

17/01938/FUL – 20 Bridge Street.

Scale 1:500

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Planning Committee

30 May 2018



Application No.	17/01938/FUL
Site Address	20 Bridge Street, Staines upon Thames, TW18 4TW
Applicant	CDP Staines Ltd
Proposal	Erection of a five storey building of 9 self-contained flats comprising 3 no. 1 bed flats, 5 no. 2 bed flats and 1 no. 3 bed flats with associated cycle parking following demolition of existing two storey building.
Ward	Staines
Called-in	N/A
Officer	Matthew Clapham

Application Dates	Valid: 2/1/2018	Expiry: 27/2/2018	Target: Over 8 weeks
Executive Summary	<p>This application seeks the demolition of the existing building and the creation of a new residential development comprising 9 flats.</p> <p>The site is located within the urban area, within a designated Employment and Shopping Area and the Staines Conservation Area. The principle of demolishing the existing buildings and redeveloping the site for residential purposes is considered acceptable. Whilst the proposed building will be up to 5-storeys in height, it is not excessively taller than surrounding properties and it is located directly opposite the Bridge Street Car Park site which has planning permission for a 13 storey development. The Council's Heritage Advisor has not raised any objections to the proposal.</p> <p>It is not considered that the proposal would have any significant adverse impacts upon the residential amenity of adjoining properties and notwithstanding the fact that limited amenity space is provided in the form of some balconies and terraces in view of the town centre location and proximity to open spaces, together with the satisfactory size of floorspace for each unit, it is considered that the proposals are acceptable for future occupiers.</p> <p>There is no on-site parking proposed but given the site's location within the town centre, it is not considered it is not considered that the proposal should be refused on parking grounds. The County Highway Authority have raised no objection on highway safety or parking grounds. There are also no concerns regarding flooding.</p>		

Recommended Decision	This planning application is recommended for approval, subject to conditions.
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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:

- LO1 (Flooding)
- HO1 (Providing New Housing Development)
- HO4 (Housing Size and Type)
- HO5 (Housing Density)
- EN1 (Design of New Development)
- EN3 (Air Quality)
- EN5 (Buildings of Architectural and Historic Interest)
- EN6 (Conservation Areas, Historic Landscapes, Parks and Gardens)
- EN11 (Development and Noise)
- EN15 (Development on Land affected by Contamination)
- CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
- CC2 (Sustainable Travel)
- CC3 (Parking Provision)

2. Relevant Planning History

2.1 Historical planning history relating to the use of the site as a restaurant and associated advertisements and there are no recent applications.

3. Description of Current Proposal

3.1 The application site comprises 217sq m in area and is located on the eastern side of Bridge Street, close to the junction with Clarence Street and Staines Bridge.

3.2 The site is currently occupied by a two storey building that was formerly a Chinese Restaurant although this is no longer operating.

3.3 To the north is Provident House, a four storey building that was formerly an office block, but has recently been converted to flats under the Prior Approval procedure. To the south is a part single storey / part two storey Listed Building fronting Clarence Street. Opposite is an office block known as the Ashby House and also the Bridge Street Car Park.

- 3.4 The proposal seeks to demolish the existing buildings on the site and provide a block of 9 flats with some small terrace/amenity areas. No on-site parking is provided.
- 3.5 The building would extend across the entire width of the site for the first three floors, with the fourth floor set back from the front and southern side and the fifth floor set back from the front and northern side. Amenity space would be provided in the form of balconies and terraces, with a mixture of brick balustrades and metal raining on the upper floor terrace.
- 3.6 The roof height would be approximately 3.5m higher than the adjoining Provident House.
- 3.7 Copies of the proposed site layout and elevations are provided as an appendix.

4. Consultations

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

Consultee	Comment
Head of Neighbourhood Services	No objections subject to a condition.
Staines Town Society	Raised Objections. On the grounds of excessive density, impact upon adjoining properties (in particular the listed building 41 Clarence Street), no parking or landscaping, loss of sunlight and overshadowing and views.
Environment Agency	Have informally removed objections with further comments and conditions to follow.
Environmental Health (contamination)	No objection but requests conditions.
Environmental Health (air quality)	No objection but made comments to applicant.
County Highway Authority	No objection but recommends conditions and informatives to be attached.

5. Public Consultation

- 5.1 20 letters of notification were sent out to neighbouring properties. In addition, a statutory notice has been displayed outside the site and a notice was placed in the local newspaper. Five letters of objection have been received, Reasons for objecting include:

- Overbearing impact
- Loss of light
- Overdevelopment
- Impact on Conservation Area
- Overshadowing/conflict with BRE guidance
- Lack of parking

6. Planning Issues

- Principle
- Need for housing
- Housing density
- Impact on Conservation Area
- Design and appearance
- Amenity space
- Impact on neighbouring properties
- Parking
- Flooding

7. Planning Considerations

Principle

- 7.1 The site is located within the urban area and is occupied by a currently vacant commercial building. The site is located within a designated Employment Area and one side of it is located with the Staines Town Centre Shopping Area. The property is located on the periphery of the Employment Area and evidence in the form of a Marketing Assessment has been submitted which concludes that the premises is *'unsuited to continued Class A retail use due partly to economic issues related to the declining sector made even more difficult by the trading position, the poor condition of the property and irregular layout. These conspire to render the premises beyond both a practical and economic life'*. The adjoining property at Provident House has been converted to residential use. The building was used as a restaurant with ancillary accommodation above, which would have provided limited employment opportunities. Therefore, on balance, the principle of demolishing the existing commercial building and replacing it with a new residential development is 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 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". In addition, the draft NPPF (March 2018) also states that *'where the policies which are most important for determining the application are out-of-date, granting permission unless: i). the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed ; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'*
- 7.6 Having regard to the proposed development and taking into account the above and adopted policy HO1 which encourages new development, it is considered that the principle of housing on this site is acceptable and particular weight should be given to the merits of this development.

