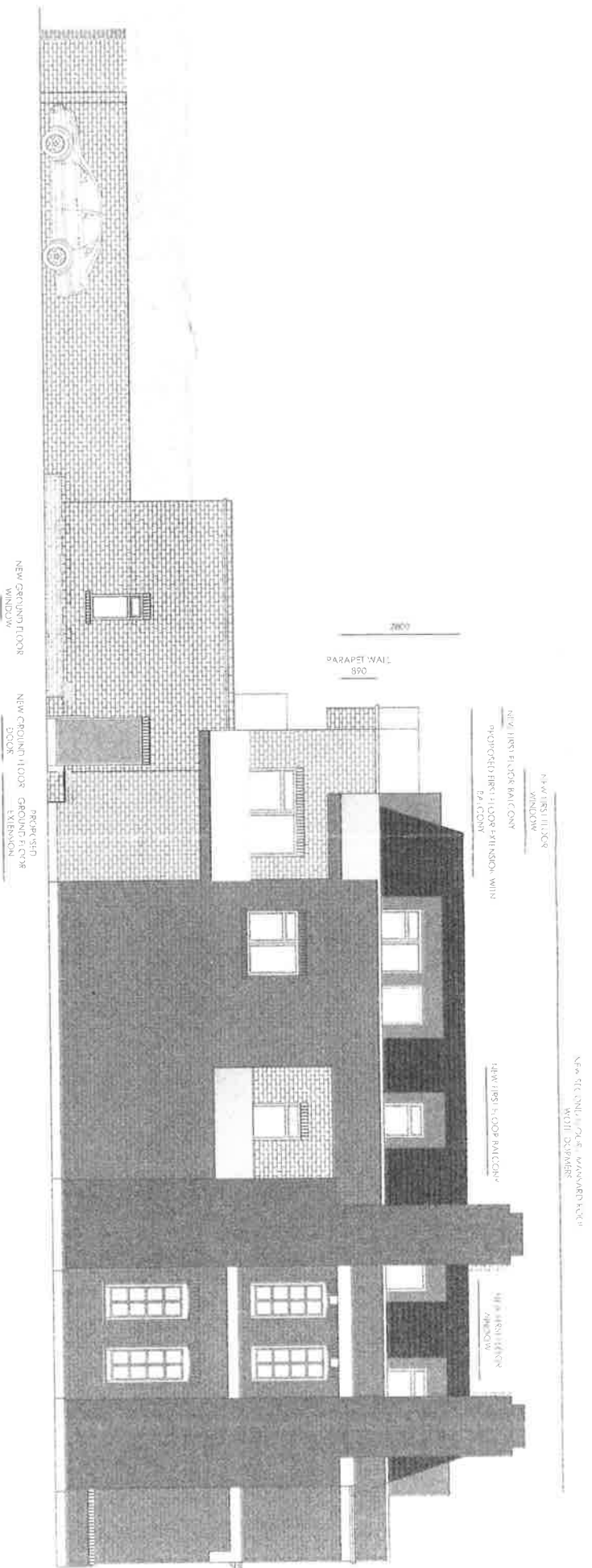
NOT A MANAGED DOCUMENT. ANY CHANGES SHALL BE SUBJECT TO THE SIGNATURE OF THE ARCHITECT AND THE CLIENT. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

17/01634

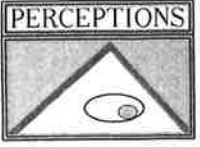


ALL WORK IS TO BE CARRIED OUT TO THE REQUIREMENTS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY.  
ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.





**PROPOSED SIDE ELEVATION A**  
Scale: 1:100



**PERCEPTIONS**  
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CLIENT	THAMES HOUSE PROPERTIES LTD MR AND MRS SHAKIR	REV	
JOB	42 HIGH STREET - SHEPPERTON		
DRAWING	PROPOSED SIDE ELEVATION A		
DATE	14/07/13		

REVISION	NO	DATE	SUBJECT
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2	2	01/07/13	CHANGING REVISIONS
3	3	14/07/13	CHANGING REVISIONS

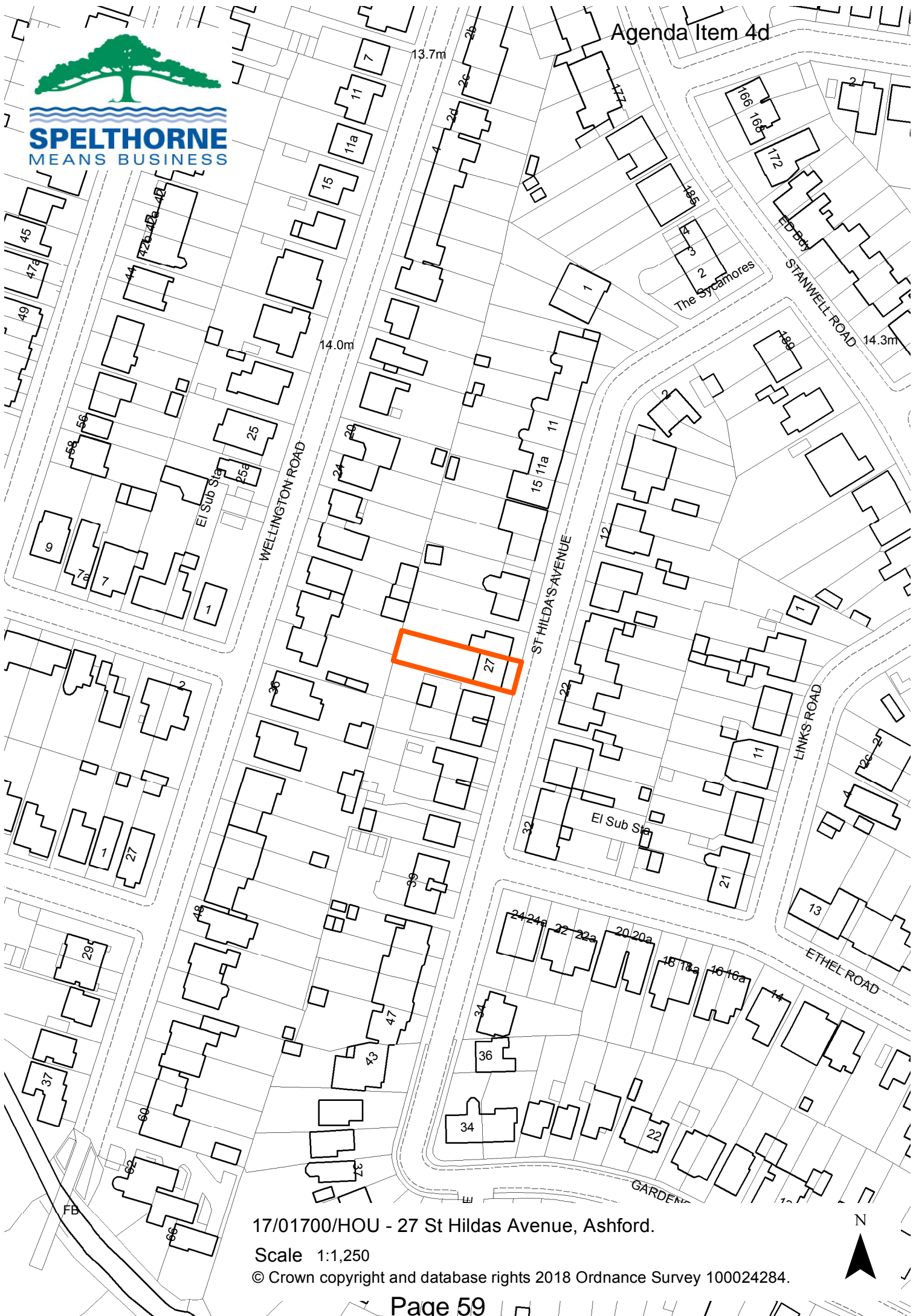
**SUBJECT**  
CHANGING REVISIONS  
REVISIONS OF THIS DRAWING TO BE MADE TO REFLECT THE REVISIONS TO THE ARCHITECTURAL DRAWINGS AS APPROVED BY THE LOCAL AUTHORITY. THE REVISIONS TO BE MADE TO THIS DRAWING ARE AS FOLLOWS:  
1. TO REFLECT THE REVISIONS TO THE ARCHITECTURAL DRAWINGS AS APPROVED BY THE LOCAL AUTHORITY.  
2. TO REFLECT THE REVISIONS TO THE ARCHITECTURAL DRAWINGS AS APPROVED BY THE LOCAL AUTHORITY.  
3. TO REFLECT THE REVISIONS TO THE ARCHITECTURAL DRAWINGS AS APPROVED BY THE LOCAL AUTHORITY.



