

17/01320/FUL Sankby, Leacroft.

Scale 1:1,250

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Planning Committee

15 November 2017



Application No.	17/01320/FUL
Site Address	Sankby, Leacroft, Staines-upon-Thames, TW18 4PB
Applicant	Mr A Gupta
Proposal	Creation of a new roof with two rear dormers and rooflights to create habitable accommodation at second floor, erection of 2 no. two storey gabled front extensions, single storey rear extension and alterations to the fenestration of the front, rear and side elevations. Subdivision of the property to create 2 no. five bedroom semi-detached dwellings with associated parking and amenity space.
Ward	Staines
Called-in	Councillor Mooney
Case Officer	Siri Thafvelin

Application Dates	Valid: 17.08.2017	Expiry: 12.10.2017	Target: Over 8 weeks
Executive Summary	<p>The application site is situated on the north side of the road and comprises a detached dwellinghouse which has been extended to the side. The area is residential in character with a mixture of detached, semi-detached and terraced properties. The existing property and several other properties in the street were built in the 1960s onwards but there are also several large Victorian style properties in the area that together give the area a mixed character.</p> <p>The proposal includes the erection of front and rear extensions, a new roof with dormers and rooflights and alterations to the fenestration and internal layout and subdivision of the property into a pair of semi-detached houses. Each house would have landscaping and parking to the side or front of the property and private amenity space to the rear.</p> <p>The proposed changes to the building are similar in appearance to those approved earlier this year (17/00611/HOU and 17/00610/CPD) and the principle of extending the building to be of a more similar scale to neighbouring properties continues to be acceptable. It is considered that the design and appearance of the development would have an acceptable impact on the character of the area. The proposal is considered to have an acceptable relationship with neighbouring properties and meets the Council's requirements for parking, dwelling size, amenity space provision and would have an acceptable impact on the amenity of neighbouring properties.</p>		

Recommended Decision	Approve the application subject to conditions as set out in Paragraph 8 of the Report.
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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
- LO1
- CC3

2. Relevant Planning History

2.1 The original building was constructed in the early 1960s and a two storey side extension and garage were added later the same decade. Earlier this year a certificate of lawfulness was granted for the proposed erection of a single storey rear extension as permitted development and planning permission was granted for other extensions and alterations including the creation of front extensions and a new roof with second floor accommodation. The relevant applications are listed below:

STAINES/FUL/P2342/5	Erecting a Detached House and Garage.	Grant Unconditional 27.04.1960
STAINES/FUL/P2342/9	Constructing two storey addition to house and new garage.	Grant Conditional 24.03.1965
17/00610/CPD	Certificate of Lawfulness for the proposed development of a single storey rear extension.	Grant Cert Lawful Prop Use/Dev 03.07.2017
17/00611/HOU	Creation of a new roof with two rear dormers and rooflights to create habitable accommodation at second floor, 2 no. two storey gabled front extensions and alterations to the fenestration of the front, rear and side elevations (following demolition of existing single storey side extension).	Grant Conditional 13.07.2017

3. Description of Current Proposal

3.1 The application site is situated on the north side of Leacroft and comprises a detached dwellinghouse which has been extended to the side. The area is residential in character with a mixture of detached, semi-detached and terraced properties. The existing property and several other properties in the

street were built in the 1960s onwards but there are also several large Victorian style properties in the area that together give the area a mixed character.

- 3.2 The proposed scheme comprises extensions and alterations to the existing building and subdivision of the property to form a pair of five bedroom semi-detached houses with parking and private amenity space. The alterations to the existing building comprise the creation of a new roof with two rear dormers and rooflights, erection of 2 no. two-storey gabled front extension, a single storey rear extension and alterations to the fenestration of the front, rear and side elevations.
- 3.3 The proposed pair of semi-detached houses would each have three bedrooms at first floor and two bedrooms within the roofspace. The western unit ('House 1' on the submitted plans) would have landscaping and two off-street car parking spaces to the front and a private garden to the rear with an area of 219m². The existing garage is retained to provide a third off-street parking space. The eastern unit ('House 2' on the submitted plans) would have landscaping to the front and three off-street parking spaces to the front and side of the house, and a private garden to the rear with an area of 188m².

4. Consultations

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

Consultee	Comment
County Highway Authority	No objection. Requests informatives to be attached to the decision notice.
Environmental Health	No objection. Requests an informative to be attached to the decision notice.

5. Public Consultation

- 5.1 22 neighbour notification letters were sent and ten responses have been received to date. Issues raised include:
- Overlooking
 - The plans do not show all trees on the site
 - Concern that the development will be turned into flats, bedsits or HMO
 - Parking provision and impact on on-street parking
 - Increase in traffic
 - Flooding
 - Out of character
 - A site notice was displayed but not so that it could be read from the street (Officer note: Applicants are encouraged to display a yellow site notice but it is not a statutory requirement to do so.)
 - Inappropriate development
 - Delivery of materials and access (Officer note: Problems arising from the construction period of any works, e.g. construction vehicles, are subject to separate legislation and are not a material planning consideration.)

6. Planning Issues

The main planning considerations for this application are:

- Character of the area

- Parking provision and highway safety
- Amenity of future residents of the proposed dwellings
- Amenity of neighbouring residents
- Flooding

7. Planning Considerations

Comments on the Previous Applications

- 7.1 The proposed alterations to the building are very similar in appearance to the proposed development that was granted planning permission earlier this year (17/00611/HOU) and would involve the creation of a new roof with two rear dormers and rooflights to create habitable accommodation within the roofspace, the creation of 2 no. two storey gabled front extensions and alterations to the front, rear and side elevations as well as a single storey rear extension.
- 7.2 Externally the changes between the previous and the current application are: The two central first floor windows within the front elevation are set further apart; two windows in the first floor eastern side elevation have been omitted and the two ground floor windows have been replaced by one window. It is also proposed to create a hipped roof with a central flat roof section over the existing flat roofed garage; replace two first floor dressing room windows in the rear elevation with one bedroom window and a single storey rear extension is proposed. The proposed single storey rear extension is slightly wider than the proposed extension granted a certificate of lawfulness earlier this year (17/00610/CPD), as shown on the proposed floorplans.
- 7.3 The main difference between the previous approved development and the current proposal is that it is proposed to divide the final building to form a pair of semi-detached houses instead of one large unit. The internal layout has been changed to provide 2 no. five bedroom houses instead of 1 no. seven bedroom house and the layout of the front and rear gardens is also different to provide additional parking, landscaping and amenity space.

Design, Appearance and Visual Impact

- 7.4 Policy EN1(a) of the Core Strategy and Policies DPD 2009 states that proposals for new development should demonstrate that they will create buildings and places that are attractive with their own distinct identity. They should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.
- 7.5 The area is residential in character and comprises a mixture of detached, semi-detached and terraced properties in a variety of designs, most notably there are several large Victorian style houses and several houses which appear to be from the 1960s. The current building was erected in the 1960s and then extended to the side and has a relatively low gable roof and is faced in brick with some white contrast render and stone cladding to the front and dark red contrast panelling to the rear elevation. It has a flat roofed canopy extending partway across the front elevation that joins up with the existing part two storey, part single storey side extension.
- 7.6 The proposal will increase the ridge height eaves from 5.2m to 7.1m and the ridge height from 7.9m to 11m. The front gable features will have an eaves

height of 7.1m and a ridge height of 9m. The Supplementary Planning Document on Design of Residential Extensions and New Residential Development 2011 ('the SPD') states that roofs which are altered or rebuilt to accommodate a full floor of accommodation within the roof void can often be taller, bulkier and with a steeper pitched roof than would otherwise be the case. The impact on adjoining properties and the locality as a whole in terms of overlooking and bulk will need to be considered and where it is proposed to add an additional floor to an existing property, raise the height of the roof or change its shape, particular attention is required to ensure that it has an acceptable impact on the character of the area and host building as well as the amenity of neighbouring properties.