Housing Density

- 7.7 Policy HO5 of the CS & P DPD states that within Staines Town Centre, development should be at or above 75 dwellings per hectare (dph). Higher density development may be acceptable where it is demonstrated that the development complies with Policy EN1 on design, particularly in terms of its compatibility with the character of the area and is in a location that is accessible by non car-based modes of travel.
- 7.8 The application site area is 0.0217 hectares. The proposed density is therefore 414 dwellings per hectare (dph), which is above the 75 dph range stipulated in Policy HO5. It is important to note that any mathematical density figure, is in part, a product of the mix of units proposed. In this case all of the units are either 1 bed or 2 bed and accordingly it is possible to accommodate many more small units within a given floorspace and an acceptable numerical density can be much higher. Moreover, the site is in a location that is well served by public transport and is within the town centre.
- 7.9 The NPPF requires in paragraphs 122 and 123 that in achieving appropriate densities:
122. Planning policies and decisions should support development that makes efficient use of land, taking into account:
- a) the identified need for housing and other forms of development, and the availability of land suitable for accommodating it;
 - b) local market conditions and viability;
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - d) the desirability of maintaining an area's prevailing character (including residential gardens), or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive places.

123. Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;

b) the use of minimum density standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range; and

c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site.

Accordingly the proposed housing density is considered acceptable, subject to it complying with Policy EN1 on design.

Design and Appearance and impact on Heritage Assets

- 7.10 The proposed building is contemporary in terms of design, with the upper floors being recessed to the front and sides. These set-backs and the parapet being achieved by a low run of railings to the front is considered to help 'break up' the appearance of the building. Those parts of the building that are slightly set back from the main elevation also help to reduce the apparent scale of the building.
- 7.11 Policy EN1 of the Core Strategy and Policies Development Plan Document 2009 requires a high standard in the design and layout of new development. It states that new development should '*create buildings... that 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*'. The area is mixed in terms of the scale and height of buildings, although it should be noted that there are a number of town centre developments that are proposed or under construction that are significantly higher than the 5 storeys proposed on this site. Provident House, next door is 4 storeys in height and therefore this proposal would not appear out of character within the street scene to the north. To the south a single storey rear projection to a two storey listed building, although this buildings appears three storey in height terms due to its distinct design.
- 7.12 In Heritage terms, Policy EN6 of the CS&P DPD, requires that proposals preserve and enhance the character and appearance of the Area. Policy EN5(f) also requires that development proposals for any sites affecting the setting of

a listed building should pay special regard to the need to preserve its setting. While there is a listed building to the south, there are a number of other modern styles of buildings in the vicinity. The Councils Heritage Advisor has not raised any concerns. He commented that:

'the massing concept was sensitive in relation to the robustly detailed facade to the north and more importantly, the smaller listed corner building on the other side which forms the junction of Bridge Street and Clarence Street.

The design defers to the scale of the listed No.41 with a tiered effect at the upper two stories. The straight-on Bridge Street elevation does not illustrate the subtle effect of this as well as a view from higher up Bridge Street looking towards the corner of the two streets.

I think the scale of the proposal is successful in townscape terms and will introduce residential vitality into this part of the conservation area'.

Small amendments were recommended which have been implemented and the Heritage Advisor commented that these alterations:

'would help this building to enhance the character of the conservation area as well as relate well with other modern designs in the vicinity'.

- 7.13 Therefore, overall, the design and appearance of the scheme is considered acceptable. It would also not impact upon the setting of the adjoining listed building and would preserve and enhance the character and appearance of the Conservation Area.

Amenity of Future Residents

- 7.14 It is considered that the proposal would provide an acceptable level of residential amenity for the future occupiers of the development. The Department for Communities and Local Government's 'Technical housing standards' (March 2015) sets out minimum floor areas for new dwellings which each unit would comply with or exceed.
- 7.15 It is proposed that each unit would have a small external terrace/balcony area. While the level of amenity space provided is below that prescribed in the SPD, in view of the sustainable location and the wider benefits of the proposal in terms of the provision of housing, the level of amenity provided to the future occupiers is considered acceptable.

Impact on Neighbouring Properties

- 7.17 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.
- 7.18 The Council's Supplementary Planning document (SPD) on the Design of Residential Extensions and New Residential Development 2011 also provides guidance on these matters. This SPD guidance uses principles contained in the BRE document on planning for daylight and sunlight. Paragraph 123 of the draft NPPF is of particular significance in assessing this matter. It states that:

Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and

decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site. In these circumstances:

a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;

b) the use of minimum density standards should also be considered for other parts of the plan area. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range; and

c) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site.

7.19 Careful consideration has been given to the occupiers of Provident House. In terms of the 3-storey element of Provident House (the original office building), the 45 degree horizontal angles to these windows would not be infringed by the proposals. It is noted that the 45 degree vertical angles taken from the ground, first and second floors of the first set of windows nearest to the proposed building would be infringed. However, these windows do have a clear outlook directly to the front and the proposed building only extends 1m further forward than Provident House. Therefore, it is considered, in view of the relationship between the two properties and the outlook and light afforded to the neighbouring properties windows, that any loss of light and outlook would be minimal and would not justify refusal on loss of light or visual outlook terms. The site is located in a town centre location and therefore the guidance contained in the SPD is more flexible.

7.20 With regard to the additional floor that has been added to the adjoining property at Provident House, assessment has been given to the impacts upon both the windows and also the balconies to the two units on this floor. From the side windows themselves, the 25 degree angle would not be infringed, nor would the 45 degree horizontal angles to the external sides be infringed by the proposal, although the internal angles would be. However this would initially be infringed by the existing privacy screen between the two balconies and in any event, there is still an open aspect to the front of each balcony and partially to the side. However it is acknowledged, as stated in a third party representation, the balconies/terraces do extend closer to the proposed building, reducing separation distances. Third party representations have raised concerns regarding the potential impacts upon the top floor units with regard to loss of light and also visual intrusion. The original proposal has been amended to move the upper floor further away from the adjoining balcony to both reduce any visual intrusion and to minimise any loss of light, although this is contested by

the third party representing the adjoining property. As stated earlier, both units have clear outlook to the front/rear and therefore, on balance, it is considered that the impacts upon these two units are mitigated by the amended plans and with the remaining visual outlook, on balance, it is not considered that there is sufficient harm to justify refusal of planning permission on visual impact or outlook grounds.