17/01634

ALL WORK IS TO BE CARRIED OUT TO THE REQUIREMENTS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY.  
ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE CLIENT.

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17/01700/HOU - 27 St Hildas Avenue, Ashford.

Scale 1:1,250

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## Planning Committee:

7 February 2018



<b>Application No.</b>	17/01700/HOU
<b>Site Address</b>	27 St Hilda's Avenue, Ashford
<b>Proposal</b>	Erection of a part single/ part two storey rear extension and wrap-around pitched roof over side and rear single storey element.
<b>Applicant</b>	Mr & Mrs P Sanders
<b>Ward</b>	Ashford Town
<b>Call in details</b>	This application has been called in by Councillor Gething due to concerns of over-development and over-bearing impact on neighbouring properties.

<b>Case Officer</b>	Drishti Patel		
<b>Application Dates</b>	Valid: 06/11/2017	Expiry: 01/01/2018	Target: Under 14.02.18
<b>Executive Summary</b>	<p>This application seeks approval for the erection of a part single storey, part two storey rear extension. It also involves the installation of a pitch roof to the side of the property and the creation of a covered seating area. The application was deferred by the Planning Committee at its meeting on 10 February to enable further information to be provided to assess the impact on the neighbouring property.</p> <p>The proposal is considered to have a satisfactory relationship to adjoining properties and has sufficient regard to the character of the area. It is considered to meet the requirements of Policy EN1 of the Core Strategy and Policies DPD 2009 and the Supplementary Planning Document on the Design of Residential Extension and New Residential Development 2011.</p>		
<b>Recommended Decision</b>	This application is recommended for approval.		

## Main Report

### **1. Development Plan**

1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:

- EN1 (Design of New Development)
- LO1 (Flooding)

Also relevant is the Supplementary Planning Document on the Design of Residential Extension and New Residential Development 2011.

### **2. Relevant Planning History**

PLAN C/FUL/75/183	Erection of a single-storey side extension to provide a utility room measuring 72 sq. ft. (6.7 sq. m).	Grant Conditional 21.04.1975
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PLAN C/OUT/75/194	Erection of a single-storey rear extension measuring 189 sq. ft. (17.6 sq. m).	Grant Conditional 21.04.1975
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### **3. Description of Current Proposal**

3.1 The application site is located on the western side of St Hilda's Avenue in Ashford. The site is occupied by a two storey semi-detached residential dwelling. The plot is rectangular with an integrated garage protruding out to the left from the front elevation. The application site is located within the 1:1000 year flood zone.

3.2 To the north of the site is the adjoining property of the pair of semi-detached dwellings, 25 St Hilda's Avenue. Other pairs of semi-detached dwellings are situated to the south of No 27 with the closest being 29 St Hilda's Avenue. The area is characterised by pairs of semi-detached dwellings. It is noted that the properties vary slightly in terms of design but mostly uniform in scale and are all two storey.

3.3 The proposal involves the erection of a part single storey, part two storey, rear extension. Also it is proposed to install a pitched roof over the proposed single storey rear element and existing side extension.

3.4 The ground floor element would measure 3 metres in depth, and would be set in from the northern boundary by 0.2 metres. The first floor element would be staggered in depth with the shallower element situated on the northern side measuring 2 metres in depth. The deeper element, situated in the southern side would measure 3 metres in depth. Due to the staggered nature of the first

floor, the roof lines of both north and south elements will have a different maximum height of 7.55 and 6.6 metres respectively. The roofs for the first floor will have a gable-end design.

- 3.5 There is an existing side extension that wraps around to form a front extension. This serves a garage and currently has a dummy pitched roof at the front element and extends 3 metres in width from the southern elevation. Behind the dummy pitched roof, the side extension has a flat roof. It is proposed to convert this into a pitched roof design and extend it as a wraparound to the proposed single storey rear element.
- 3.6 There are other small external alterations such as changes in the fenestration at the rear of the side extension. Here there are changes to the position of the door and windows. There will be no windows in the either side elevations.
- 3.7 A copy of the existing and proposed floor plans and elevations is attached as an Appendix.

#### **4. Consultations**

- 4.1 None

#### **5. Third Party Representations**

- 5.1 6 letters were sent out to neighbouring properties to notify of the application. 3 letters of objection was received from 25 St Hilda's Avenue raising the following points.

- Precedent (no other two storey rear extensions in the area)
- Overbearing and overshadowing
- Loss of daylight and sunlight
- Permitted Development Rights say 2 storey structures should be 2 metres from party boundary
- Previous report had error stating 25 St Hilda's Avenue had north facing gardens (which has been corrected)
- 45 vertical degree line has been breached
- Concern over applicant's sunlight assessment plan

#### **6. Issues**

- Character of the area (Design and Appearance)
- Impact on the amenity of the neighbouring properties
- Impact on flooding

#### **7. Planning Considerations**

##### Impact on the character of the area

- 7.1 It is recognised that the application property is situated within a line of pairs of semi-detached houses of a similar design with little variation. Due to the existing side extension, the rear of the site is not readily visible from the street scene. As such, the only proposed alterations that will be visible from the front

will be a pitched roof on the existing side extension which would improve the appearance from the street scene. Consequently the proposal is considered to have no adverse impact on the street scene of St Hilda's Avenue and will not be out of character with the area.

- 7.2 Although the proposal involves a two storey rear extension to a semi-detached dwelling, it is set in from the southern boundary. The proposal will have a two pitched roofs lower in height than that of the main dwelling so will appear subservient from the rear. As such it is considered to be in proportion and in character with the host building.
- 7.3 The proposed design and appearance of the proposal is considered acceptable and would not harm the overall character of this part of St Hilda's Avenue, conforming to Policy EN1 of the Core Strategy and Policies DPD 2009 (CS & P DPD).

#### Impact on the amenity of neighbouring residents

- 7.4 Policy EN1 of the CS & P DPD states that new development should achieve a satisfactory relationship with adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook.
- 7.5 The two storey rear element is not set in from the northern boundary with the adjoining property 25 St Hilda's Avenue, and will protrude 2 metres from the rear elevation. However, it does not cross the 45 degree horizontal line when drawn from the centre of the existing conservatory of No. 25 adjacent to the boundary as per the Council's Supplementary Planning Document on the Design of Residential Extensions and New Residential Development 2011 (SPD) on the design of extensions.
- 7.6 The 45 vertical degree line set out in the SPD is taken from the rear of the conservatory of the adjoining property at no. 25 St Hilda's Avenue, not the garden or patio area. A conservatory is classed as "Development" under Section 55 of the Town and Country planning Act 1990 in that it is a building operation. Therefore the conservatory is classed as a building and is subject to the same planning rules as other types of house extensions; it is not a garden or patio area and the 45° vertical assessment should be taken from the rear of the existing conservatory not the rear of the original dwelling. The Council's SPD is based on the guidance of the British Research Establishment (BRE) "Site Layout Planning for Daylight and Sunlight". When considering the impact on the daylight to nearby buildings, paragraph 2.2.2 states that the *"guidelines given here are intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens and bedrooms. Windows to bathrooms, toilet, storerooms, circulation area and garages need not be analysed."* There is no single legal definition of "habitable room", as its use and meaning is subject to context. A reasonable approach was taken that a conservatory is a room where daylight is required and is not in the same category as toilets and garages. There will be some loss of light to this conservatory due its transparent roof materials and also

that it is situated north of the proposal. However it is considered that the amount of light lost during a day would not be significant enough to justify refusal.