- 7.7 The principle of extending the existing building has already been found acceptable and in terms of design and appearance the building it is not considered that the difference between the recently approved extension and the current proposal are significant. The proposed hipped roof over the existing garage is considered acceptable as are the alterations to the fenestration to the front, rear and east side elevations.
- 7.8 It is proposed to introduce more parking to the front and sides of the building but the indicative site layout plan shows that parking and hardstanding will not exceed 50% of the width of the street frontage and will not over dominate the front garden, line with the Council's Parking Standards Supplementary Planning Guidance (2011). In order to ensure that the development has an acceptable impact it is recommended that landscaping and boundary treatment conditions are imposed.

Amenity of Neighbouring Properties

- 7.9 Policy EN1(b) of the Core Strategy 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. The Council's Supplementary Planning Document for the Design of Residential Extensions and New Residential Development 2011 also provides guidance on assessing the impact on adjoining properties.
- 7.10 The SPD on design sets out further guidance on how an acceptable relationship to neighbouring properties can be achieved, particularly with regards to privacy and loss of light. The proposed development will sit largely within the footprint of the existing building with the easternmost gable and the two bay windows sitting forward of the building line but still broadly in line with no. 39 Leacroft and not forward of the building line of Leacroft House. The proposal will increase the height of the building but will not break a vertical 45 degree line as measured from the nearest windows serving habitable rooms at either of the neighbouring properties or a vertical 25 degree line from the nearest buildings to the rear of the property.
- 7.11 The site has an irregular shape with a wide street frontage and a long and comparatively narrow rear garden that tapers off to the corner of 27 Leacroft Close to the north east. The rear boundary is at an approximately 45 degree angle to the rear elevation and as a result the building does not currently comply with the back-to-boundary distances set out in the SPD. The north-western corner of both the existing and proposed development is situated approximately 0.8m from the boundary whilst the north-eastern corner of the proposal is approximately 20.4m from the rear boundary. These distances are

taken from the two storey building as there is no minimum back-to-boundary distance set out for single storey elements. The SPD sets out that in order to preserve privacy and outlook the distance between the rear elevation and the boundary should be a minimum of 10.5m from two storey development and 15m from three storey development. However, these distances are based on a 'standard' street pattern where the gardens are back to back.

7.12 The rear view from the proposed dwellings will be towards the north-western corner of the rear garden belonging to the adjacent property Leacroft House and the turning area and front elevations of Heron Court situated some 40m from the proposal. There are some changes to the upper floor windows within the rear elevation between the existing, approved and proposed development as set out below:

- The existing building has 3 no. first floor windows in the rear elevation serving three bedrooms.
- The recently approved development would have 4 no. windows serving two bedrooms and 2 no. windows serving a dressing room at first floor and 2 no. dormer windows serving two bedrooms within the roofspace.
- The proposal under consideration would have 5 no. first floor windows serving four bedrooms in the rear elevation and 2 no. dormer windows serving bedrooms two bedrooms within the roofspace.

Both the previous and current applications show four rooflights in the rear elevation and two in the front elevation and due to their relatively high level and skyward direction are not considered to cause any significant loss of privacy to neighbouring properties.

7.13 It is not considered that the changes set out above will have a significant impact on the amenity of neighbouring properties. The ground floor windows in the southwest and northeast elevations are part of the existing building and are considered to continue to have an acceptable relationship with neighbouring properties. The windows in the front elevation will overlook Leacroft and will be set a minimum of 30m from the nearest building on the other side of the road and therefore not cause any unacceptable overlooking. The windows in the rear elevation are set some distance from Heron Court and will face the rear gardens of the proposed dwellings at Sankby and the rear part of the garden of Leacroft House. Leacroft House has outbuildings along the boundary to Sankby along with trees and planting which reduce views into the neighbouring garden. The existing building has windows serving three bedrooms within the rear elevation and it is not considered that the impact of the additional first floor bedroom and the two proposed second floor windows is significant enough to justify refusal on privacy, light or overbearing grounds.

Amenity of Future Occupants

7.14 The proposed units meet the minimum requirements set out in the Government's Technical housing standards - nationally described space standards (March 2015). Each of the proposed units would have three bedrooms at first floor and two bedrooms within the roofspace. It is considered that the amenity of the future occupants would be acceptable in terms light, privacy and outlook.

- 7.15 The SPD sets out that a minimum of 70 square metres of private amenity space is required for dwellings with three or more bedrooms. The proposed units would have a garden space measuring 219 square metres for 'House A' and 188 square metres for 'House B' as shown on the site layout plan which is considered acceptable.

Parking Provision and Highway Safety

- 7.16 Five off-street parking spaces and one garage would be provided within the site. The Council's Parking Standards do not have a specific requirement for five bedroom houses but sets out that dwellings with four or more bedrooms should have 2.5 parking spaces for each dwelling. It is therefore considered that three spaces per unit is considered acceptable and that refusal cannot be justified on parking grounds.
- 7.17 The site layout shows a new dropped kerb along the eastern boundary and as Leacroft is an unclassified road, the creation of a new vehicle access would not need planning permission, however, Surrey County Council's permission would be necessary before carrying out any work.
- 7.18 Surrey County Council Highway Authority have been consulted on this application and raise no objection on highway grounds but request that a number of informatives are attached to the decision notice.

Need for Housing

- 7.19 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.
- 7.20 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 the NPPF).
- 7.21 The Council has embarked on a review of its Local Plan and accepts that the housing target in its Core Strategy and Policies DPD (February 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 (November 2015)). On the basis of its objectively assessed housing need the Council is unable to demonstrate a five-year supply of deliverable sites.
- 7.22 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.

- 7.23 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. There are no significant adverse impacts from this proposal and given that it will meet our acknowledged housing shortfall, it is considered that planning permission should be granted.

Local Finance Considerations

- 7.24 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.
- 7.25 In consideration of S155 of the Housing and Planning Act 2016, the proposal is a CIL chargeable development and will generate approximately £21,691 in CIL Payments. This will be at a rate of £140 per square 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

- 7.26 The site is within a 1 in 1000 year flood event area and 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 is recommended to be attached to this proposal. The application will then be in accordance with policy LO1.
- 7.27 Third party representatives have raised concern that the proposed dwellings will be used as Houses in Multiple Occupation (HMOs) or converted into flats or bedsits. The applicant has confirmed that the proposed use of the units is single family dwellinghouse (use class C3). Furthermore, planning permission would be required to change either of the dwellings into a House in Multiple Occupation (HMO) for more than six residents or to subdivide it into flats, for example.
- 7.28 It is considered that the proposal meets the requirements of Policy EN1, LO1 and CC3 of the Core Strategy and Policies DPD 2009 and the Supplementary Planning Document on the Design and Residential Extensions and New Residential Development 2011 and it is accordingly recommended for approval.

8. Recommendation

GRANT planning permission 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. 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. The development hereby permitted shall be carried out in accordance with the following approved plans L2452/LP Revision A; L2458/19 Revision A; RG17 976 01A (Topographical survey); RG19 976 01 (Ground floor); RG17 976 02; RG17 976 03; RG17 976 04; L2452/20 Revision B received 15 August 2017.

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

4. That the parking space(s) and/or garage(s) shown on the submitted plan be constructed and the space(s) and/or garage(s) shall be completed prior to the completion of the dwellings to which they relate, 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.

5. The proposed hardstanding area shown on the submitted plan shall be constructed to be permeable, or be designed to run off to a permeable surface within the site, in accordance with details to be submitted to, and approved in writing by the Local Planning Authority before the commencement of the development. The hardstanding area shall be completed and maintained in accordance with the approved details.

Reason:-.To minimise the risk of flooding from surface water runoff.

6. No development shall commence until a report has been submitted to and agreed by the Local Planning Authority which includes details and drawings demonstrating how 10% of the energy requirements generated by the development as a whole will be achieved utilising renewable energy methods and showing in detail the estimated sizing of each of the contributing technologies to the overall percentage. The detailed report shall identify how renewable energy, passive energy and efficiency measures will be generated and utilised for each of the proposed buildings to meet collectively the requirement for the scheme. The agreed measures shall be implemented with the construction of each building and thereafter

retained and maintained to the satisfaction of the Local Planning Authority unless otherwise agreed in writing.

