

EN

Allotment Gardens

Water House

River Ash

Works

103

Drain

FB

115
117
119
121

Drain

FARFIELD AVENUE

Linden Place

PH

73

77

81

91

93 to 101

14.9m

ROMAN ROAD

TCB

SHENLTON ROAD

Centuric

Elizabeth House

El Sub Sta

Venture House

42 to 54

Prism House

18 to 22

9

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Sub Stas

El Sub Sta

NEW STREET

SIDNEY ROAD

Romana Court

1 to 07



16/01683/FUL

Venture House, 42-54 London Road,
Staines-upon-Thames, TW18 4HF



1:1,250

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Planning Committee

14 December 2016



Application Nos.	16/01683/FUL		
Site Address	Venture House, 42 – 54 London Road, Staines upon Thames		
Proposal	Removal of surface level car park and erection of a two-storey block of 6 flats (4 no. 1-bed and 2 no. 2-bed) together with associated car and cycle parking, bin storage and landscaping.		
Applicant	Inland Homes Dev. Ltd		
Ward	Staines		
Call in details	N/A		
Case Officer	Paul Tomson		
Application Dates	Valid: 21.10.2016	Expiry: 16.12.2016	Target: Under 8 weeks
Executive Summary	<p>This application is seeks the removal of the existing surface level car park at the rear of the site and the erection of a 2-storey building to provide 6 flats. Whilst the site is located within a designated Employment Area, Prior Approval was granted in January 2015 to convert the offices to residential and it is therefore considered that the Council could not object to the loss of the commercial car parking area. (a further Prior Approval for 31 flats has since been approved). The design and scale of the new building is in keeping with the character of the area. The development will have an acceptable relationship with the neighbouring residential properties in New Street and Sidney Road. Satisfactory levels of amenity space and parking will be provided. Furthermore, the scheme is considered acceptable in flood risk terms.</p>		
Recommended Decision	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:

- LO1 (Flooding)
- EM1 (Employment Development)
- HO4 (Housing Size and Type)
- HO5 (Housing Density)
- EN1 (Design of New Development)
- CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
- CC3 (Parking Provision)

2. **Relevant Planning History**

SP/97/0594	Redevelopment to provide 3-storey office building, with car parking (including basement car parking) and associated works.	Approved 22/04/1998
14/02058/PDO	Prior Approval Notification for the change of use from offices (Use Class B1a) to residential (Use Class C3) comprising 29 flats.	Prior Approval Given 20/01/2015
15/00654/FUL	Removal of surface level car park and erection of a two-storey block of 6 flats (4 no. 1-bed and 2 no. 2-bed) together with associated amenity space.	Withdrawn 15/07/2015
15/01352/FUL	Removal of surface level car park and erection of a two-storey block of 6 flats (4 no. 1-bed and 2 no. 2-bed) together with associated amenity space.	Approved 18/01/2016
16/00978/PDO	Prior Approval Notification for the change of use from offices (Use Class B1) to Residential (Use Class C3) comprising 31 flats.	Prior Approval Given 09/08/2016
16/01605/FUL	Alteration to the elevations of the existing building including changes to the fenestration, installation of louvres to the rear and smoke vent on the roof to facilitate the conversion to residential.	Approved 16/11/2016

3. Description of Current Proposal

- 3.1 The application relates to Venture House, 42 – 54 London Road, which is a 3-storey office building located on the southern side of the road. It has a basement car park, and a surface level car park located towards the rear of the site. The site is located within a designated Employment Area. It is also within an area liable to flood: Zone 2, which has between 1 in 100 year and 1 in 1000 year chance of flooding.
- 3.2 To the east is the adjacent 3-storey office block of Elizabeth House and its associated car park. To the west are the residential properties of 11 – 19 New Street. Further to the west on the other side of New Street is the commercial building of Prism House. To the south are the dwellings of 27 and 29 Sidney Road and their rear gardens.
- 3.3 The proposal involves the removal of the surface level car park and the erection of a 2-storey block of 6 flats. The proposed building will measure 15.46m in depth, 14.80m in width and 6.3m in height. It will be faced in a mix of coloured render and buff brickwork. A communal amenity space will be provided. The proposed dwelling mix will comprise 4 no. 1-bed and 2 no. 2-bed units. 6 no. designated parking spaces (1 per unit) will be provided; 4 of them will be situated on the eastern side of the existing building of Venture House, whilst the other 2 will be located immediately in front of the proposed building.
- 3.4 The proposal differs from the previous approved scheme (15/01352/FUL) in that the design and appearance of the building has changed. In particular, the previous pitched roof design has been replaced with a 'Mews-style' flat roof design. The external treatment is also different with the ground floor faced in cream coloured render and the first floor in buff brickwork compared with the previously approved building which was entirely buff brickwork. The location of the car parking spaces has also changed with them located closer to the new building.
- 3.5 It is relevant to note that in August 2016 Prior Approval was granted under the Government's relaxation of Permitted Development rights to convert Venture House from Offices (Use Class B1a) to Residential (Use Class C3) to provide 31 flats (16/00978/PDO). Planning permission has since been approved for external alterations to the existing building (16/01605/FUL), and for new bin stores and additional car parking spaces (16/01616/FUL). At the time of the officer's recent site visit, the contractors due to implement the conversion of the existing building to flats were present on the site.
- 3.6 It should be noted that compared with the previous approved scheme, 15/01352/FUL, the current proposal has a marginally smaller footprint, higher eaves level but a lower overall height and is located in a very similar position.