- 7.7 The proposed two storey element in relation to this property also does not breach both 45 degree lines with regards to the neighbouring property, 29 St Hilda's Avenue as the extension will be set in 2.6 metres from the southern boundary. The two storey element would be staggered due to it protruding 3 metres along the southern boundary, 1 metre further than the northern side. As such it is considered that the two storey proposal will have an acceptable relationship with both adjacent dwellings and will not give rise to a significant loss of light or overbearing impact on these adjacent properties.
- 7.8 The SPD refers to a 1m set in for two storey extensions (3.14 c and 3.42 b ii) but these relate to the set in from the side boundary not for a two storey rear extension as currently proposed.
- 7.9 There is a ground floor element which extends beyond the proposed two storey element on the northern boundary by a further 1 metre making the total ground floor depth 3 metres. This is considered to be acceptable because it is single storey and it does not project beyond the conservatory at No 25. The proposed pitch style roof for the existing side extension would wraparound to the proposed single storey rear extension with a height of 2.5 metres to the eaves and sloping up to a maximum height of 3.3 metres. This height is not considered to adversely impact on No 29.
- 7.10 The proposal would also comply with the separation distances set out in the Councils SPD. With regards to properties at the rear of the site, it would measure 19 metres from the rear of the proposal to the western boundary. Furthermore, it would measure 39 metres from the rear of the proposal to the rear elevations of No 32 and 34 Wellington Road. It is considered to cause no adverse impact on the amenity of the neighbouring properties.
- 7.11 There are no proposed side facing windows, and a condition is proposed to prevent any new openings.
- 7.12 The neighbours at 25 St Hilda's Avenue have written in objecting to the proposal. Their main reasons for objecting are concerns that the second floor element will block out daylight and sunlight to their property and that it will appear overbearing due to the 45 vertical degree line being breached. No 25 has a west facing rear garden with an existing conservatory with a depth of approximately 3.4 metres. While their concerns are noted, as indicated above, the proposal meets the requirements of the SPD in terms of distance and height and does not break the vertical or horizontal 45 degree lines and it is not considered that refusal can be justified on these grounds. Another concern was the impact on the character of the area which has been addressed above. The objector also refers to permitted development rights concerning 2 storey structures being situated 2 metres from the party boundary but this is not relevant as a planning application has been submitted and therefore does not need to adhere to permitted development regulations. A further concern



relates to the applicants sunlight assessment plan. However the proposal has been assessed under Spelthorne's own policy EN1 and SPD.

- 7.13 It is therefore considered that the impact on the amenity of the neighbouring properties in terms of privacy, daylight, sunlight and bulk will be acceptable.

#### Impact on flooding

- 7.14 The application site is located within the 1 in 1000 year flood event area where there is no objection in principle to extensions on flooding grounds. It is considered that the proposal will not have an adverse impact upon the flood area provided that it adheres to the conditions recommended by the Environment Agency in their standing advice which are recommended to be attached to this proposal. The application will then be in accordance with Policy LO1 of the CS & P DPD.
- 7.15 Accordingly, the application is recommended for approval.

### **8. Recommendation**

- 8.1 GRANT, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: - This condition is required by Section 91 of the Town and Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The extension hereby permitted must be carried out in facing materials to match those of the existing building in colour and texture.

Reason: - To ensure a satisfactory external appearance, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

3. The development hereby permitted shall be carried out in accordance with the following approved plans and drawings: L2506/LP rev A; 01; 02; 03; 05 rev A and 08 received 03.11.2017.

Reason: - For the avoidance of doubt and in the interest of proper planning.

4. That no openings of any kind be formed in the northern and southern elevations of the part single storey/part two storey rear extension hereby permitted without the prior written consent of the Local Planning Authority.

Reason: - To safeguard the amenity of neighbouring residential properties in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

5. There shall be no raising of existing ground levels on the site within the area liable to flood, other than in accordance with the approved details.

Reason: - To prevent the increased risk of flooding due to impedance of flood flows and reduction in flood storage capacity in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

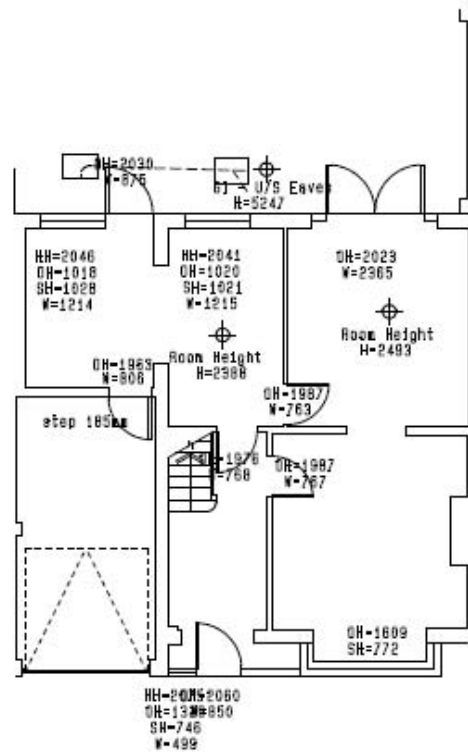
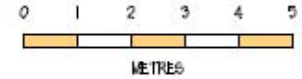
6. All spoil and building materials stored on site before and during construction shall be removed from the area of land liable to flood upon completion.

Reason: - To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

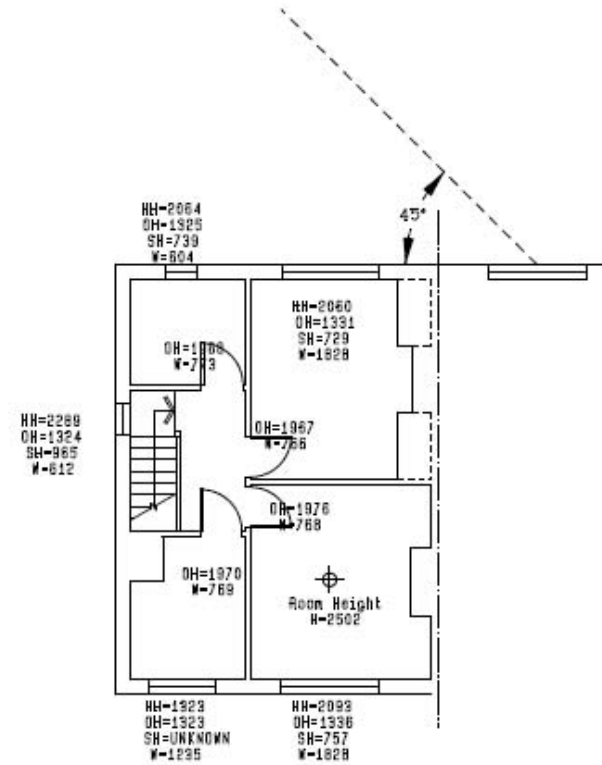
#### INFORMATIVES TO APPLICANT

1. In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPFF. This included the following: -

Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation



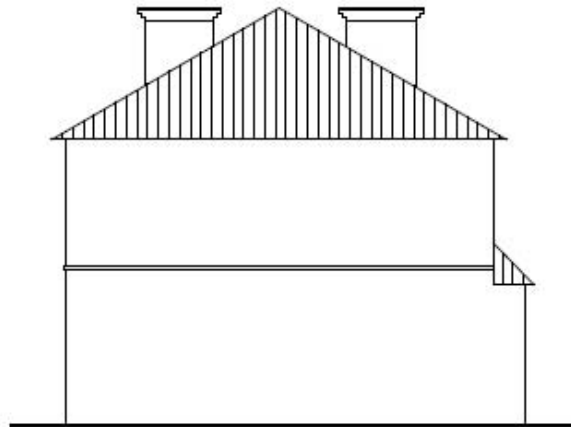
GROUND FLOOR PLAN



FIRST FLOOR PLAN

  
**ROBERT DAVIES JOHN WEST LIMITED**  
 RIBA Chartered Practice  
 The Courtyard 59 Church Street  
 Staines upon Thames Middx TW18 4XS  
 Tel: 01784 459211 E-mail: info@rdjwtd.com

DATE: 25/06/17  
 SCALE: 1:100 @ A3  
 DRAWN / CHECKED: CL.  
 DATE: 25/06/17  
 PROPOSED DEVELOPMENT,  
 27 ST HILDAS AVENUE  
 ASHFORD  
 EXISTING FLOOR PLANS  
 DWS No: **L2506/01** REV -



**ROBERT DAVIES JOHN WEST LIMITED**

RIBA Chartered Practice

The Courtyard 58 Church Street  
Staines upon Thames Middx TW18 4XS  
Tel: 01784 459211 E-mail: info@rdjw1td.com