- 7.21 In terms of overlooking, the applicant has agreed to the use of privacy screens to the sides of the upper floor balconies/terraces. The remaining external amenity areas do not look out onto residential uses or are sufficient distance not to result in any overlooking concerns.

Parking Provision

- 7.22 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.
- 7.23 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 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.
- 7.24 The supporting text to the Parking Standards and associated 'Position Statement' stipulates a number of exceptional situations where a reduction in parking will be allowed. One of these situations includes town centre locations where the reduction in parking will be assessed against, amongst other transport considerations, the range and quality of facilities within reasonable walking distance.
- 7.25 The County Highway Authority has not raised an objection regarding the lack of parking provision nor on highway safety grounds and noted that
- 'the County Highway Authority considers that, due to the parking restrictions that are in operation in all of the roads in the vicinity of the site, it is unlikely that vehicles would park anywhere that would materially compromise safety or capacity of the highway. In addition, it is feasible in this sustainable location to occupy the proposed residential units without access to a private car'.*
- 7.26 The application site is located within a town centre and in an area that is well served by public transport and facilities for retail and entertainment. There is also a large supermarket within walking distance over Staines Bridge. In addition, cycle parking is provided to the satisfaction of the County Highway Authority. Therefore, in this context, it is considered that the site is in an accessible location and I consider that there are sufficient grounds to justify refusing the proposals on the lack of any parking.

Flooding

- 7.27 The site is located partly within Zone 3a and partly within Zone 2 Flood Risk Areas. The Environment Agency have informally removed their objection and have requested conditions and their detailed response will be reported orally to the Committee. However, the footprint remains largely unchanged and therefore no significant flood risks are considered to arise from the construction. In terms of the safety and welfare of future occupiers, it is considered that there is safe access and egress over Staines Bridge and onto the Causeway.

Local Finance Considerations

- 7.27 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.
- 7.28 In consideration of S155 of the Housing and Planning Act 2016, the proposal is a CIL chargeable development. 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

- 7.29 A condition has been imposed requiring details of the refuse storage arrangements.
- 7.30 All of the proposed units will be either one or two bedroom in size and the development therefore complies with the Council's smaller dwellings policy (HO4 of the CS & P DPD).
- 7.31 The Council's Pollution Control Officer has raised no objection on air quality grounds, although have suggested that the applicant include ventilation measures to protect the health of future occupiers.

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 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:

17006 [EX] 001; 100; 101; 102; 103; 104; 201; 202; 203 300 received
2/1/2018.

17006[GA] 101 rev C; 102 rev C; 103 rev B received 2/1/2018

17006[GA] 200 rev C; 203 rev C; 300 rev D received 26/2/2018

17006 [GA] 104 rev E; 105 rev F; 200 rev D; 201 rev D 202 rev E received
16/3/2018

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

3. Prior to the construction of the building hereby permitted is first commenced details of the materials and detailing to be used for the external surfaces of the buildings 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.

4. No development shall take place until:-
 - a) A comprehensive desk-top study was submitted and completed at the application stage.
 - 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.

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

5. 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.

6. Prior to the construction of the building hereby permitted is first commenced a report shall be 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 the 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 Policy SP7 and CC1 of the Spelthorne Development Plan Core Strategy and Policies DPD.

7. The development hereby approved shall not be first occupied unless and until the facilities for the secure, covered parking of bicycles has been provided in accordance with the approved plans. Thereafter, the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:- The above condition is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and accord with the National Planning Policy Framework 2012 and policies CC2 and 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 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. Notwithstanding the approved plans, prior to the construction of the building hereby permitted details of the balustrades for the balconies on the northern elevation to include measures to prevent overlooking towards to the neighbouring properties in Provident House Road shall be submitted to and approved in writing by the Local Planning Authority. The agreed balustrades shall be implemented prior to the occupation of the building and thereafter maintained as approved.

Reason:- To safeguard the amenity of neighbouring properties.

10. 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) programme of works (including measures for traffic management)
- e) provision of boundary hoarding behind any visibility zones
- f) vehicle routing

- g) measures to prevent the deposit of materials on the highway has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason:- 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.

11. No demolition shall take place, including any works of demolition or site clearance, until a demolition method statement detailing the proposed methodology for demolishing the existing structures and the mitigation measures to be implemented has been submitted to and approved in writing by the Local Planning Authority. The DMS shall include submission of a Pre-Demolition Asbestos Survey. The agreed methodology and mitigation measures shall be implemented in accordance with the approved details.

Reason:- To safeguard the amenity of neighbouring properties

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.

2. 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.
3. 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.
4. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highways Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
5. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing,

cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

6. 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).

7. The applicant is advised that the essential requirements for an acceptable communication plan 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.

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

8. 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.