- 3.7 Copies of the proposed site layout, floor plans and elevations are provided as an Appendix. In addition, copies of the approved site layout, floor plans and elevations are attached as an Appendix.

4. **Consultations**

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

Consultee	Comment
County Highway Authority	No objection.
Environmental Health (Pollution)	No objection subject to conditions relating to contaminated land and air quality.
Environment Agency	No objection subject to conditions.
Street Scene	No objection.
County Archaeologist	No objection subject to a condition.

5. **Public Consultation**

- 5.1 31 neighbouring properties were notified of the planning application. 4 letters of objection has been received raising the following issues:

- Increase in traffic and parking.
- Overlooking/loss of privacy. Impact will be made worse with the proposed Juliet balconies.
- Noise and dust during construction
- Lack of screening along the rear (southern) boundary. The previous planning permission proposed tree planting.
- Question the need for 6 flats in this location. The land would be better used as a communal garden for the other flats in Venture House.
- Overdevelopment of the site with limited parking.

6 **Planning Issues**

- Loss of designated Employment Land/Principle
- Housing size and type
- Housing density
- Design and appearance
- Impact on neighbouring residential properties
- Amenity space
- Parking/Loss of existing parking
- Flooding

7 **Planning Considerations**

Loss of designated Employment Land/Principle

- 7.1 The site is located within a designated Employment Area. Policy EM1 of the Core Strategy and Policies DPD 2009 (CS & P DPD) stipulates that there

shall be no loss of employment land or floorspace within an Employment Area. Whilst the proposal will result in the loss of part of the site (i.e. the surface level car park) to residential, it is not considered that the Council could resist the loss of this particular area of designated employment. As mentioned above, in August 2016 Prior Approval was granted for the change of use of the entire site from offices to residential comprising 31 flats. Both the basement and surface level car park was to be used for parking in association with the new flats. Whilst the applicant has recently applied to the Local Planning Authority for a Non-Material Amendment to reduce the level of car parking from 59 to 27, the loss of the employment use of the site and the principle of residential development has already been accepted.

Housing Density

- 7.2 Policy HO5 of the CS & P DPD states that within higher density residential areas, including those characterised by a significant proportion of flats and those containing significant Employment Areas, new development should generally be in the range of 40 – 75 dwellings per hectare (dph). Higher density development may be acceptable where it is demonstrated that the development complies with Policy EN1 of the CS & P DPD 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.
- 7.3 Whilst the main part of the site is still occupied as offices, the proposed residential density for the southern part of the site where the block of flats is to be sited is 108 dph. However, this does not include the area covered by the 4 designated parking spaces situated next to the eastern side of Venture House or the access thereto, which would if included, lower the density level. If the existing office building is converted to residential and the proposed block of 6 flats implemented, the residential density for the overall site would 185 dph. The proposed building and associated amenity space is considered to be acceptable in design terms and complies with Policy EN1, which is explained in detail in the following paragraphs. Moreover, the site is in a location that is accessible by non car-based modes of travel. A consequence of higher residential density is that a lower parking provision is provided compared to that stipulated in the Council's Parking Standards. However, limited parking provision may still be acceptable in town centre locations with access to non car-based modes of transport. Consequently, the proposed housing density is considered acceptable in this particular location.

Design and Appearance

- 7.4 Policy EN1a of the CS & P DPD states that the Council will require a high standard in the design and layout of new development. 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 It is considered that the proposed design and appearance is acceptable and is in keeping with the character with the area. The new building will be set back from the London Road frontage and there will be only limited views of it through the gap between the existing office buildings. The proposed building will be faced with buff brickwork and cream coloured render, which is considered to complement the buff coloured brick elevations of Venture House. I do not consider an objection could be raised to the proposed flat roof design. The new building will be seen partly in context with the flat roof 3-storey office block of Elizabeth House and will not be located within a traditional street scene. The two-storey element would be in keeping with the existing residential properties in New Street. The proposed eastern elevation will be set in from the side boundary with Elizabeth House by 1.15m, whilst the proposed western side elevation will be set in from the boundary by between 1.55m and 3.15m. This is compliant with the minimum 1 metre set-in standard stipulated in the Supplementary Planning Document on Residential Extensions and New Residential Development 2011 (SPD)