DATE  
20/10/17

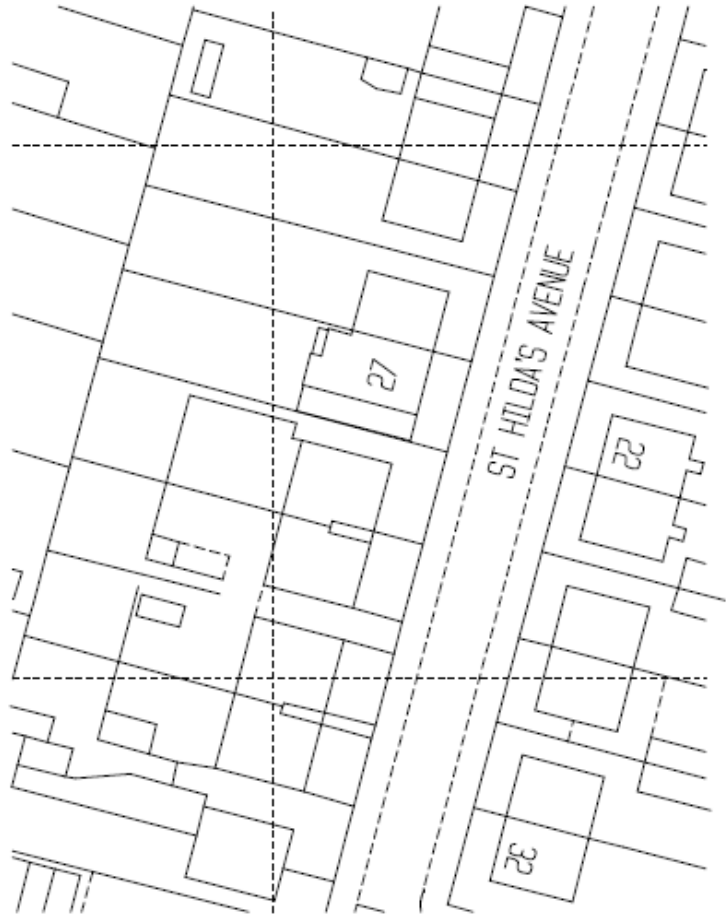
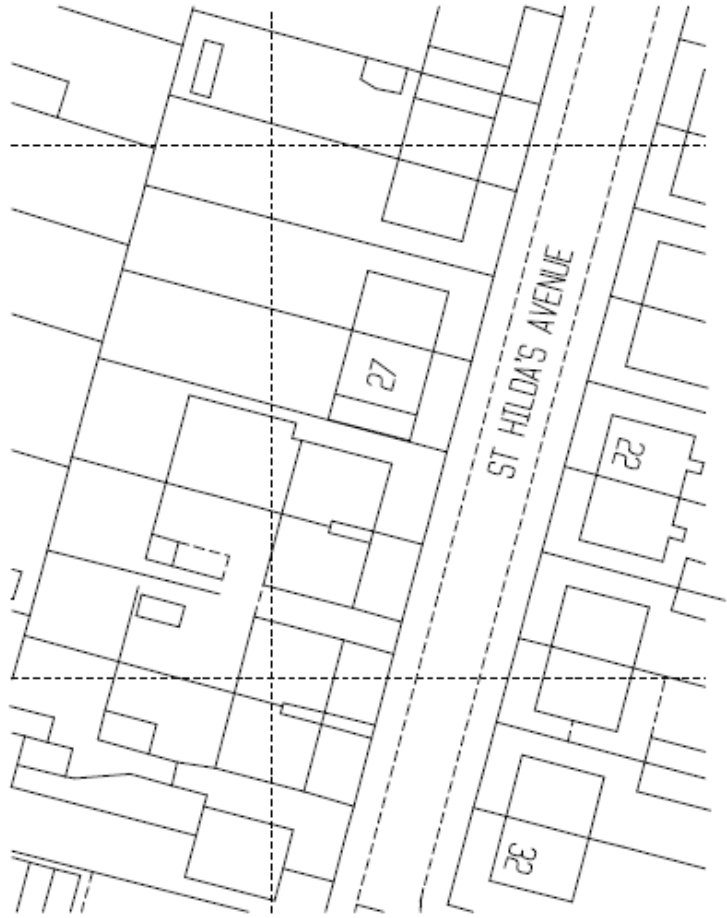
SCALE  
1:100 @ A5

DRAWN / CHECKED  
DO

PROPOSED DEVELOPMENT,  
27 ST HILDAS AVENUE  
ASHFORD

EXISTING ELEVATIONS

DWG No: **L2506/02** REV



**ROBERT DAVIES JOHN WEST LIMITED**

RIBA Chartered Practice

The Courtyard 59 Church Street  
Staines upon Thames Middx TW18 4XS  
Tel: 01784 456211 E-mail: info@rdjw1td.com

DATE  
26/10/17

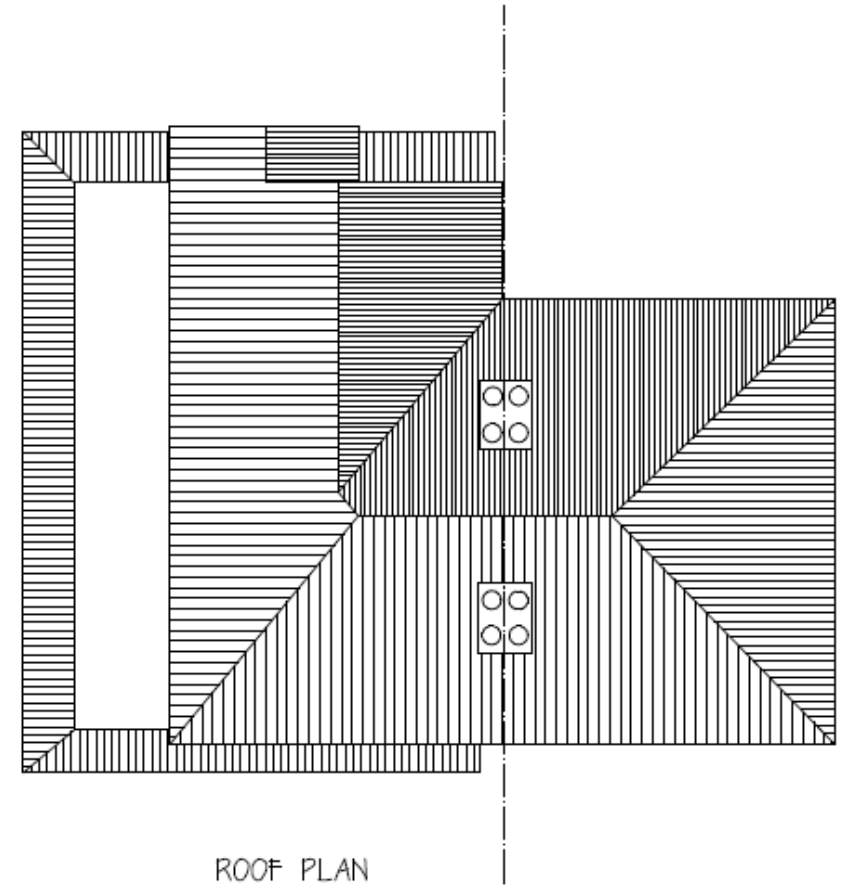
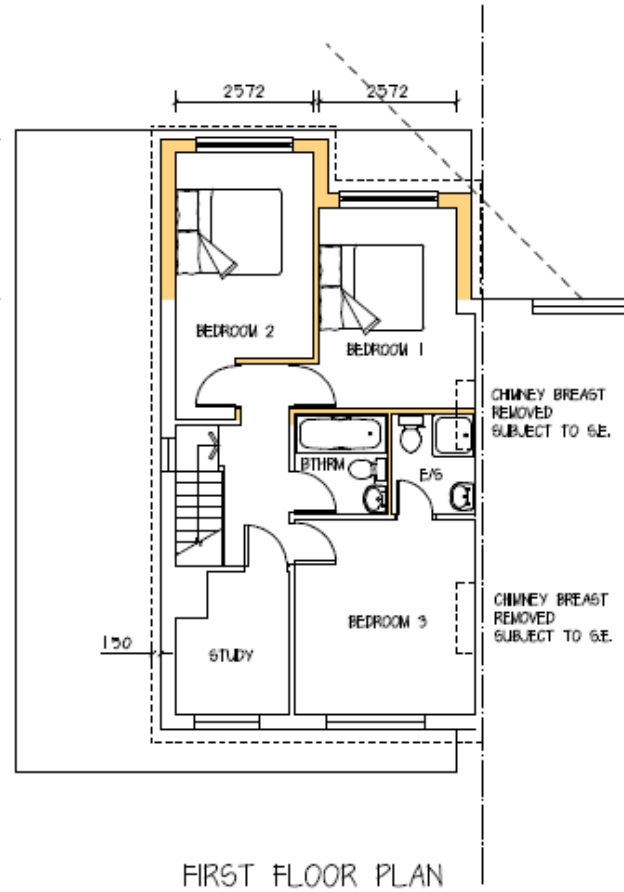
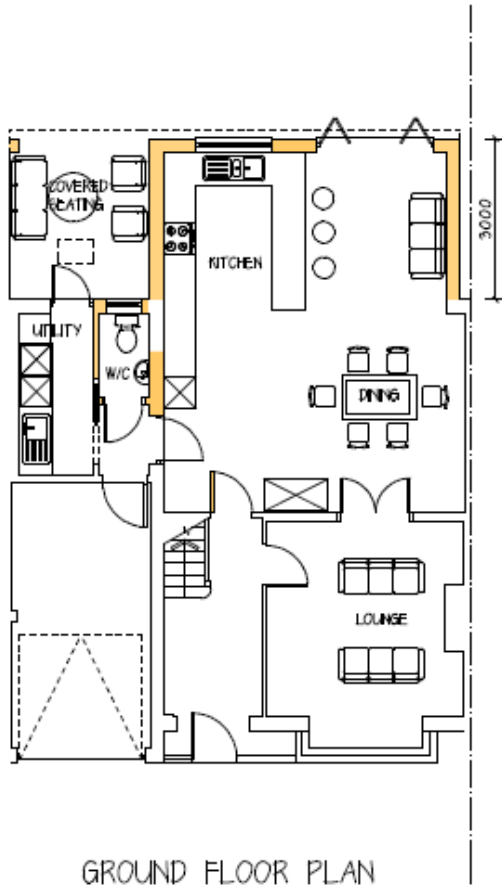
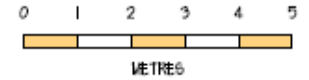
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DRAWN / DND  
DO