20 BRIDGE STREET
 STAINES, TW18 4TW
 CLIENT
 CDP STAINES LTD
 PROJECT NUMBER
 17006

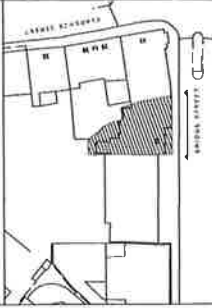
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LEGEND

- 01 White render
- 02 White metal guarding
- 03 White metal privacy screen
- 04 Entrance door
- 05 Metal framed double glazed doorset
- 06 Metal framed double glazed casement
- 07 Permeable surface
- 08 Dwarf wall with garden lead
- 09 Secure fence
- 10 Bin store
- 11 Bin store - recycling
- 12 Skip island
- 13 Rain garden roof
- 14 Shaded balcony
- 15 Roof terrace

REV	DATE	DESCRIPTION	BY
D	16.03.18	PLANNING REVS	FK
C	07.02.18	PLANNING REVS	FK
B	20.12.17	PLANNING	FK
A	28.10.17	PRE-APPLICATION ADVICE	FK
A	19.10.17	FLOOD RISK ASSESSMENT	FK
A	23.08.17	FLOOD RISK ASSESSMENT	FK

DRAWING TITLE

**GENERAL ARRANGEMENT
 ELEVATION 01
 BRIDGE STREET**

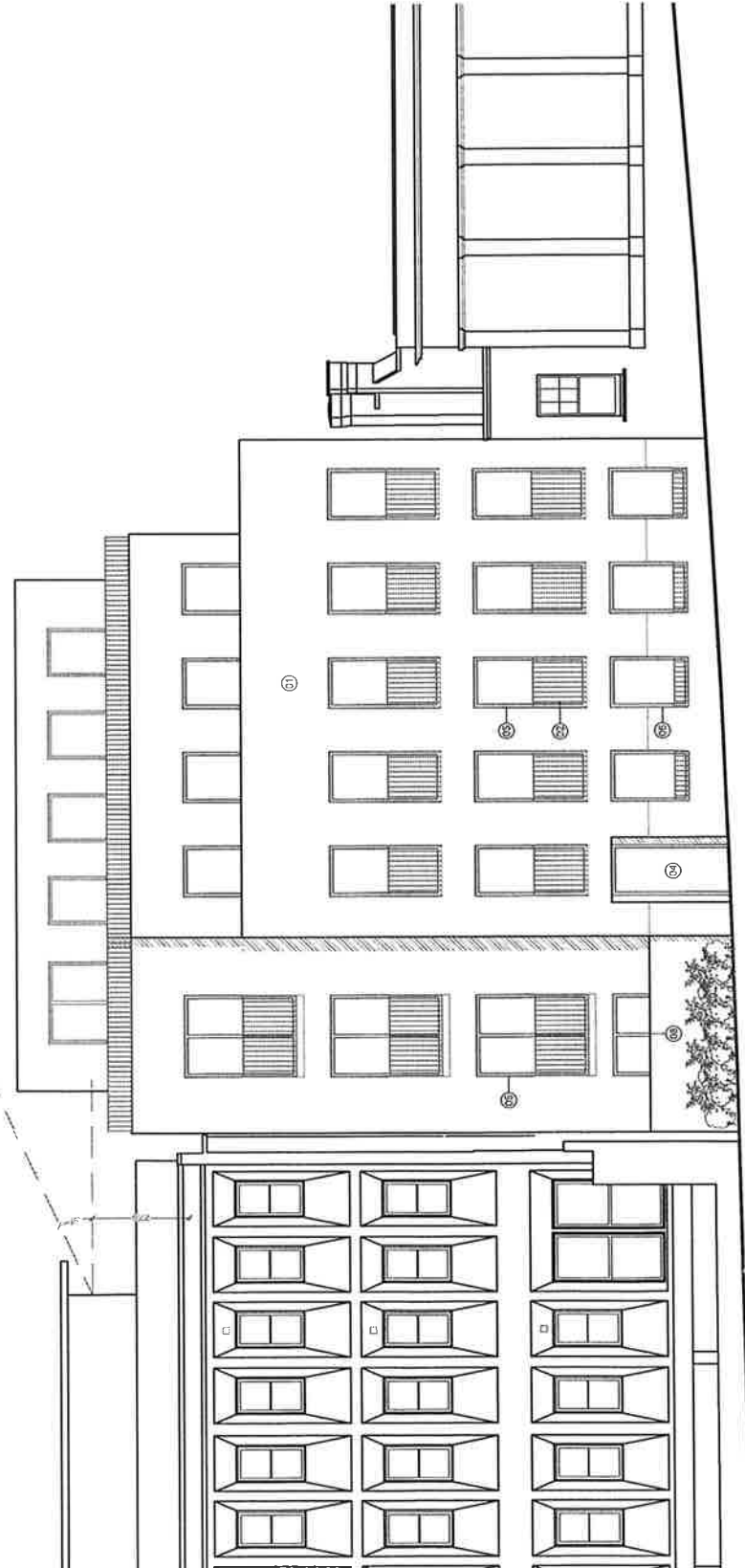
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DATE
 16.03.18

STAGE
 STAGE 2



20 BRIDGE STREET
STAINES, TW18 4TW

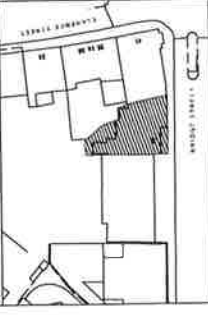
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3. Dimensions given. Do not scale off drawing.
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LEGEND:

- 01 White render
- 02 White metal guarding
- 03 White metal privacy screen
- 04 Metal framed double glazed doorset
- 05 Metal framed double glazed casement
- 06 Metal framed double glazed casement
- 07 Permeable surface
- 08 Diverter wall with garden bed
- 09 Rain garden roof
- 10 Bin store - waste
- 11 Bin store - recycling
- 12 Bike stand
- 13 Rain garden roof
- 14 Superdry room
- 15 Roof terrace