Impact on Neighbouring Residential Properties

- 7.6 Policy EN1b of the CS & P DPD states that new development should 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.
- 7.7 The proposal is considered to have an acceptable relationship with neighbouring residential properties. Whilst the eaves level is higher than the approved scheme, there will be a satisfactory separation distance between the proposed 2-storey western flank elevation and the rear elevations of 11 – 17 New Street. For example, there will be a gap of at least 16.5 metres between the original 2-storey rear elevation of 15 New Street, which is 1.3 metres greater compared to the approved scheme. The distance will be 16 metres between the rear elevation of the maisonettes of 11 & 13 New Street. Both these distances are above the minimum 13.5m “back to flank” separation distance standard stipulated in the SPD. With regard to 27 and 29 Sidney Road, there will be gap of at least 10.5m between the proposed rear elevation and the southern boundary. The proposal therefore complies with the minimum 10.5m “back to boundary” standard in the SPD. Consequently, it is considered that there will not be any undue loss of amenity. I do not consider an objection could be raised to the proposed first floor Juliet balconies on the rear elevation. I also consider the relationship with the office building of Elizabeth House to be acceptable.

Amenity Space

- 7.8 The proposed development comprises a communal garden at the southern end of the site measuring 190 sqm. This is above the Council’s minimum amenity space standard of 185 sqm for scheme for this size and is considered acceptable. Moreover, the garden area faces a southerly direction and will therefore have a high amenity value.

Parking Provision

- 7.9 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.
- 7.10 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 exceptional situations where a reduction in parking will only be allowed. One of these situations includes town centre locations where the reduction 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.
- 7.11 The proposed parking provision is 6 spaces (1 space per unit). As mentioned above, 2 of the spaces are to be located in front of the building with the other 4 spaces adjacent to the eastern elevation of Venture House. The normal minimum parking standard for a scheme of this size is 8. The proposed provision is therefore 2 spaces below the standard. The site is located however, within the commercial area of Staines town centre. It is close to the train station which has a frequent and extensive service. It is also within easy walking distance of the shops and services of the town centre (which has the largest range of facilities in the Borough) and the bus station. There are also several bus services in London Road. Consequently, I consider that there is clear justification for a reduction in the level of parking on this particular site.
- 7.12 As mentioned above, the applicant has recently applied to the Local Planning Authority for a Non-Material Amendment to the Prior Approval for 31 flats (16/00978/PDO) seeking a reduction in the level of car parking from 59 to 27 spaces (the remaining basement car park). Whilst at the time of writing the Non-Material Amendment application is pending consideration, the County Highway Authority has already assessed this scenario as part of the current planning application (i.e. a total of 33 car parking spaces on the overall site to serve the office conversion to residential and the new build) and has raised no objection. They state that both 6 spaces for the proposed development and 27 spaces for the converted office building will not cause a highway safety problem due to the range of parking restrictions on the streets surrounding the application site.
- 7.13 It is relevant to note that planning permission has recently been granted (16/01616/FUL) for alterations to the existing car parking arrangement by creating 4 spaces fronting New Street (2 additional ones and 2 replacing existing spaces adjacent the basement ramp). Implementing this particular planning permission would result in 31 parking spaces provided on the site for the 31 flats in Venture House (i.e. 1 space per unit). This is in addition to the 6 parking spaces being provided for the proposed block of 6 flats, which

again represents 1 space per unit. The parking provision is comparable to, or slightly exceeds, other recently approved residential developments within Staines Town Centre and is acceptable.

Flooding

- 7.14 The site is located within Flood Zone 2, which has between 1 in 100 year and 1 in 1000 year chance of flooding. There is no objection in principle to the creation of new residential development in this relatively low risk flood zone. The Environment Agency were consulted and have raised no objection subject to conditions relating to contaminated land and groundwater. In addition conditions are to be imposed to prevent any raising of existing ground levels and requiring the removal of any spoil from construction. Accordingly, the impact on flood risk is considered acceptable.

Other Matters

- 7.15 The development complies with Policy HO4 of the CS & P DPD which requires developments to include at least 80% of their total as one or two bedroom units.
- 7.16 With regard to the representation from the third party, the amended site layout plan shows some indicative planting alongside the rear boundary. Conditions will be imposed requiring details of boundary treatment and landscaping to be submitted for approval, which should ensure that the rear boundary is treated in a satisfactory manner.
- 7.17 A revised site layout plan with swept paths shows that a refuse vehicle can turn around and exit the site in forward gear. A condition is recommended to ensure that the turning head is implemented and maintained on the site.
- 7.18 The floorspace of the proposed units comply with the minimum standards stipulated in the Government's Technical Housing Standards – nationally described space standard March 2015.
- 7.19 In terms of cycling parking facilities, space for 6 bicycles is provided on the site. This represents 1 cycle parking space per unit which is considered acceptable and accords with the requirement in the Council's Parking Standards.
- 7.20 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 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:

AP007, AP040, AP043, AP044, AP050, AP051, AP054 received 06 October 2016

AP052 Rev. B received 22 November 2016

AP053 Rev. B received 22 November 2016

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

3. 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 and the surface material for the parking spaces 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, 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:-

- (a) 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" providing 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. 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 Policy SP7 and CC1 of the Spelthorne Development Plan Core Strategy and Policies DPD.