PROPOSED DEVELOPMENT,  
ST HILDAS AVENUE.  
EXISTING AND PROPOSED  
BLOCK PLAN



DWG NO **L2506/03** REV -



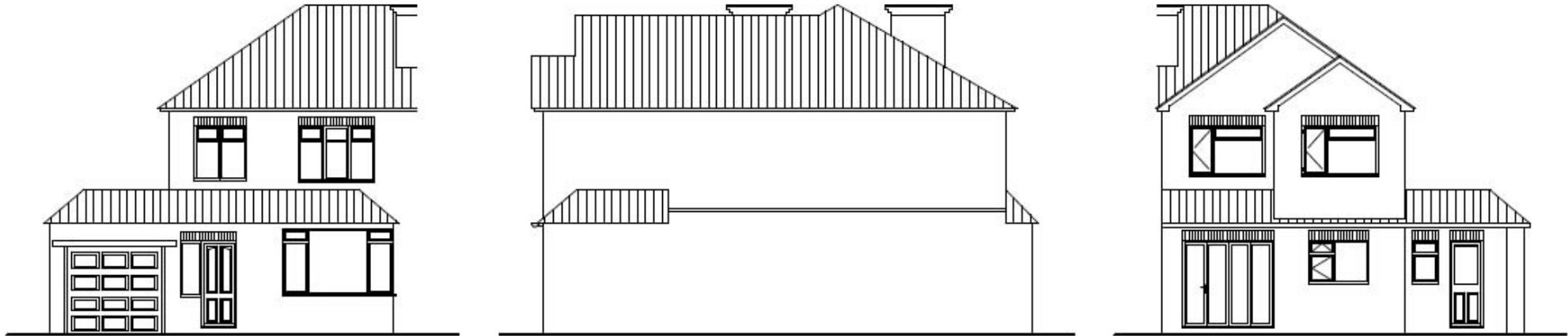
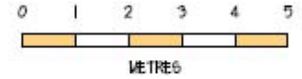
  
**ROBERT DAVIES JOHN WEST LIMITED**  
 RIBA Chartered Practice  
 The Courtyard 58 Church Street  
 Staines upon Thames Middx TW18 4XS  
 Tel: 01784 458211 E-mail: info@rdjwtd.com

DATE  
23/10/17  
SCALE  
1:100 @ A3  
DRAWN / DWD  
DO

PROPOSED DEVELOPMENT,  
 27 ST HILDAS AVENUE  
 ASHFORD  
 PROPOSED FLOOR PLANS



DRWG No **L2506/05** REV A



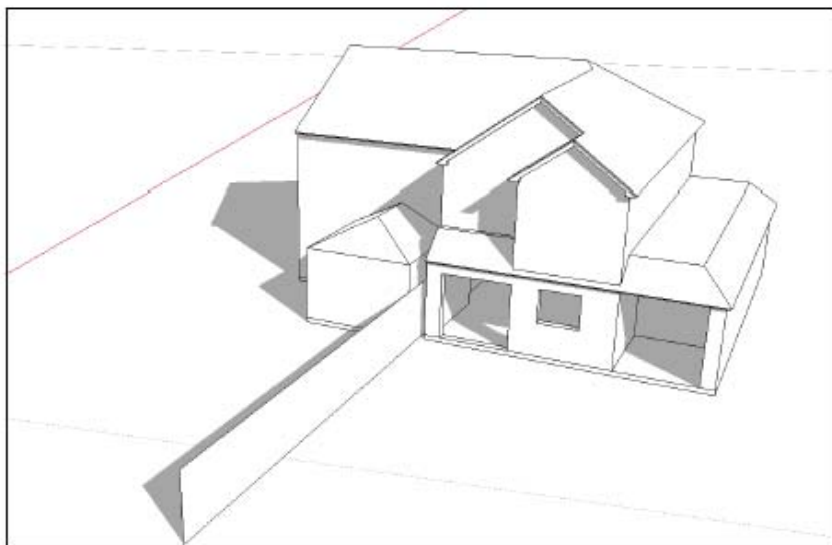
  
**ROBERT DAVIES JOHN WEST LIMITED**  
RIBA Chartered Practice  
The Courtyard 59 Church Street  
Staines upon Thames Middx TW18 4XS  
Tel: 01784 459211 E-mail: info@rdjw1td.com

DATE  
23/10/17  
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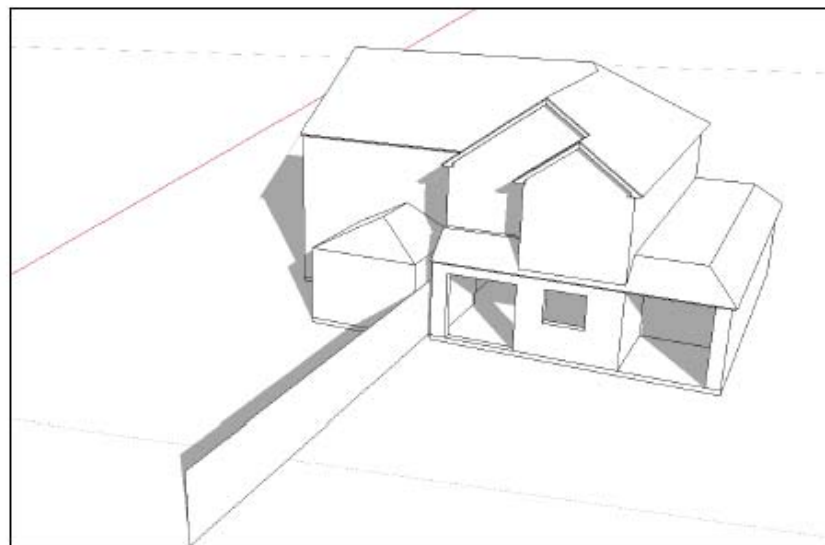
PROPOSED DEVELOPMENT,  
27 ST HILDAS AVENUE  
ASHFORD  
PROPOSED ELEVATIONS