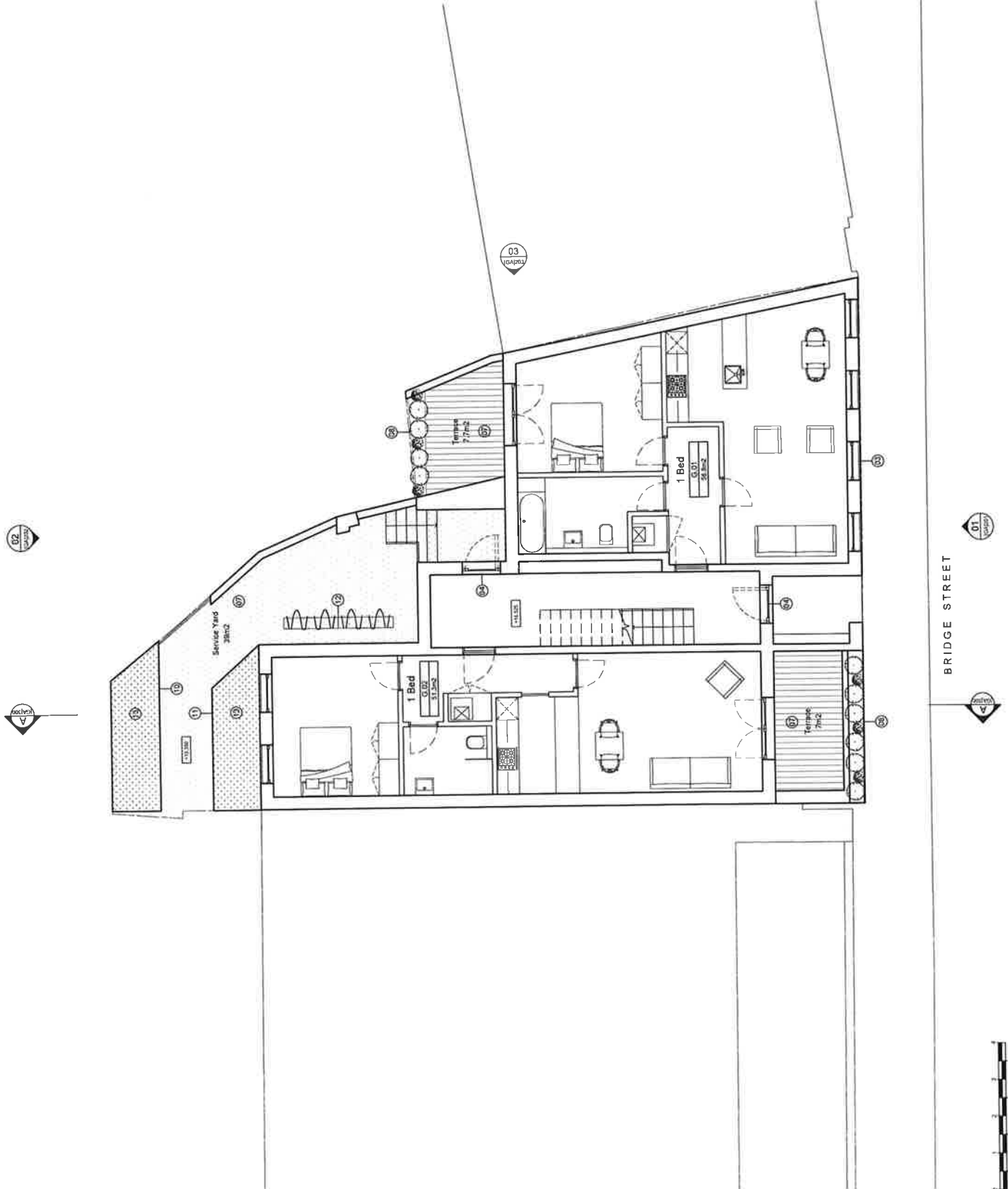
REV	DATE	DESCRIPTION	BY
B	20.12.17	PLANNING	FK
A	28.10.17	PRE APPLICATION ADVICE	FK
A	19.10.17	FLOOD RISK ASSESSMENT	FK
J	23.08.17	FLOOD RISK ASSESSMENT	FK

DRAWING TITLE
**GENERAL ARRANGEMENT
GROUND FLOOR PLAN**

DRAWING NO
17006 [GA] 100

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REVISION	DATE	STAGE
B	20.12.17	STAGE 2



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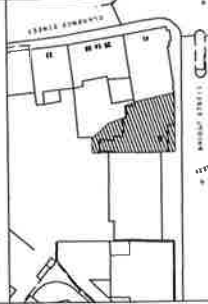
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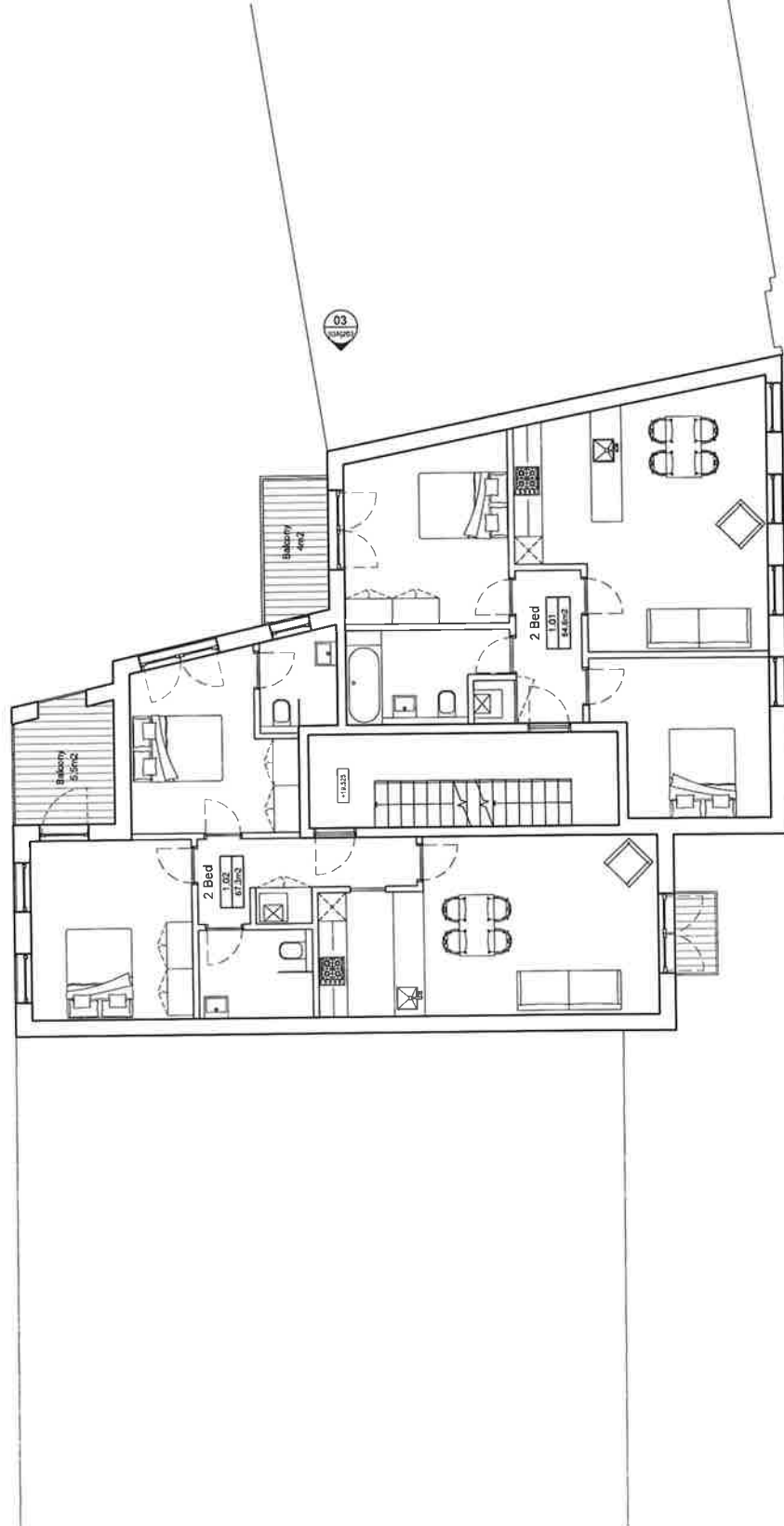
LEGEND