7. 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 buildings are 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.

8. 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, shrubs and other associated proposals 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.

9. Before the first occupation of any part of the development, a landscape management plan including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

Reason:- To minimise the loss of visual amenity occasioned by the development and to enhance the proposed development.

10. The 6 no. allocated car parking spaces and access/turning area thereto, as shown on approved drawing no. AP052 Rev. B received 22/11/2016, shall be permanently maintained for their designated purpose.

Reason:- The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with policy CC2 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

11. No development shall take place until a Method of Construction Statement, 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 keep the highway clear from deposit of site materials
 - (e) measures to minimise dust during construction
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason:- In the interest of highway safety and to minimise dust pollution during construction.

12. No new development shall be occupied until space has been laid out in accordance with the approved plans to provide secure and covered cycle parking for the residential development hereby permitted, and thereafter shall be maintained as approved.

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

13. Before any development commences, details including a technical specification of all proposed external lighting shall be submitted to and approved in writing by the Local Planning Authority. The external lighting on the site shall at all times accord with the approved details.

Reason:- To safeguard the amenity of neighbouring residential properties and in the interest of security.

14. 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 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.

15. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason:- The site is of high archaeological potential and it is important that the archaeological information should be preserved as a record before it is destroyed by the development.

16. No infiltration of surface water drainage into the ground within the development site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason:- To prevent pollution of the water environment due to possible migration of contaminants from within the contaminated land. National Planning Policy Framework paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being

adversely affected by unacceptable levels water pollution. This condition is also sought in accordance with part (d) of policy EN9 of Spelthorne Borough Council's local plan adopted in 2009.

17. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason:- Piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater. The National Planning Policy Framework paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution.

18. 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.

19. 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.

20. Prior to the commencement of development, an air quality assessment shall be carried out and submitted for the approval of the Local Planning Authority. The assessment shall identify any need for on site mitigation measures which are required to protect the occupiers of the development from poor air quality. The development shall not be occupied until those mitigation measures have been provided and they shall thereafter be retained and maintained in accordance with the approved details.

Reason:- To protect the future occupiers from poor air quality.

21. Prior to the occupation of the development hereby approved, the proposed turning head shall be provided on the site in accordance with approved drawings nos.' AP052 Rev. B and AP053 Rev. B and shall be kept permanently clear and not used for parking purposes.

Reason:- To ensure that a refuse vehicle and other service vehicles can enter and exist the site in forward gear, in the interest of highway safety.

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. The applicant is advised that the site to which this planning permission relates is located on or near land that may contain harmful substances. Under Part C of the Building Regulations you will be required to consider this when designing the foundations of the development.

The applicant is advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences.