Reason:-.To ensure that the development is sustainable and complies with policies SP7 and CC1 of the Spelthorne Core Strategy and Policies Development Plan Document February 2009.

7. 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.

8. 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 occupation of the development. 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.

9. 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 details to be submitted to and approved by the Local Planning Authority before any work on the development hereby permitted is first commenced, 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.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no extensions or outbuildings shall

be erected to the residential development hereby permitted without the prior planning permission of the Local Planning Authority.

Reason:- To safeguard the amenities of neighbouring properties.

11. 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.

12. 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. The applicant's attention is drawn to the requirements of the Party Wall Etc. Act 1996 in relation to work close to a neighbour's building/boundary.
2. 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.

3. This development is situated within 250 metres of a current or historic landfill site or gravel pit, which potentially could produce landfill gas. Gas protection measures should match those measures in place in the existing property. The developer will also need to ensure that the construction of extensions does not in any way compromise the effectiveness of existing gas protection measures (e.g. by blocking vents to the underfloor void or damaging existing membranes). If there are no gas protection measures in the existing property the developer should consider whether there is a need to incorporate gas protection measures in the extension.

You may be required under Building Regulations to install basic gas protection measures. Any protection measures should be in accordance with the guidance contained in BRE 414. Please contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences. The Environment Agency may also hold information indicating the likelihood of landfill gas affecting the property: Environment Agency, National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY, telephone: 03708 506506, email: enquiries@environment-agency.gov.uk.

4. 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.
5. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.
6. 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).
7. 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.

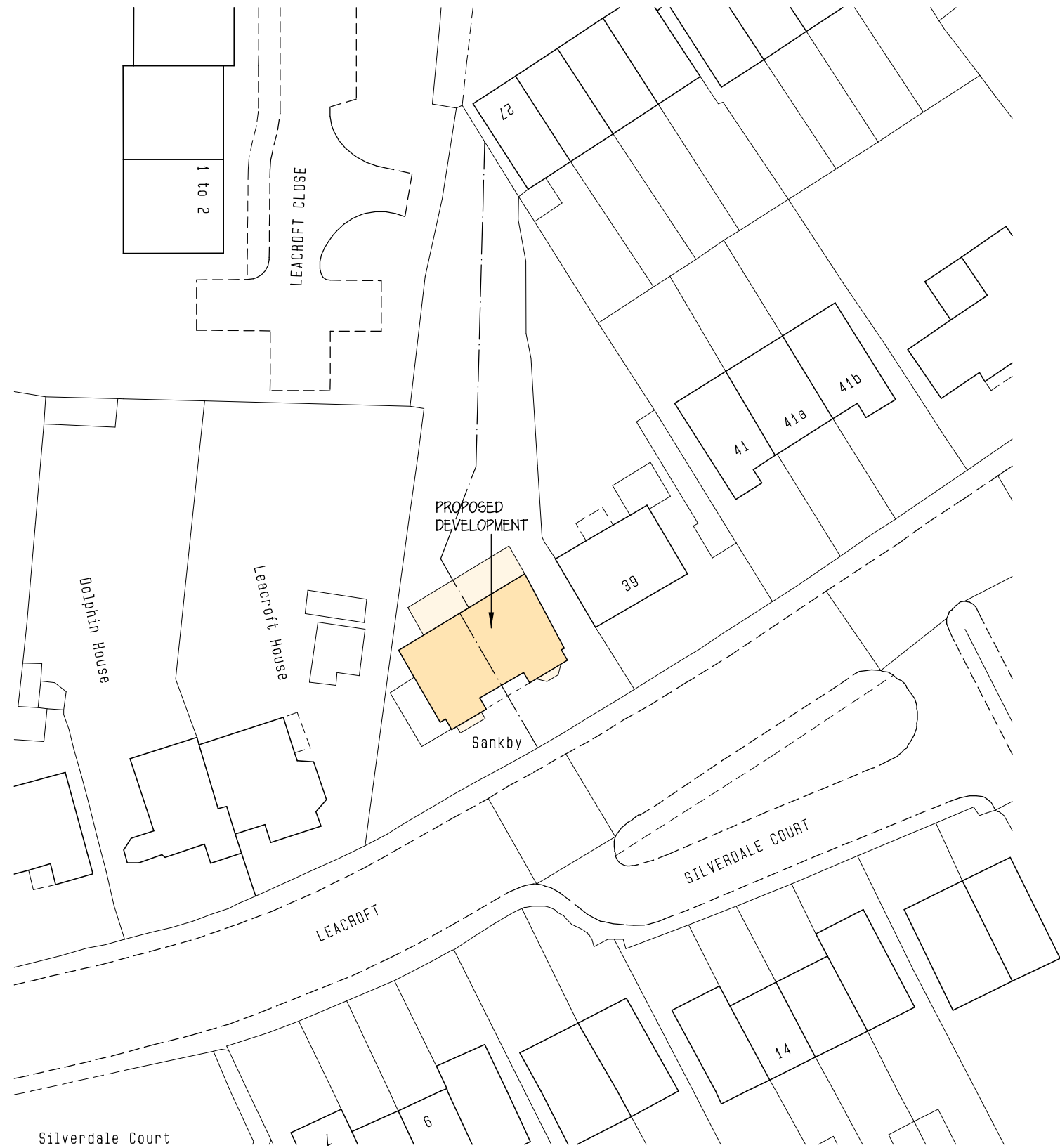
Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit. In order to meet these requirements and to promote good neighbourliness the Council recommends that this site is registered with the Considerate Constructors Scheme (www.ccscheme.org.uk/index.php/site-registration).

8. 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 work 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 Construction Scheme (<http://www.ccscheme.org.uk>) would help fulfil these requirements.

9. 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 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.
 - b) Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.