- 01 White render
- 02 White metal guarding
- 03 White metal privacy screen
- 04 Metal framed double glazed doorset
- 05 Metal framed double glazed doorset
- 06 Metal framed double glazed doorset
- 07 Permeable surface
- 08 Sliver wall with garden bed
- 09 Sliver wall
- 10 Bin store - waste
- 11 Bin store - recycling
- 12 Bike stand
- 13 Bin garden roof
- 14 Surfacing
- 15 Roof terrace

REV	DATE	DESCRIPTION	BY
C	20.12.17	PLANNING	FK
B	28.11.17	PLANNING	FK
A	26.10.17	PRE APPLICATION ADVICE	FK
A	19.10.17	FLOOD RISK ASSESSMENT	FK
J	23.08.17	FLOOD RISK ASSESSMENT	FK

GENERAL ARRANGEMENT
FIRST FLOOR PLAN

DRAWING NO	SCALE	
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REVISION	DATE	STAGE
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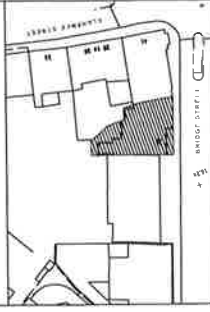
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LEGEND

- 01 White render
- 02 White metal guarding
- 03 White metal privacy screen
- 04 Metal framed double glazed door
- 05 Metal framed double glazed window
- 06 Permeable surface
- 07 Smart wall with garden bed
- 08 Bin store - waste
- 09 Bin store - recycling
- 10 Bin store - waste
- 11 Bin store - recycling
- 12 Bike stand
- 13 Rain garden pool
- 14 Smart privacy
- 15 Roof terrace

REV	DATE	DESCRIPTION	BY
C	20.12.17	PLANNING	FK
B	28.11.17	PLANNING	FK
A	26.10.17	PRE-APPLICATION ADVICE	FK
A	19.10.17	FLOOD RISK ASSESSMENT	FK
I	23.08.17	FLOOD RISK ASSESSMENT	FK

DRAWING TITLE

**GENERAL ARRANGEMENT
SECOND FLOOR PLAN**

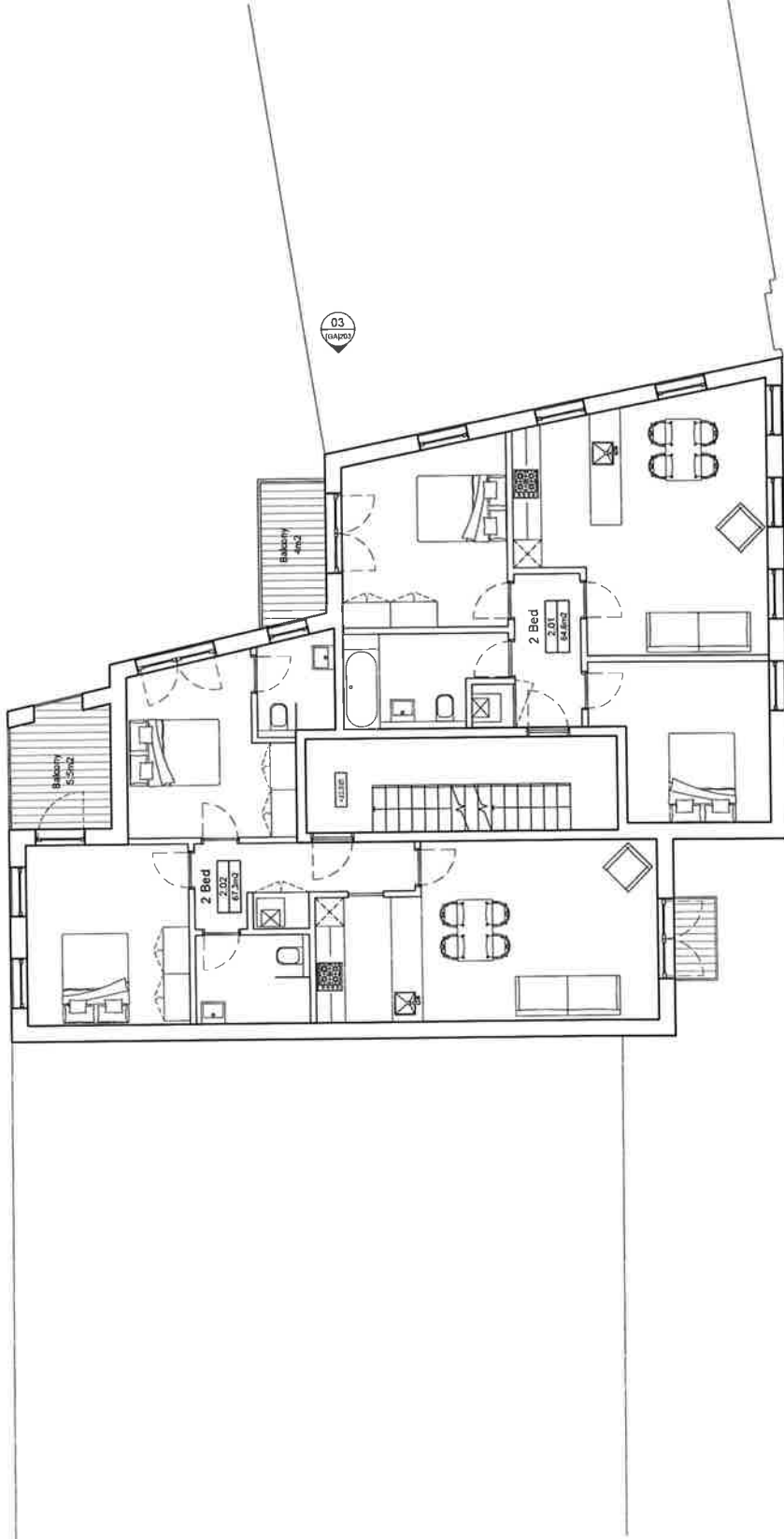
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20.12.17