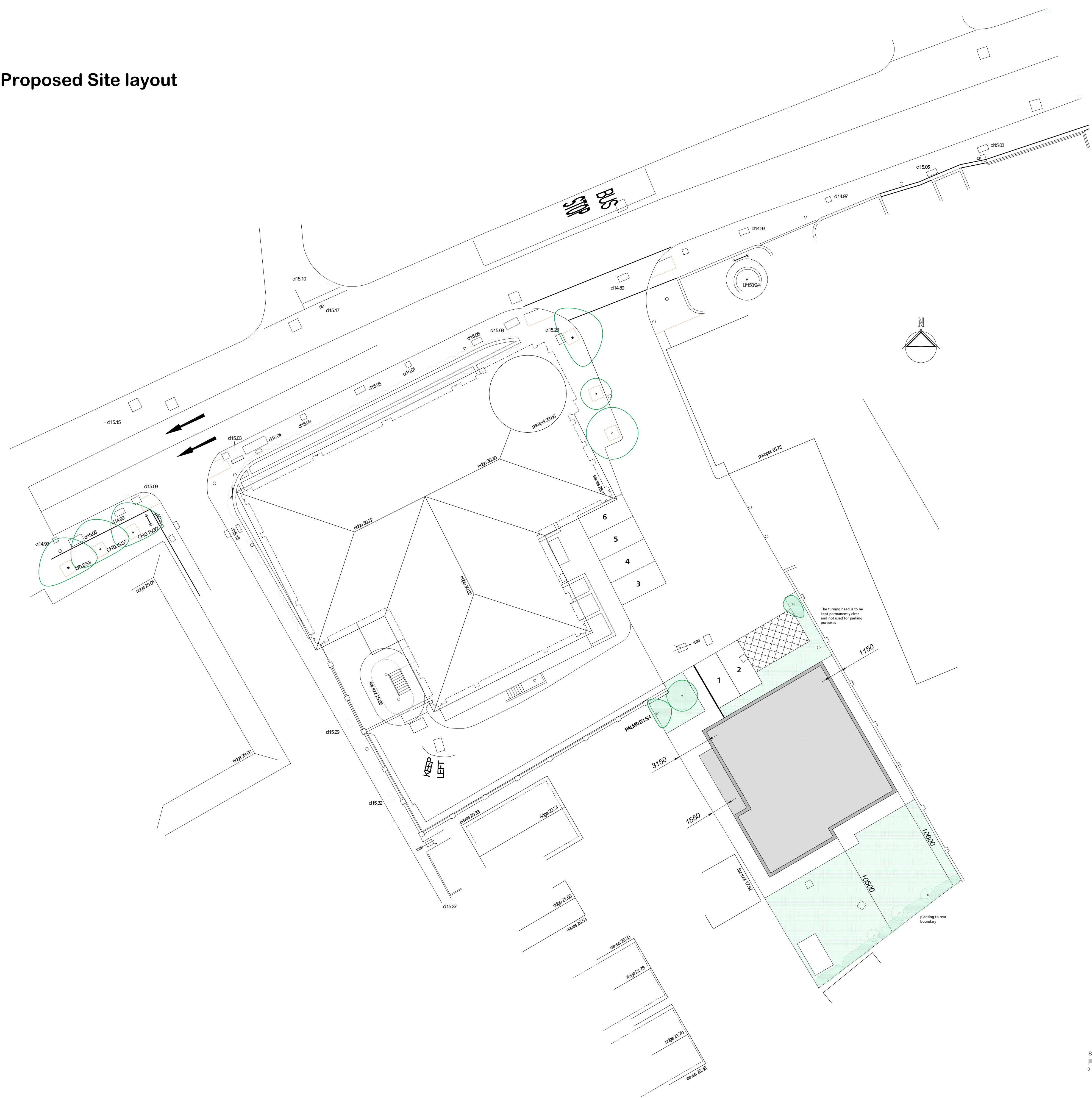
The Town and Country Planning (Development Management Procedure) (England) Order 2015 **Working in a positive/proactive manner**

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.

Proposed Site layout



notes:

Adjacent properties and boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.

REV	DATE	DESCRIPTION	DRAWN	CHECKED
B	22/11/2016	add planting to rear boundary	KH	PD
A	16/11/2016	Turning head note & parking space location	PD	MW

Revisions

REV	DATE	DESCRIPTION	DRAWN	CHECKED
B	22/11/2016	add planting to rear boundary	KH	PD
A	16/11/2016	Turning head note & parking space location	PD	MW

CFW
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CLIENT

Venture House
PROJECT

New Build Block Proposed Site Plan
DRAWING NO.

J16968w
PROJECT REF.

AP052 **B**
DRAWING NO. REVISION

28/09/2016 **1:200@A1**
DATE SCALE

PD **MW**
DRAWN BY CHECKED BY

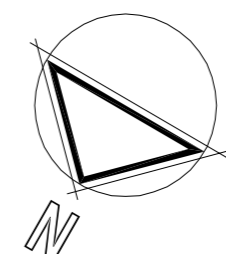
This drawing is copyright of the Architects and shall not be reproduced without their permission.

Check all dimensions and report any errors or omissions.

Proposed Floor Plans



scale 1:50



notes:
Adjacent properties and boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.

REV	DATE	DESCRIPTION	DRAWN	CHECKED
-	-	-	-	-



Planning

Chaplin Farrant
Wiltshire Limited

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Inland Homes

Venture House

New Build Block
Proposed Plans
Ground & First Floor

J16968w

AP040

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Check all dimensions and report any errors or omissions.