DWG No. **L2506/08** REV

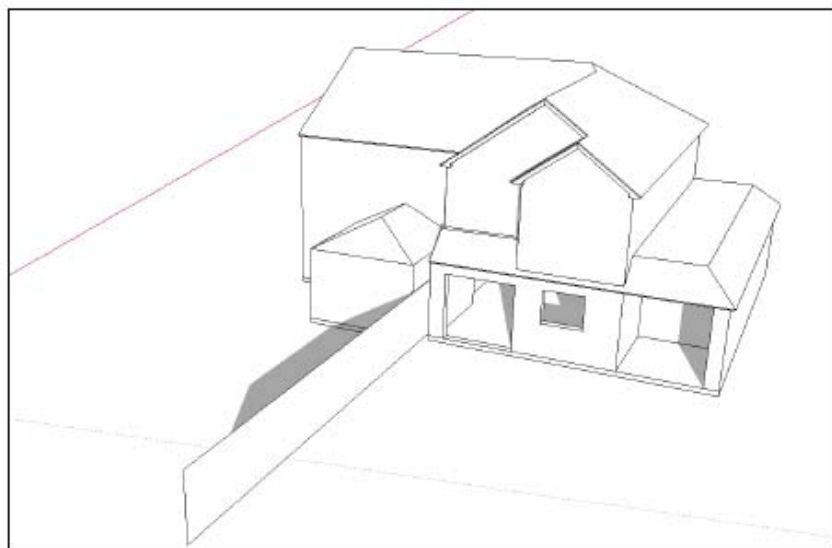
Geolocated Sun path Diagrams at 27 St Hilda's Avenue



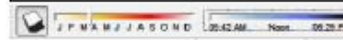
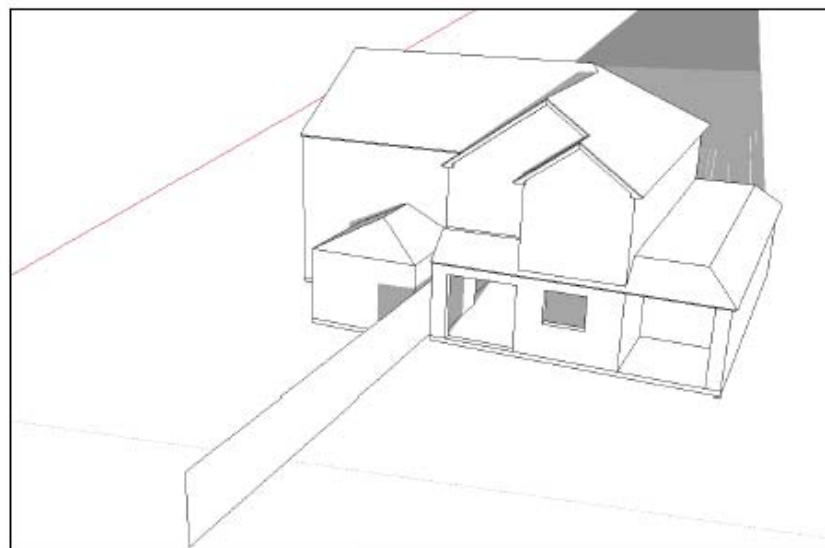
21<sup>st</sup> March at 3pm



21<sup>st</sup> March at 4pm



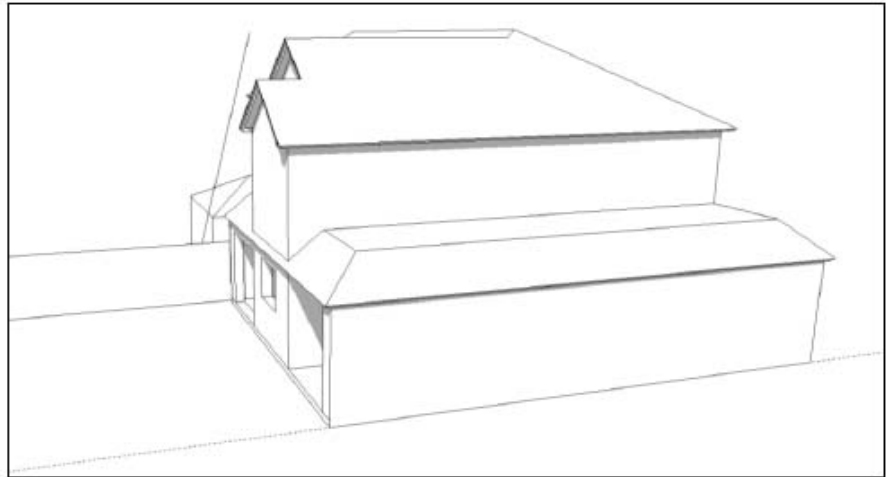
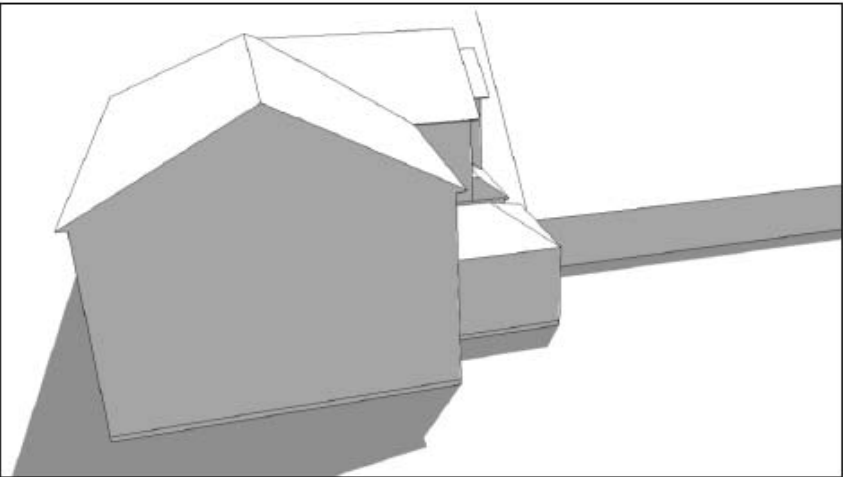
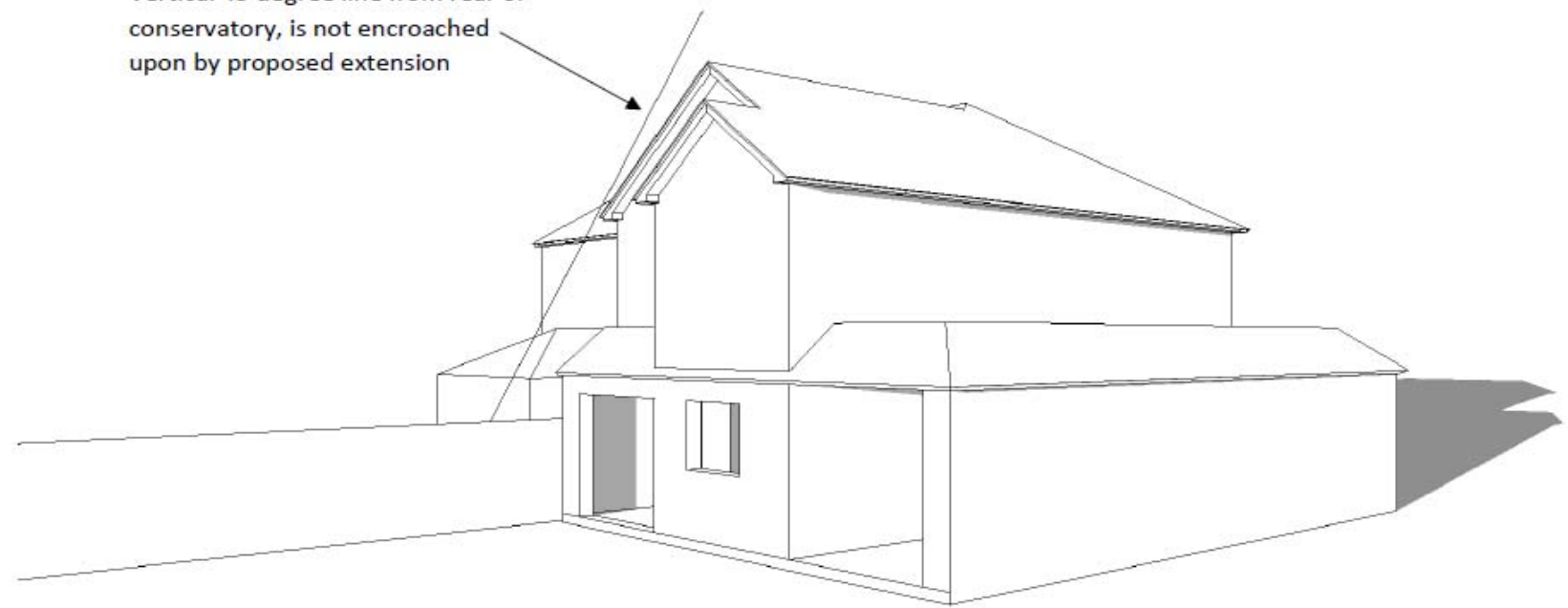
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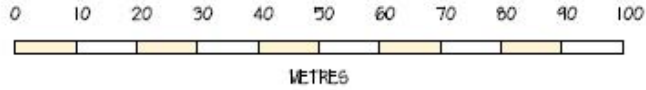