STAGE
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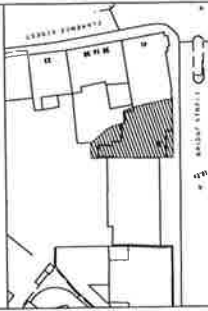
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LEGEND:

- 01 White render
- 02 White metal guarding
- 03 Metal driveway kerbs
- 04 Entrance door
- 05 Metal framed double glazed doorset
- 06 Metal framed double glazed casement
- 07 Permeable surface
- 08 Carpet with garden bed
- 09 Secure fence
- 10 Bin store - waste
- 11 Bin store - recycling
- 12 Bike stand
- 13 Asphalt roof
- 14 Slatted balcony
- 15 Roof terrace

REV	DATE	DESCRIPTION	BY
B	20.12.17	PLANNING	FK
A	26.10.17	PRE APPLICATION ADVICE	FK
A	19.10.17	FLOOD RISK ASSESSMENT	FK
J	20.08.17	FLOOD RISK ASSESSMENT	FK

DRAWING TITLE

**GENERAL ARRANGEMENT
THIRD FLOOR PLAN**

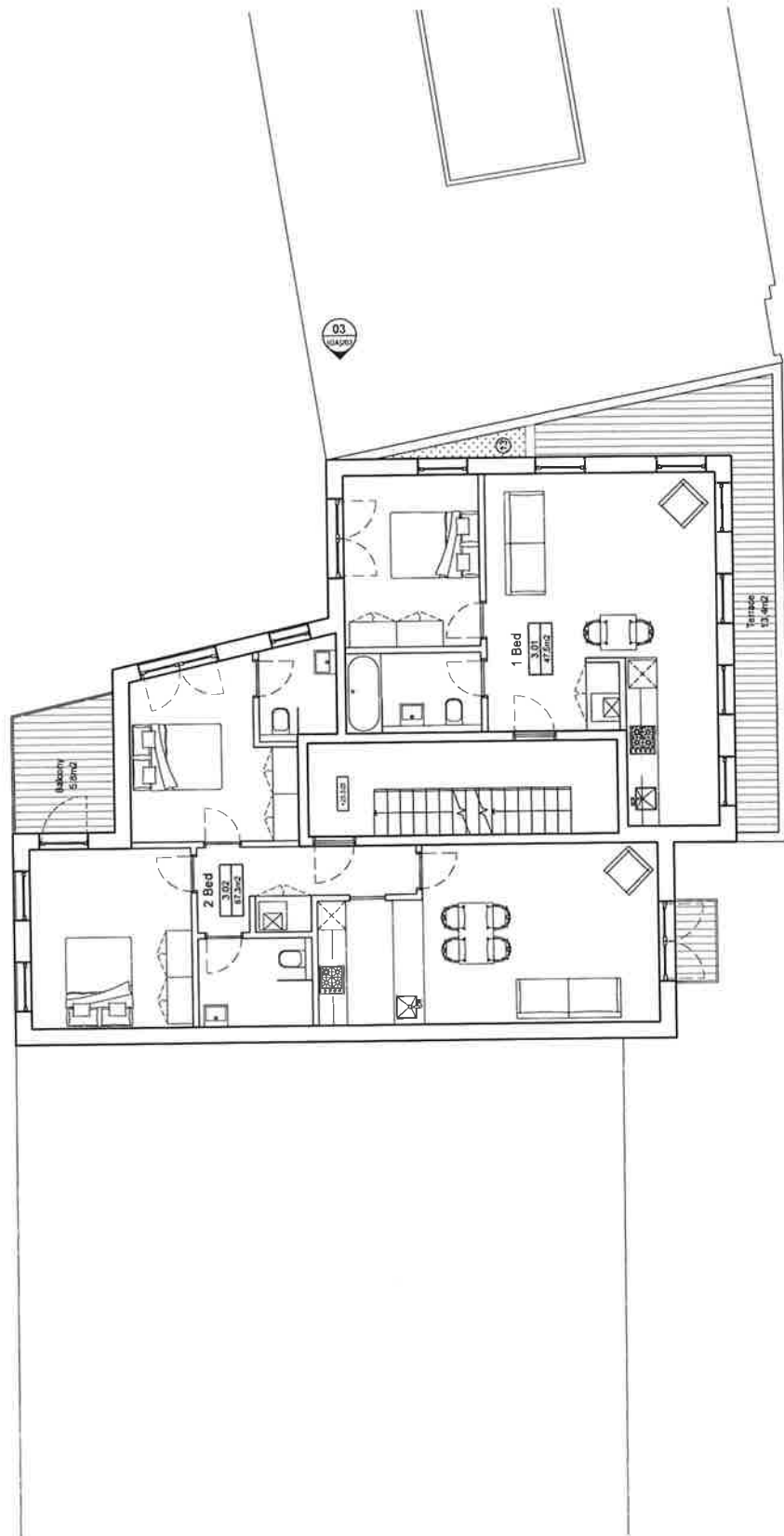
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SCALE
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REVISION
B