EXISTING BLOCK PLAN



PROPOSED BLOCK 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@rdjwLtd.com

DATE
07/08/17

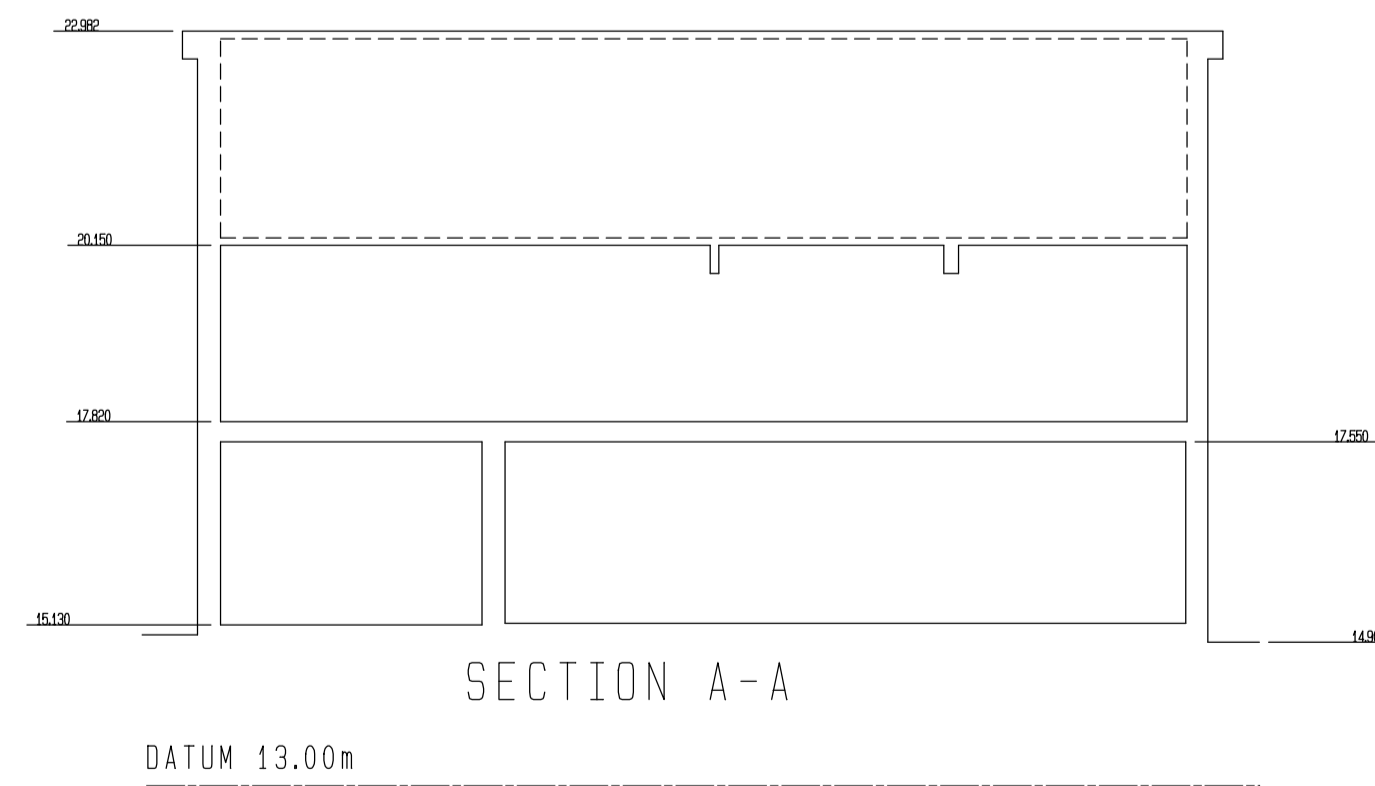
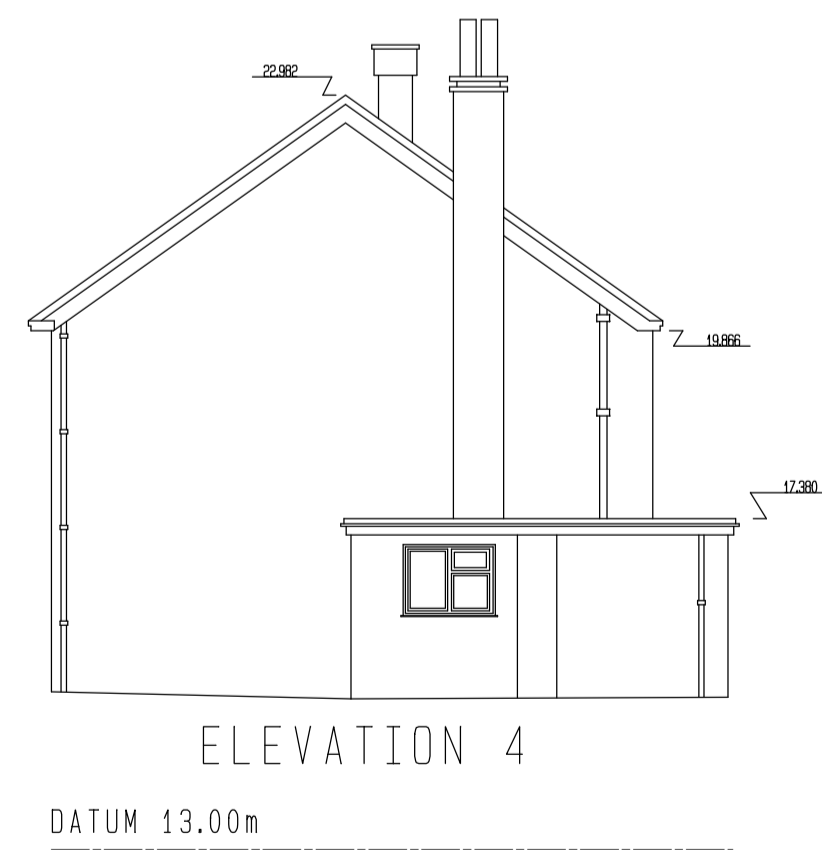
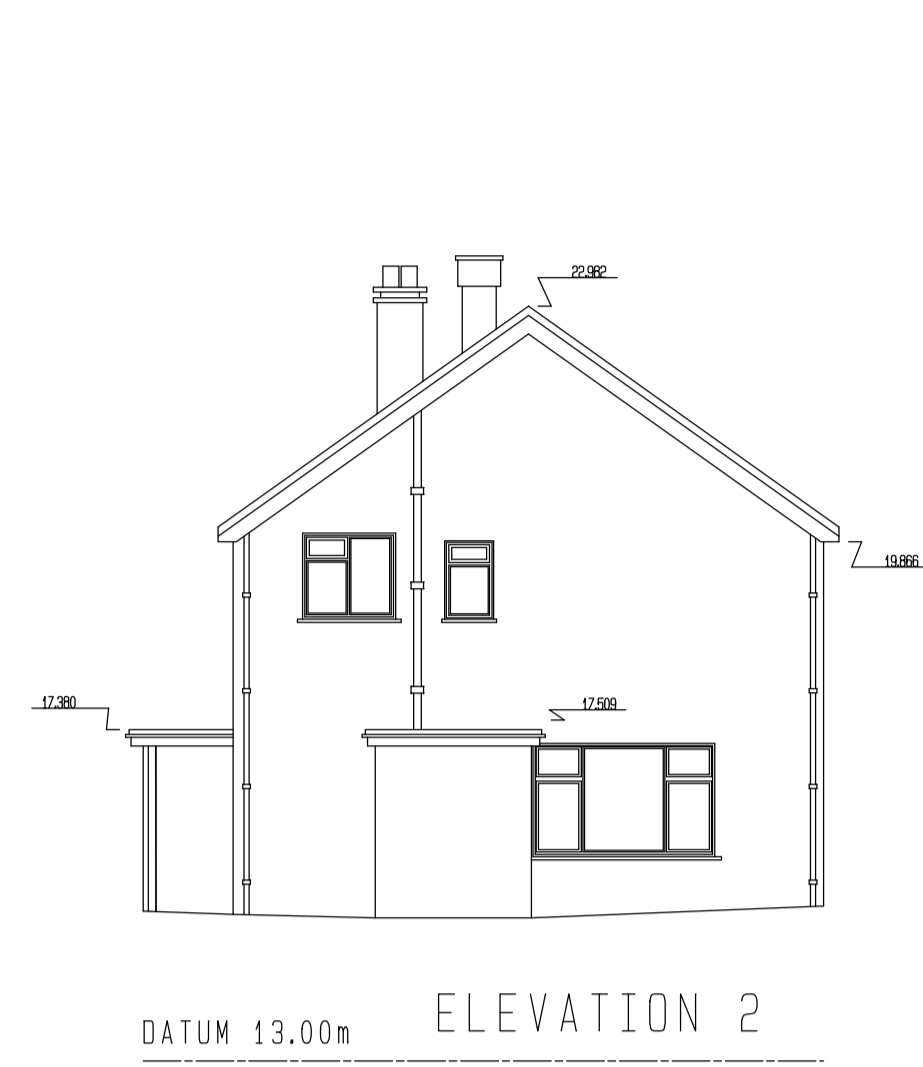
SCALE
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DRAWN / CHKD
AJ / RN



PROPOSED DEVELOPMENT,
'SANKBY'
LEACROFT, STAINES
BLOCK PLAN

DRWG No **L2452/19** REV **A**



THIS SURVEY DATA HAS BEEN PREPARED FOR THE CLIENT DETAILED BELOW TO AN AGREED SPECIFICATION. UNLESS OTHERWISE AGREED IN WRITING THE LIABILITY OF REED GEOMATICS LTD IS LIMITED TO THE CLIENT OR HIS APPOINTED AGENT AND DOES NOT EXTEND TO USE BEYOND THE LIMITATIONS OF THE SPECIFICATION.

Notes
Level datum: Ordnance Datum Newlyn (ODN).