25/08/2016

DATE

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1:50@A1

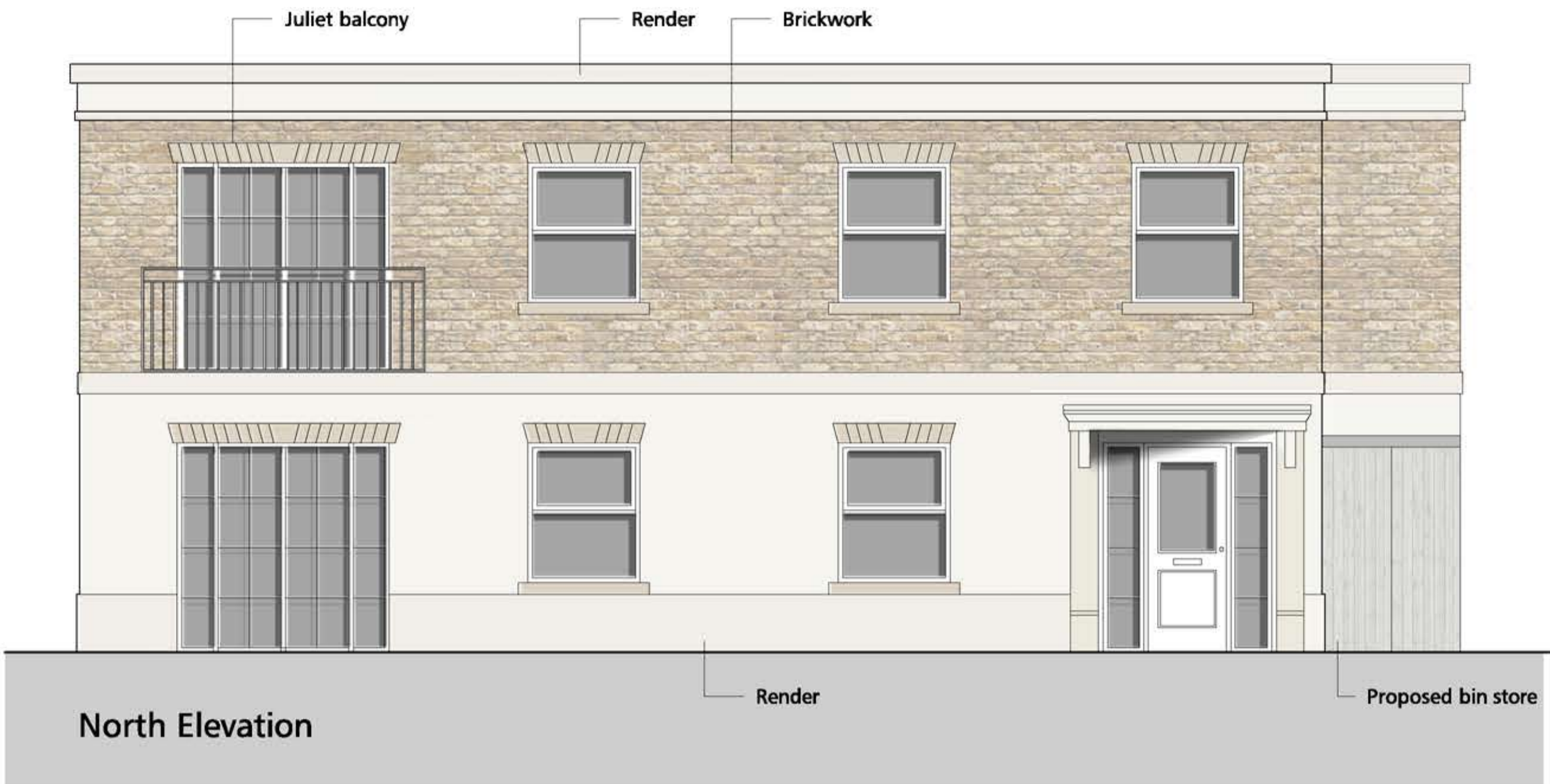
SCALE

PD

CHECKED BY

Proposed Elevations

notes:
Adjacent properties and boundaries are shown for illustrative purposes only and have not been surveyed unless otherwise stated.



REV	DATE	DESCRIPTION	DRAWN	CHECKED
Revisions				

CFW
Architects Designers Visualisers

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London

Planning

Inland Homes
CLIENT

Venture House
PROJECT

New Build Block Proposed Elevations
DRAWING

J16968w
PROJECT REF

AP054
DRAWING NO

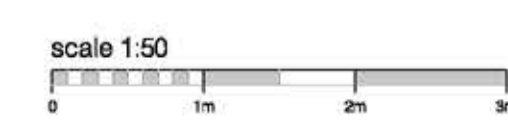
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Approved site layout - 15/01352/FUL

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- KEY**
- Timber Fence —•—•—•—•—•—•—
 - Site Boundary —•—•—•—•—•—•—
 - Lighting Path —•—•—•—•—•—•—
 - Security Gate —•—•—•—•—•—•—

NOTES.

The boundary to the front of the site will be treated with a 450mm high timber knee rail fence. The boundary to the sides and rear of the site will be treated via the use of a timber closeboarded fence, min 2.0m high in compliance with Secure by Design.

The front of the site will be finished with either hardscape or grass and shrub planting.

Controlled access to the rear of the property will be achieved by the installation of a gate at the side with access control to the apartments accessed from the rear.

Flats facing onto the rear will be provided with a private area. This area to be defined by use of a low level timber fence. The rear of the site will have an area of communal garden for enjoyment by each of the flats. This area will be primarily finished with grass and shrub planting.

Path of lighting is indicative, design TBC, spec to be eco friendly and low wattage.

All doors and windows to be PAS 24 rated.

Nb. Site plan currently based on OS data. A further topographical survey required to determine site boundary.

- LANDSCAPING NOTES.**
- Remove bollards.
 - Soft and hard landscaping to be confirmed.
 - Signage required where refuse vehicles manoeuvre.
 - Drop kerbs need to be installed for disabled access across scheme.