21<sup>st</sup> March at 6pm



Vertical 45 degree line from rear of conservatory, is not encroached upon by proposed extension





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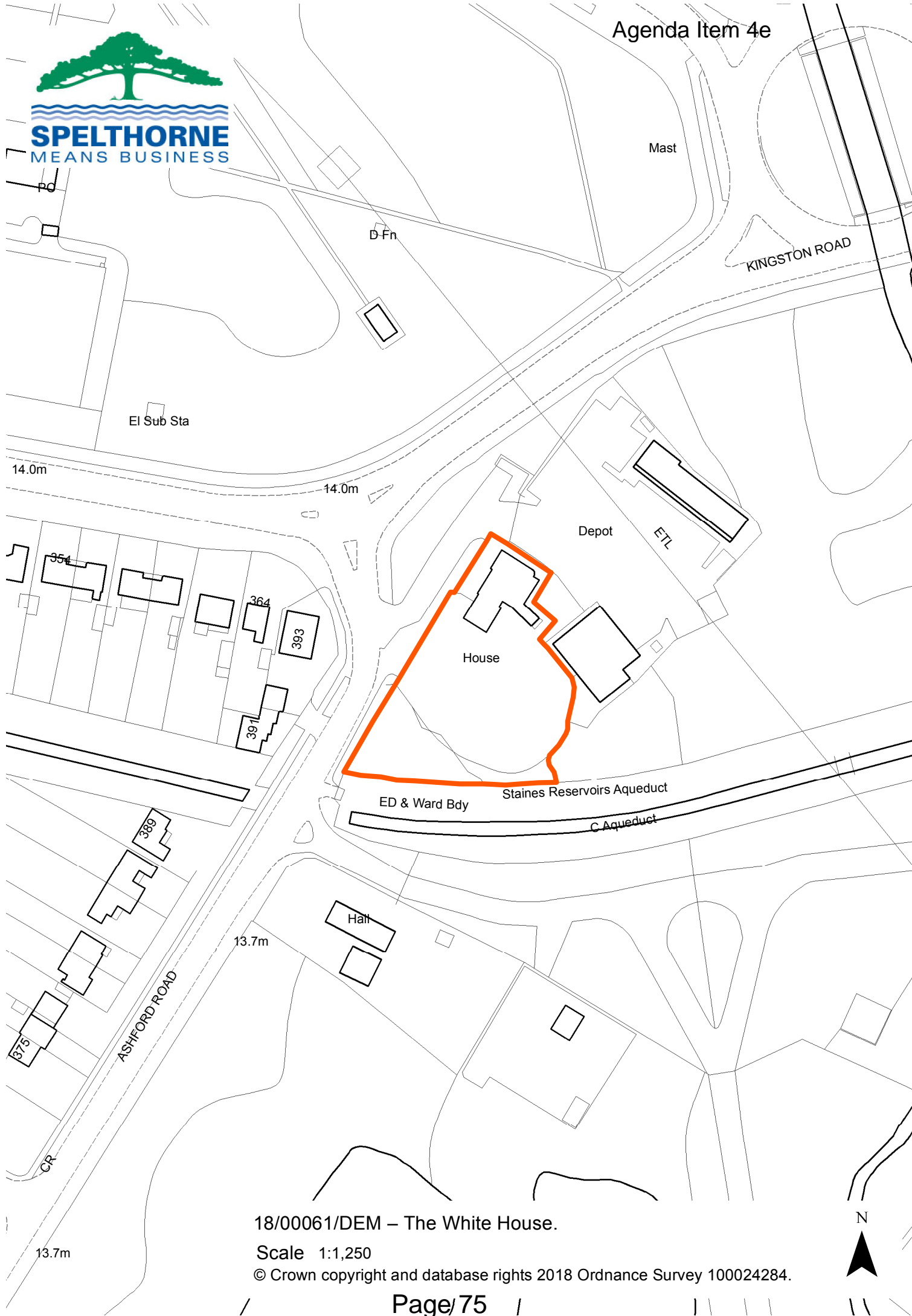
The Courtyard 59 Church Street  
 Staines upon Thames Middx TW18 4XS  
 Tel: 01784 459211 E-mail: info@rdjwLtd.com

DATE  
26/10/17  
 SCALE  
1:1250 @ A4  
 DRAWN / CHKD  
DO

PROPOSED DEVELOPMENT,  
 27 ST HILDAS AVENUE,  
 ASHFORD, MIDDX.  
 LOCATION PLAN



DRWG No **L2506/LP** REV **A**



18/00061/DEM – The White House.

Scale 1:1,250

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# Planning Committee

7 February 2018



<b>Application No.</b>	18/00061/DEM
<b>Site Address</b>	White House, Kingston Road, Ashford. TW15 5SE
<b>Applicant</b>	Spelthorne Borough Council
<b>Proposal</b>	Prior approval for the method of demolition of the White House building and restoration of the site.
<b>Ward</b>	Staines South
<b>Called-in</b>	The application is being referred to the Planning Committee to note as Spelthorne Borough Council is the applicant.

<b>Application Dates</b>	Valid: 15.01.2018	Expiry: 08.02.2018	Target: Within 28 days
<b>Executive Summary</b>	<p>The site is located adjacent to the White House Council Depot on the Kingston Road in Ashford and comprises a two storey house of white painted rendered with a two and half storey extension to the north east.</p> <p>The property is included within the Local List of Buildings and Structures of Architectural or Historic Interest 2014, but is not Listed or located within a Conservation Area and has no statutory protection.</p> <p>The proposal is to demolish the building and remove the resultant materials from the site.</p> <p>Under Schedule 2, Part 11, Class B of the General Permitted Development Order (GPDO), any building operation consisting of the demolition of a building is permitted development providing certain criteria are met. However, a determination is required to be sought as to whether the prior approval of the authority is required as to the method of demolition and any proposed restoration of the site.</p> <p>The demolition of the White House is permitted development under Schedule 2, Part 11, Class B of the General Permitted Development Order and the conditions for prior approval have been met.</p>		
<b>Recommended Decision</b>	Planning Committee note that Prior Notification will be Approved.		

## MAIN REPORT

### 1. Development Plan

- 1.1 Since this application seeks to determine whether the prior approval of the Council would be required for the demolition of the building and restoration of the site, the policies in the Council's Core Strategy and Policies DPD 2009 are not relevant to the consideration of this proposal.
- 1.2 The building is included within the Local List of Buildings and Structures of Architectural or Historic Interest 2014 (Updated 2016). However, inclusion in the local list does not confer any statutory protection for a building.
- 1.3 The application is being referred to the Planning Committee to note as Spelthorne Borough Council is the applicant.

### 2. Relevant Planning History

99/00341/DE3	Redevelopment of site for a Council Depot including new workshop, office building and parking (part details pursuant to outline approval PA/98/0613).	Approved 28.07.1999
98/00613/OUT	Redevelopment of site for a Council Depot including erection of a workshop, storage building, ancillary accommodation and parking (Outline).	Approved 14.12.1998

### 3. Description of Current Proposal

- 3.1 The application site comprises 0.62 acres (0.25 ha) at the junction of Kingston Road and Ashford Road, south west of the White House Depot.
- 3.2 The building dates from the early nineteenth century and comprises a two storey house of white painted render under a hipped roof, with a later two and half storey extension to the north east.
- 3.3 The proposal is to demolish the building and remove the resultant materials from the site, leaving the site clear.