Rev	CA Check	Description	Date
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4	-	-	-
3	-	-	-
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0	GR	First Complete Issue	24-01-2017
Prelim	-	Preliminary - Not Complete	-

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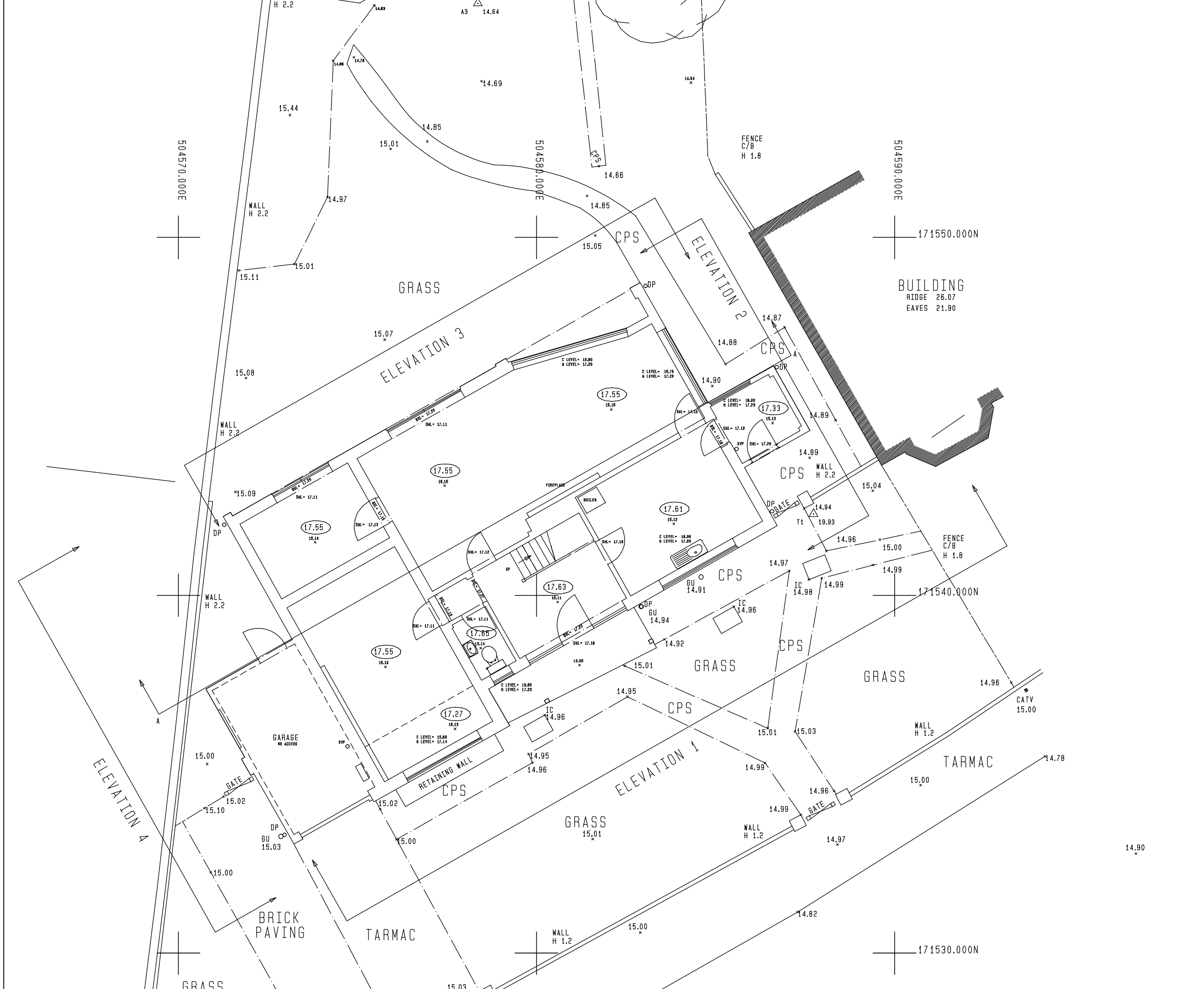
SURVEYED BY
STH SURVEYS
16 St Nicholas Drive
Shepperton
Middx
TW17 9LD
TEL 01932 221258
CELL 07939 100008
E-MAIL info@sthurveys.com
www.sthurveys.com
STH Surveys is the trading name for Reed Geomatics Limited


SURVEYED	HR	CLIENT:
DRAWN	HR	RDJW
SCALE	1:100	

ELEVATIONS / SECTION

ADDRESS:
SANKBY
LEACROFT
STAINES UPON THAMES

JOB No	DRAWING NUMBER
RG17 976	04





Building Abbreviations

BL	Basement Level	HD	Heating Duct
BS	Beam Soffit Height	H	Height
BSL	Beam Soffit Level	OSP	Rain Water Pipe
C	CE Height from FFL	SL	Soft Level
CP	Down Pipe	SVP	Soil and Vent Pipe
CPG	Down Pipe Course	VP	Wall Pipe
CS	Door Height	WH	Window Height from Off
CSL	Door Head Level	W	Direction of Floor Joist Span
CSL	Finished Floor Level	C Level	CE Level
CSL	Floor to Ceiling Height or Ceiling Level	H Level	Window Head Level
CH	Ceiling Height	CSL	Ceiling Slope or
		FL	Floor Window Head

171550.000N

BUILDING
RIDGE 26.07
EAVES 21.90

171540.000N

Notes

This survey data has been prepared for the client detailed below to an agreed specification, unless otherwise agreed in writing the liability of Reed Geomatics Ltd is limited to the client or his appointed agent and does not extend to use beyond the limitations of the specification.

Notes

This Survey is based on a modified Ordnance Survey National Grid (OSGB36), site centered with a scale factor of 1 applied. Values have been derived via GPS using the OS active network using the OSBM15 transformation (see OSBM15 and OSBM15).

Level datum: Ordnance Datum Meanlyn (ODM).

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0	Prelim	Preliminary - Not Complete	
Rev	CA	Description	Date
Check			

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SURVEYED BY
STH SURVEYS
16 St Nicholas Drive
SHEPPERTON
MIDOX
TW17 8LD
TEL 01892 221338
CELL 07983 100036
E-MAIL info@sthurveys.com
www.sthurveys.com

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SURVEYED	HR	CLIENT:	
DRAWN	HR		RDJW
SCALE	1:100		