DATE
20.12.17

STAGE
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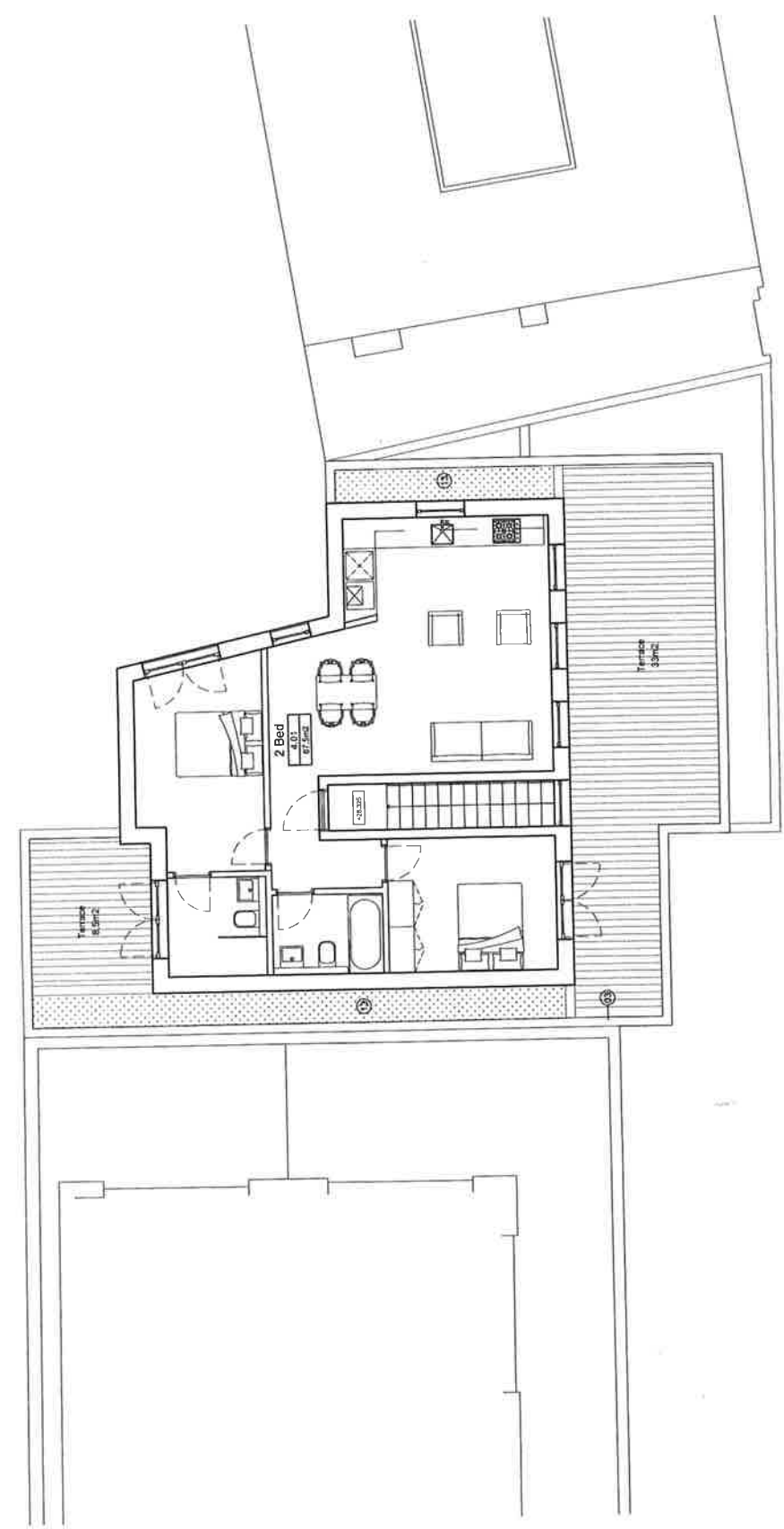
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LEGEND

- 01 White render
- 02 White metal guarding
- 03 White metal privacy screen
- 04 Entrance door
- 05 Metal privacy screen (possible glazed doors)
- 06 Metal privacy screen (possible glazed doors)
- 07 Permeable surface
- 08 Dvert well with garden bed
- 09 Secure fence
- 10 Bin store - waste
- 11 Bin store - recycling
- 12 Bike stand
- 13 Rain garden roof
- 14 Slatted balcony
- 15 Roof terrace



REV.	DATE	DESCRIPTION	BY
E	16.03.18	PLANNING REVS	FK
D	22.02.18	PLANNING REVS	FK
C	07.02.18	PLANNING REVS	FK
B	20.12.17	PLANNING	FK
A	26.10.17	PRE APPLICATION ADVICE	FK
A	19.10.17	FLOOD RISK ASSESSMENT	FK
J	23.08.17	FLOOD RISK ASSESSMENT	FK

DRAWING TITLE
**GENERAL ARRANGEMENT
FOURTH FLOOR PLAN**

DRAWING NO
17006 [GA] 104

SCALE
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REVISION
E

DATE
16.03.18

STAGE
STAGE 2