No	Date	Description	By	Ckd
D	24.12.15	Notes	CH	AM
C	07.12.15	Parking amended to accommodate refuse vehicle path.	AM	DRJ
B	02.10.15	Drawing number amended.	AM	DRJ
A	09.09.15	Site note expanded	SH	RH

CLIENT



PROJECT
 Proposed Resi to rear of 42 London Rd, Staines Upon Thames

TITLE
 Proposed Site Plan

DRAWING STATUS

For Information

DRAWN	SH	CHECKED	RH
SCALE	As indicated @ A1		
DATE	09/08/15		

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JOB NO.	DRAWING NO.	REV
13-521	A00-01	D

Site Plan
 1 : 100

Approved Floor Plans - 15/01352/FUL

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00 Ground Floor Plan
1 : 50



01 First Floor Plan
1 : 50

Room Schedule			
Number	Occupancy	Area	Area (Sq Ft)
Flat 1	2b/3p	67 m ²	722 SF
Flat 2	1b/2p	53 m ²	567 SF
Flat 3	1b/2p	52 m ²	557 SF
Flat 4	2b/3p	71 m ²	762 SF
Flat 5	1b/2p	53 m ²	566 SF
Flat 6	1b/2p	51 m ²	553 SF

Life Time Homes Legend

- Criterion 4 – Entrances**
- All entrances should:
- Be illuminated
 - Have level access over the threshold; and
 - Have effective clear opening widths and nibs as specified below.
- In addition, main entrances should also:
- Have adequate weather protection*
 - Have a level external landing.*

Criterion 6 – Internal doorways and hallways

Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects.

As a general principle, narrower hallways and landings will need wider doorways in their side walls.

The width of doorways and hallways should conform to the specification below.

Criterion 7 – Circulation Space

There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.

Criterion 8 – Entrance level living space

A living room / living space should be provided on the entrance level of every dwelling

Criterion 13 – Potential for fitting of hoists and bedroom / bathroom relationship

Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.

Criterion 14 – Bathrooms

An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.

Criterion 15 – Glazing and window handle heights

Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach

No	Date	Description	By	Ckd
D	01.12.15	Roof updated to introduce hip to North Elevation. PV moved to South Elevation.	AM	DRJ
C	09.09.15	Flat 4 cupboard door repositioned	SH	RH
B	08.09.15	Drawing title amended	SH	RH
A	02.09.15	Alterations to internal layouts with the inclusion of Lifetime Homes	SH	RH

ASHBURY & BLOOM
 SETTING TRENDS IN PROPERTY DEVELOPMENT

PROJECT
 Proposed Resi to rear of 42
 London Rd, Staines Upon
 Thames

TITLE
 Proposed GA Floor Plans

DRAWING STATUS
 For Information

DRAWN	AM	CHECKED	DRJ
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SCALE As Indicated @ A1
 DATE 03/12/15

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JOB NO.	DRAWING NO.	REV
13-521	A00-02	D

Approved Elevations - 15/01352/FUL

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Roof Ridge 8330
 Roof 4650
 1st FL 3150
 GFL 150



- KEY**
- 1 - Aluminium Rain water Goods
 - 2 - Aluminium Coping Trim
 - 3 - Glass/ Polycarbonate Canopy
 - 4 - PV Array
 - 5 - Obscure Glass Window Fixed Light
 - 6 - Timber Effect Cladding
 - 7 - Buff Brickwork to Match Venture House
 - 8 - Grey Fibre Cement Tile

North Elevation
 1 : 50

Roof Ridge 8330
 Roof 4650
 1st FL 3150
 GFL 150



No	Date	Description	By	Ckd
E	01.12.15	Roof updated to introduce hip to North Elevation. PV moved to South Elevation.	AM	DRJ
D	09.09.15	Timber fence and finishes added to elevations	SH	RH
C	08.09.15	Alterations to roof	SH	RH
B	02.09.15	Alterations to Fenestration	SH	RH
A	24.04.15	Levels raised 150mm in line with flood prevention.	AM	DRJ

CLIENT
ASHBURY & BLOOM
 SETTING TRENDS IN PROPERTY DEVELOPMENT

PROJECT
 Proposed Resi to rear of 42 London Rd, Staines Upon Thames
 TITLE
 Proposed GA Elevations 2

DRAWING STATUS
 For Information
 DRAWN AM CHECKED DRJ
 SCALE As indicated @ A1
 DATE 03/13/15