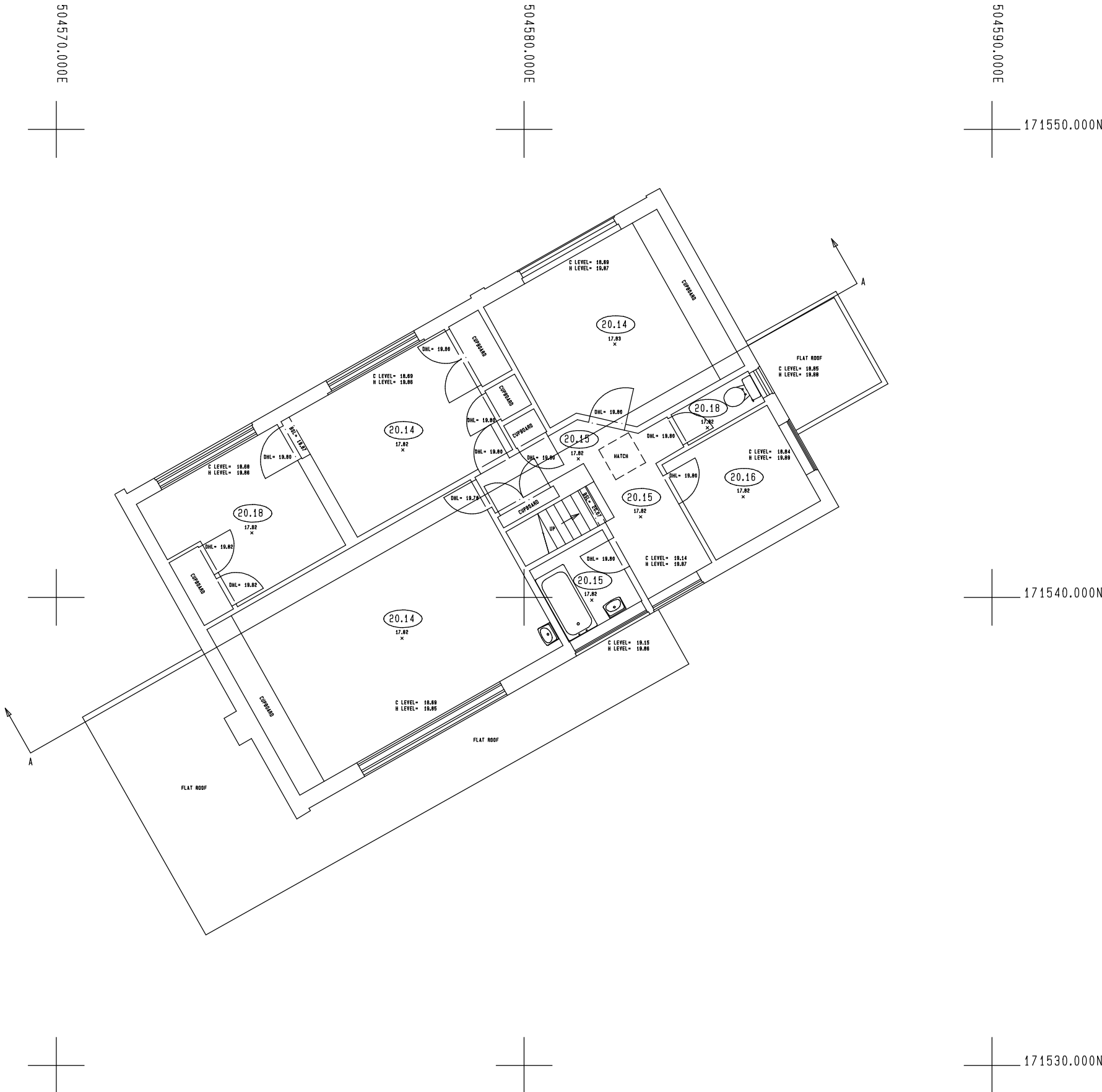
GROUND FLOOR

ADDRESS: SANKBY LEACROFT STAINES UPON THAMES Δ_{A2} 14.84

171530.000N

RG17 976	01
----------	----

1/3 Sheet



Building Abbreviations

BL	Basement Level	HD	Heating Duct
BS	Beam Soffit Height	H	Height
BSL	Beam Soffit Level	RWP	Rain Water Pipe
C	Ceiling Height from FFL	SL	Soffit Level
DF	Down Pipe	SVP	Soil and Vent Pipe
DFC	Down Pipe Course	VP	Vent Pipe
DH	Door Height	WH	Window Height from Cell
DHL	Door Head Level	W	Window of Floor Joint Span
FFL	Finished Floor Level	C Level	Cell Level
FL	Floor to Ceiling Height or Ceiling Level	H Level	Window Head Level
CH	Ceiling Height	CH	Chimney
		CSU	Ceiling Slope up
		F/H	Floor - Window Head H

THIS SURVEY DATA HAS BEEN PREPARED FOR THE CLIENT DETAILED BELOW TO AN AGREED SPECIFICATION. UNLESS OTHERWISE AGREED IN WRITING THE LIABILITY OF REED GEOMATICS LTD IS LIMITED TO THE CLIENT OR HIS APPOINTED AGENT AND DOES NOT EXTEND TO USE BEYOND THE LIMITATIONS OF THE SPECIFICATION.

Notes
 2016 Survey is based on a modified Ordnance Survey National Grid (OSGB36), site centered with a scale factor of 1 applied. Values have been derived via GPS using the OS active network using the OSBM15 transformation and OSBM02 geoid model.
Level datum: Ordnance Datum Newlyn (ODN).

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0	GR	First Complete Issue	24-01-2017
Issue	CA	Preliminary - Not Complete	
Rev	CA	Description	Date
	Check		

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SURVEYED BY
STH SURVEYS
 16 St Nicholas Drive
 Shepperton
 Middx
 TW17 9LD
 TEL: 01832 221359
 CELL: 07339 100008
 E-MAIL: info@sth-surveys.com
 www.sth-surveys.com

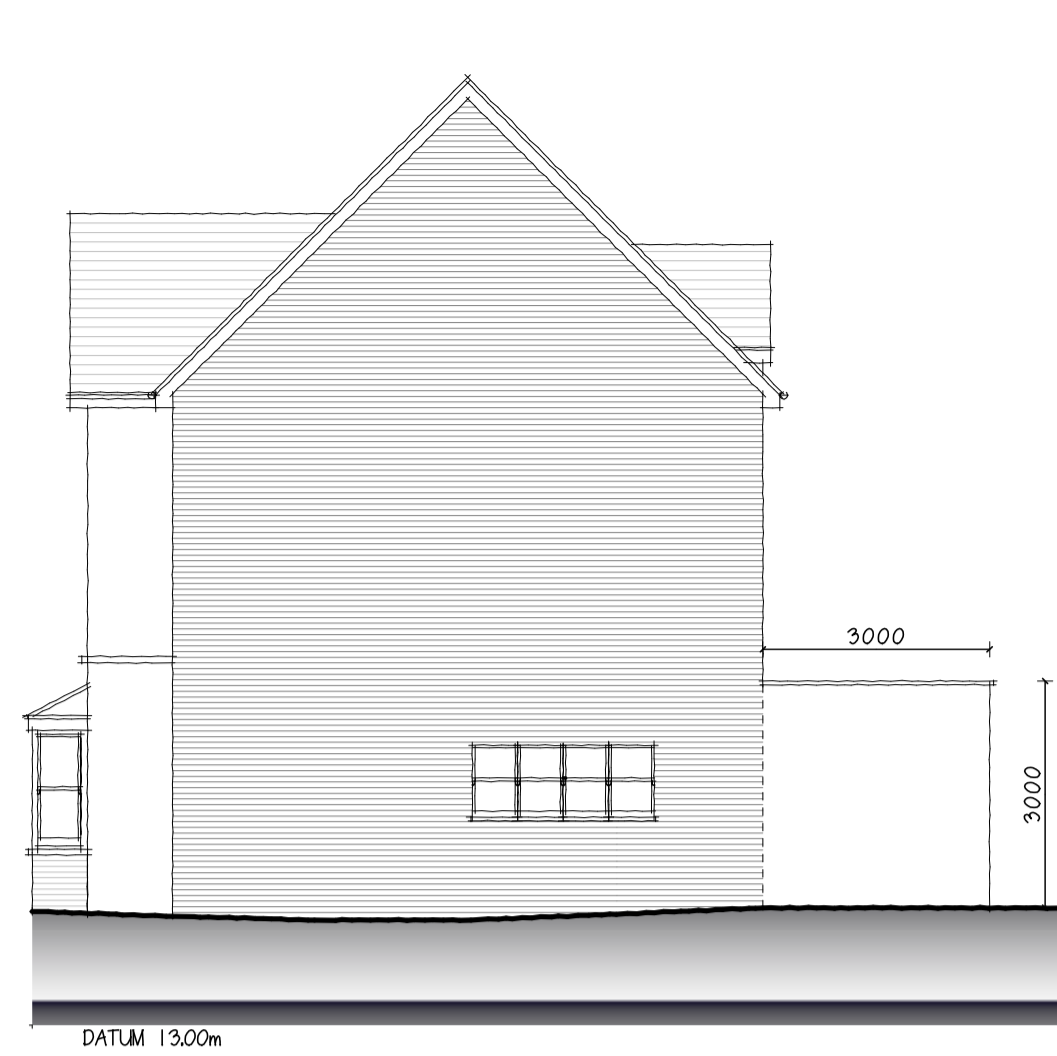
STH Surveys is the trading name for Reed Geomatics Limited