### 4. Consultations

- 4.1 The following table shows those bodies consulted and their response.

Consultee	Comment
County Highway Authority	No objection

<b>Environmental Health</b>	No objection
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## **5. Public Consultation**

5.1 A site notice was posted at the site on 12 January 2018. One response was received making the following comment:

- Another lovely building to be demolished, eventually to be ugly flats housing too many people for the area.

## **6. Planning Issues**

6.1 This application seeks a determination as to whether the prior approval of the Council would be required for the demolition of the White House and restoration of the site.

## **7. Planning Considerations**

7.1 Under Schedule 2, Part 11, Class B of the General Permitted Development Order (GPDO), any building operation consisting of the demolition of a building is permitted development providing certain criteria is met. However, a determination is required to be sought as to whether the prior approval of the authority is required as to the method of demolition and any proposed restoration of the site.

7.2 The building is not in a conservation area and is not a statutory listed building, neither is it a community asset used for Class A4 (drinking establishment) purposes. Therefore the demolition of the building cannot be objected to in principle.

7.3 It should be noted that the building is included within the Local List of Buildings and Structures of Architectural or Historic Interest 2014 (Updated 2016) and policy EN5 of the Local Plan encourages the retention of locally listed buildings and seeks to ensure that their character and setting is preserved in development proposals. However, there is no statutory protection to locally listed buildings and there are no planning controls which can prevent their demolition.

7.4 The application has been submitted with a method statement outlining clear and safe instructions for the demolition and removal of the White House and a statutory notice advertising the proposal has been posted on site.

7.5 The method statement includes measures to control dust and other emissions to the air, together with mitigation measures to reduce exposure to site operatives, the public and surrounding property through prevention, suppression and containment.

7.6 In addition, the method statement provides measures to minimise noise impact, including hours of work and demolition working practices.

- 7.7 A painted, 2.7 metre high hoarding would be erected at the front of the site, adjacent to the access road, in accordance with National Federation of Demolition Contractors guidance on temporary work hoardings.
- 7.8 All hardcore resulting from the demolition would be crushed and all waste material would be taken from the site to an approved recycling centre.
- 7.9 Vehicles would access the site via Ashford Road and all vehicles and plant would be parked within the site boundary.
- 7.10 The County Highway Authority and the Environmental Health Officer have raised no objection to the proposed method of demolition and restoration of the site. It is considered that prior approval should be granted for the proposed demolition and restoration of the site.

## **8. Recommendation**

- 8.1 In accordance with Class B, Part 11, Schedule 2 of the General Permitted Development Order 2015, as amended, it is recommended that Planning Committee note that prior approval for the demolition of the building will be **APPROVED**.

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# Planning Committee

7 February 2018



<b>Title</b>	Development Management Performance
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1.1 Local Planning Authorities (LPAs) are measured on their performance based on the % of planning applications they determine within 8 or 13 weeks (or within an extension of time agreed with the applicant). For several years the targets have been as follows:

Majors – 60% within 13 weeks

Minors – 65% within 8 weeks

Others – 80% within 8 weeks

Major development is defined as:

More than 10 residential units, dwellings on a site with an area of 0.5 hectares or more, 1,000 sq. m or more of new commercial floorspace or sites with an area of more than 1 hectare.

Minor development is defined as:

Up to 9 residential units, up to 999 sq. m of new floorspace, changes of use

Others – mainly householder schemes

1.2 In the year ending December 2017, Spelthorne met all three performance measures as follows:

Table 1

<u>Majors</u>			<u>Minors</u>			<u>Others</u>		
Total	On Target	% on Target (i.e. 60%)	Total	On Target	% on Target (i.e. 65%)	Total	On Target	% on Target (i.e. 80%)
23	19	83%	202	155	77%	627	550	88%

1.3 The assessment period for the last quarter, October to December 2017 is set out in the following table.

Table 2

<u>Majors</u>			<u>Minors</u>			<u>Others</u>		
Total	On Target	% on Target (i.e. 60%)	Total	On Target	% on Target (i.e. 65%)	Total	On Target	% on Target (i.e. 80%)
4	3	75%	63	48	76%	137	123	90%

1.4 In November 2016, the Government announced changes to the way LPAs are assessed in terms of planning performance and are now being measured on:

- The **speed** of determining applications for **major** development
- The **quality** of decisions made by the authority on applications for **major** development;
- The **speed** of determining applications for **non-major** development;
- The **quality** of decisions made by the authority on applications for **non-major** development.

1.5 With just a few minor exceptions, non-major equates to a combination of the “minor” and “other” categories referred to above.

1.6 The following table provides an overview of the thresholds and assessment period for 2017 and 2018 and Spelthorne’s performance.

Table 3

Measure and type of Application	2017 Threshold and assessment period	Spelthorne’s Performance	2018 Threshold and assessment period	Spelthorne’s Performance
Speed of major Development	<b>50%</b> (October 2014 to September 2016)	<b>94%</b>	<b>60%</b> (October 2015 to September 2017)	<b>85%</b>
Quality of major Development	<b>N/A</b> quality is not being assessed in this	<b>N/A</b>	<b>10%</b> (April 2015 to March 2017)	<b>4.2%</b>

	designation round			
Speed of non-major Development	<b>65%</b> (October 2014 to September 2016)	<b>74%</b>	<b>70%</b> (October 2015 to September 2017)	<b>82%</b>
Quality of non-major Development	<b>N/A</b> quality is not being assessed in this designation round	<b>N/A</b>	<b>10%</b> (April 2015 to March 2017)	<b>1.7%</b>

1.7 It can be seen that Spelthorne has met and exceeded all four targets for the two threshold periods.

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**PLANNING APPEALS****LIST OF APPEALS SUBMITTED BETWEEN 22 DECEMBER 2017 AND 25  
JANUARY 2018**

<b><u>Planning Application Number</u></b>	<b><u>Inspectorate Ref.</u></b>	<b><u>Address</u></b>	<b><u>Description</u></b>	<b><u>Appeal Start Date</u></b>
17/00511/FUL	APP/Z3635/ W/17/319025 8	Land Adjoining 24 Ashgrove Road Ashford	Erection of a single storey detached dwelling containing 1 no. bedroom and associated parking space.	17/01/2018
17/01344/FUL	APP/Z3635/ W/17/319082 7	Workshop Adjacent To 3 Avondale Road Ashford	Erection of detached residential unit consisting of a studio flat with associated parking following demolition of existing workshop.	17/01/2018
16/02113/FUL	APP/Z3635/ W/17/318195 5	Halliford Studios Limited Manygate Lane Shepperton	Redevelopment of the site to provide 28 residential units, 1 x 1 bed flat, 7 x 2 bed flats, 6 x 2 bedroom houses, 10 x 3 bedroom houses and 4 x 4 bedroom houses with a total number of 50 car parking spaces / garages, the provision of amenity space, landscaping and associated alterations.	22/01/2018
17/01321/FUL	APP/Z3635/ W/17/318838 5	217 Staines Road West Sunbury On Thames	Erection of 2 bed detached bungalow with associated parking and amenity space following demolition of existing garage.	22/01/2018
17/01201/FUL	APP/Z3635/ W/17/318911 0	93 Village Way Ashford	Erection of a 2-storey house with associated access, parking and amenity space following demolition of existing annexe. Alterations to existing house.	22/01/2018

17/00997/F UL	APP/Z3635/ W/17/318746 8	218 Stanwell Road Ashford	Subdivision of existing 4 no. bedroom dwelling into 1 no. 1 bedroom dwelling and 1 no. 3 bedroom dwelling (including removal of conservatory).	22/01/2018
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#### FUTURE HEARING / INQUIRY DATES

Council Ref.	Type of Appeal	Site	Proposal	Case Officers	Date
16/0032 3/ENF/A	Public Inquiry	Land rear of Gleneagles Close, Stanwell	The material change of use of the land from agricultural land to a timber and fencing builder's merchants/business with associated storage of materials in connection with that use.	RJ	17 - 19 April 2018
17/0095 2/TPO	Hearing	Land outside Linley Riverside Road Staines-upon-Thames	TPO09/STA - T38 - Plane tree - Fell due to concerns about safety, branches overhanging neighbouring property and that the tree is out of proportion with surroundings	ST	TBC