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West Elevation
 1 : 50

JOB NO.	DRAWING NO.	REV
13-521	A00-05	E

Approved elevations - 15/01352/FUL

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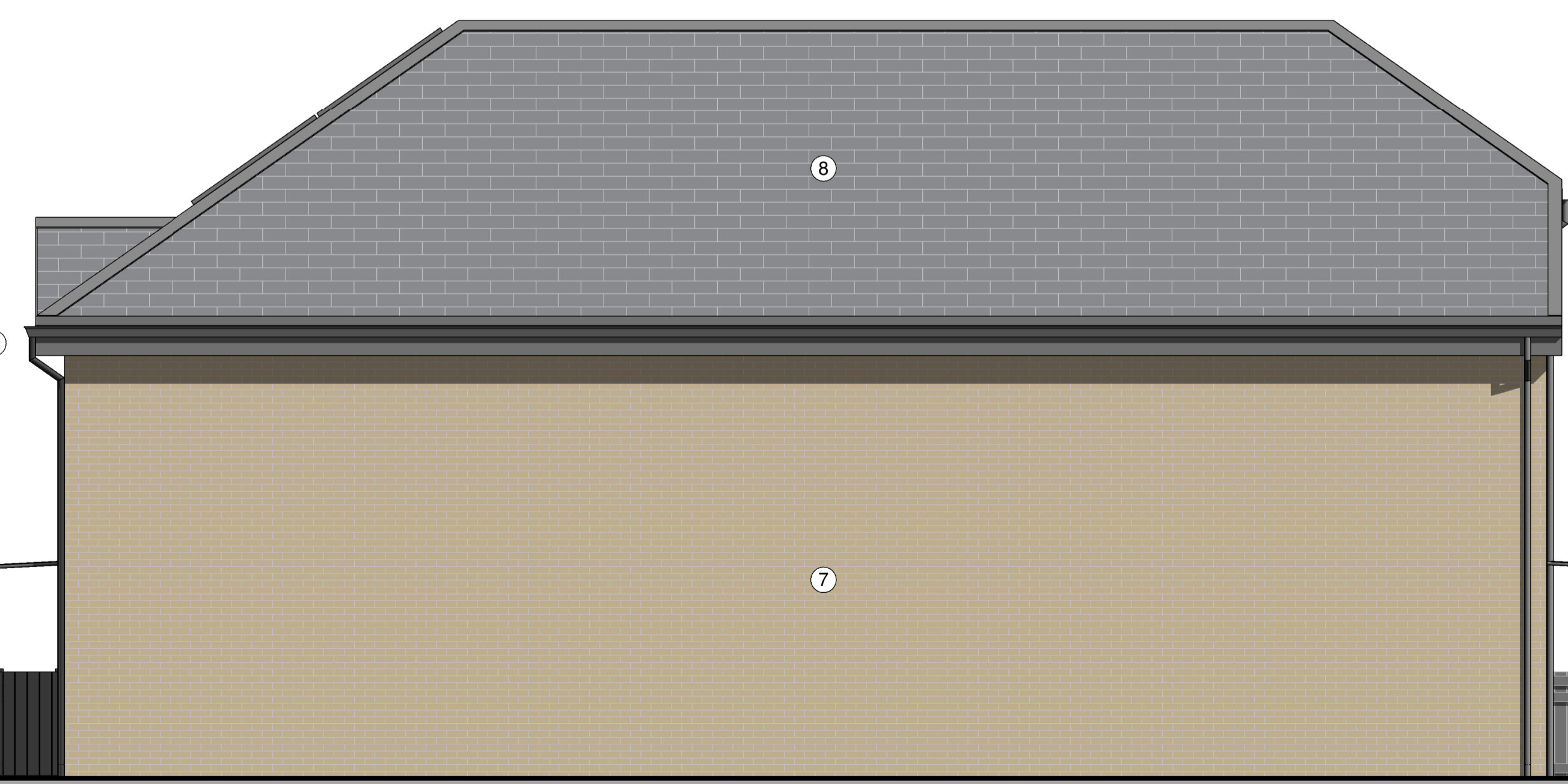
Roof Ridge 8330
 Roof 4650
 1st FL 3150
 GFL 150



- KEY**
- 1 - Aluminium Rain water Goods
 - 2 - Aluminium Coping Trim
 - 3 - Glass/ Polycarbonate Canopy
 - 4 - PV Array
 - 5 - Obscure Glass Window Fixed Light
 - 6- Timber Effect Cladding
 - 7- Buff Brickwork to Match Venture House
 - 8- Grey Fibre Cement Tile

South Elevation 1 : 50

Roof Ridge 8330
 Roof 4650
 1st FL 3150
 GFL 150



No	Date	Description	By	Ckd
E	01.12.15	Roof updated to introduce hip to North Elevation. PV moved to South Elevation.	AM	DRJ
D	09.09.15	Timber fence and finishes added to elevations	SH	RH
C	08.09.15	Alterations to roof	SH	RH
B	02.09.15	Alterations to Fenestration	SH	RH
A	24.04.15	Levels raised 150mm in line with flood prevention.	AM	DRJ

CLIENT
ASHBURY & BLOOM
 SETTING TRENDS IN PROPERTY DEVELOPMENT

PROJECT
 Proposed Resi to rear of 42 London Rd, Staines Upon Thames
 TITLE
 Proposed GA Elevations

DRAWING STATUS
 For Information
 DRAWN AM CHECKED DRJ
 SCALE As indicated @ A1
 DATE 03/12/15

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JOB NO.	DRAWING NO.	REV
13-521	A00-04	E

East Elevation 1 : 50