SURVEYED	SR	CLIENT:
DRAWN	HR	RDJW
SCALE	1:100	

FIRST FLOOR	
ADDRESS: SANKBY LEACROFT STAINES UPON THAMES	
JOB No	DRAWING NUMBER
RG17.976	02
1/3 Sheet	



FRONT ELEVATION



SIDE ELEVATION



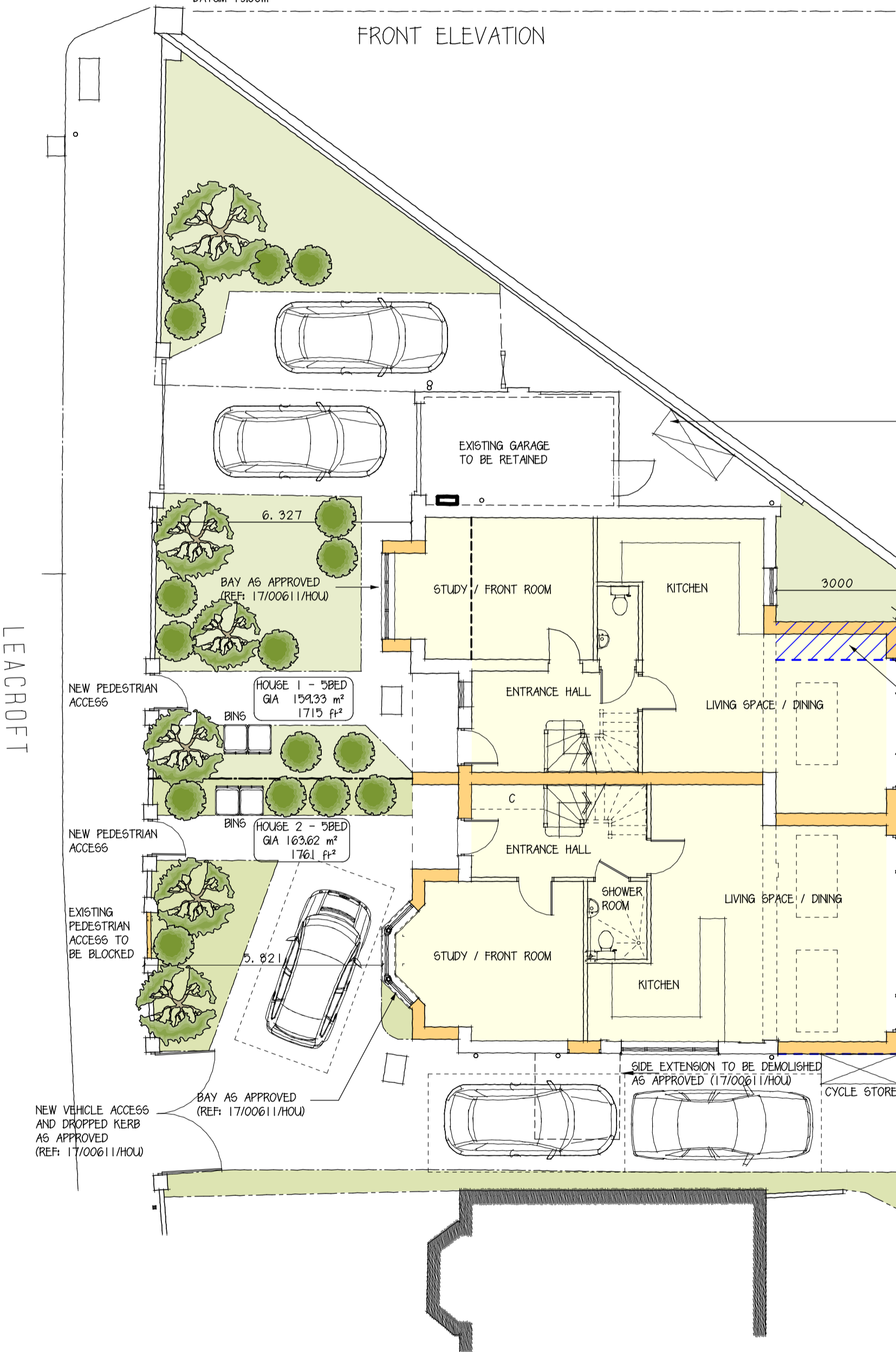
REAR ELEVATION



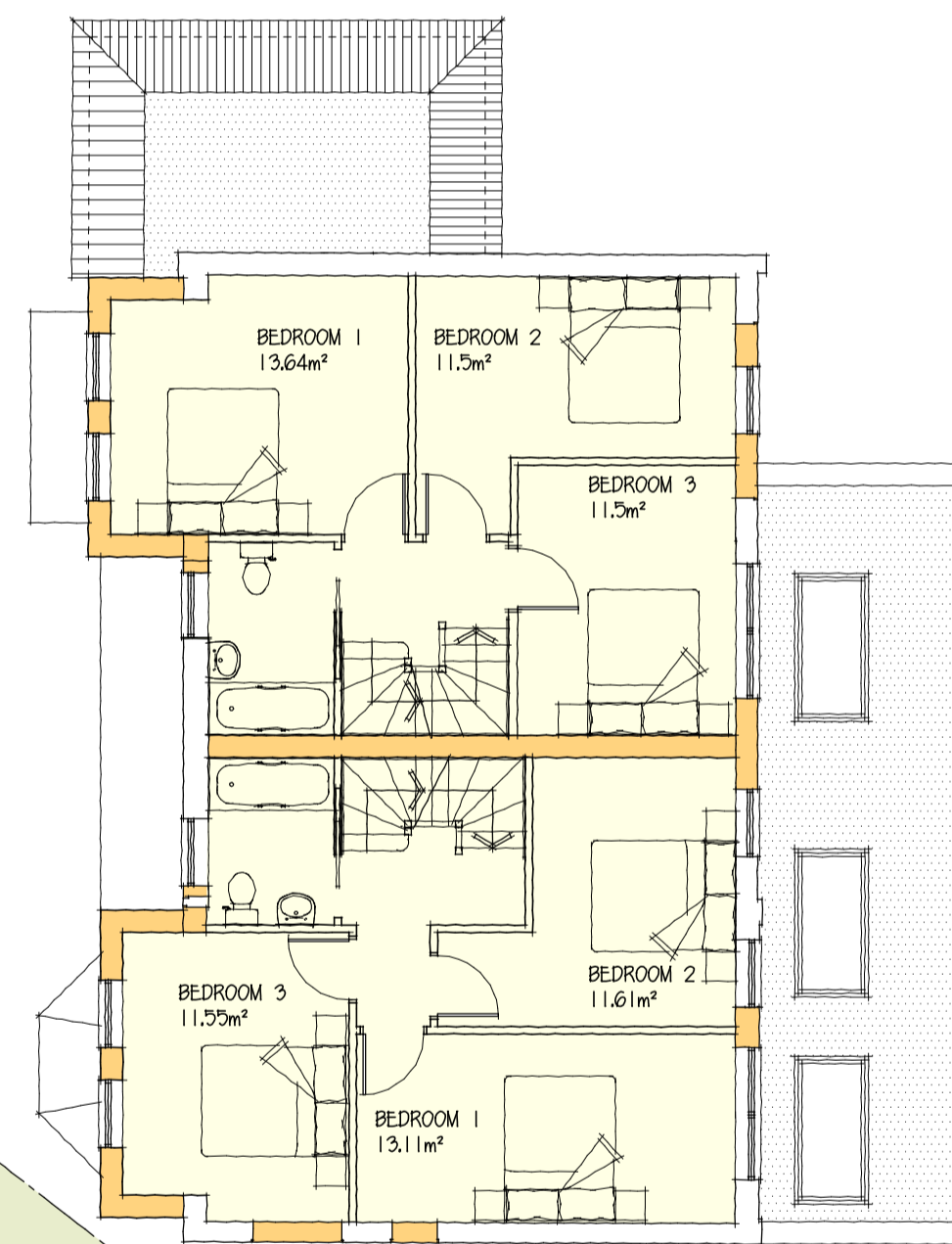
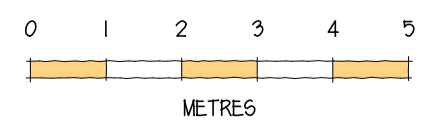
SIDE ELEVATION



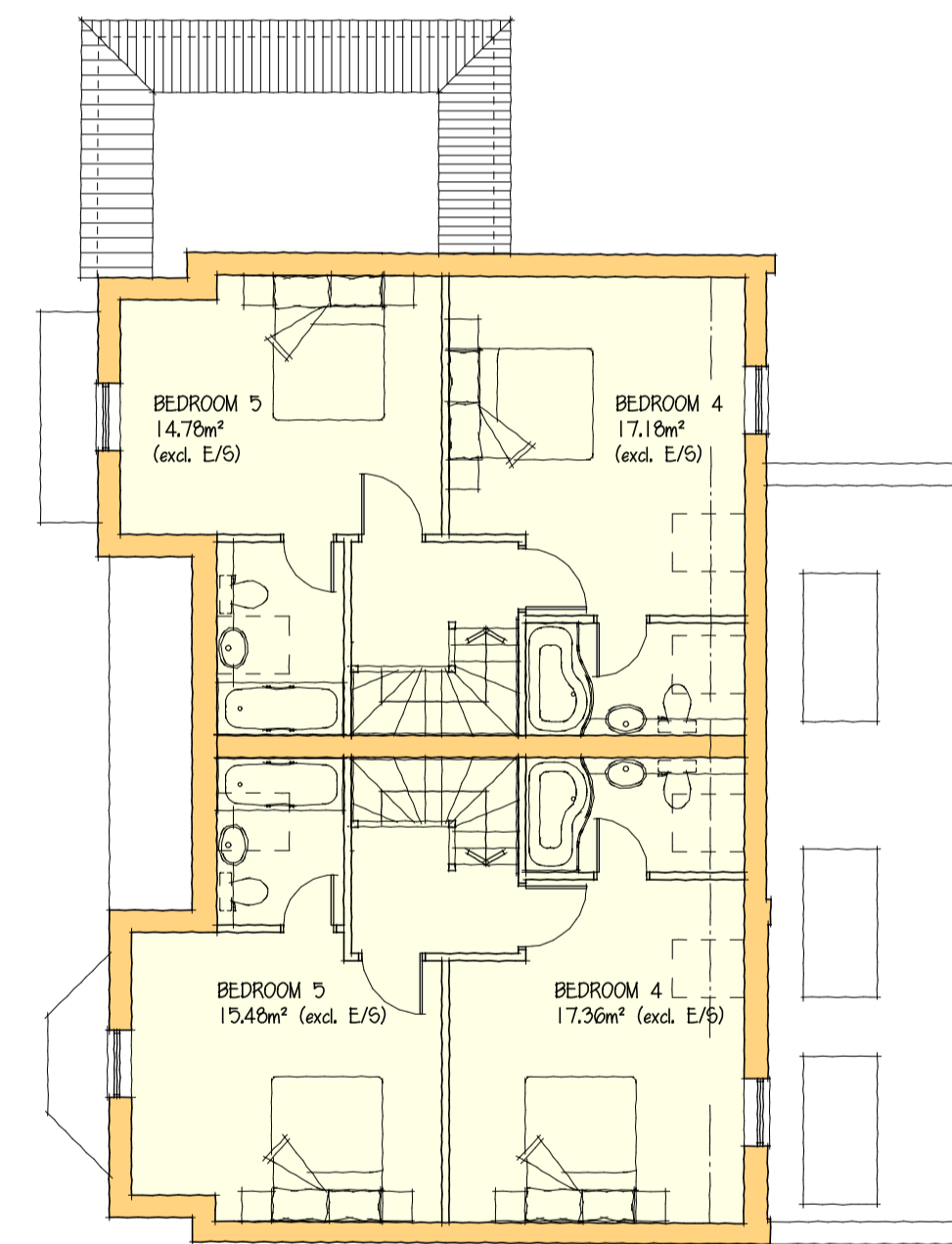
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 RIDGE HEIGHT 1990 MM AND EAVES 1190 MM
 CONCRETE BASE SIZE 1780 X 620 MM



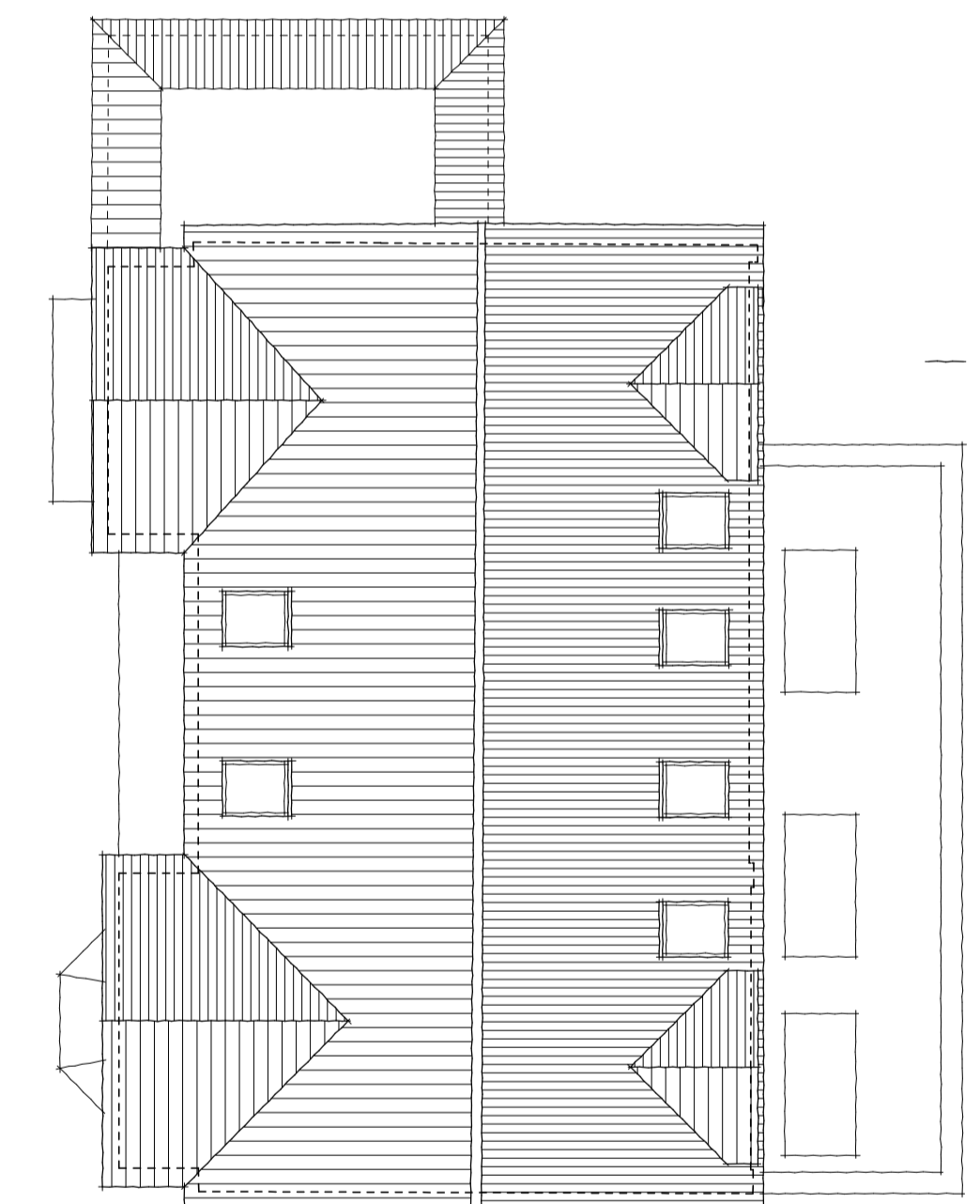
PROPOSED GROUND FLOOR PLAN / SITE LAYOUT



PROPOSED FIRST FLOOR PLAN



PROPOSED LOFT PLAN



PROPOSED ROOF PLAN

- NOTES
- 1 THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
 - 2 WRITTEN DIMENSIONS ONLY TO BE TAKEN THIS DRAWING MUST NOT BE SCALED
 - 3 THE ARCHITECT IS TO BE IMMEDIATELY NOTIFIED OF SUSPECTED OMISSIONS OR DISCREPANCIES

B GARAGE ROOF CHANGED FROM FLAT TO PITCH AJ 11/08/17
 A MINOR AMENDMENTS TO PARKING AND GARDENS AJ 09/08/17
 REVISION CHECKED DATE

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

DATE: 07/08/17
 SCALE: 1:100 @ A1
 DRAWN: AJ
 CHECKED: RN
PROPOSED DEVELOPMENT,
'GANKBY'
LEACROFT
STAINES
PROPOSED TWO HOUSES

DWG NO: **L2452/20** REV: **B**