

16/01900/FUL
 381-385 Staines Road West,
 Ashford, TW15 1RH



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Planning Committee

8 February 2017



Application No.	16/01900/FUL
Site Address	381 - 385 Staines Road West Ashford TW15 1RH
Applicant	Mr S McPeake
Proposal	Erection of block comprising 8 no one bed and two bed flats to the front of the site and 4 no. dwellings (comprising 1 no. 2 bed chalet bungalow, 2 no. three bed semi-detached houses and 1 no. four bed detached house) to the rear of the site, all with associated parking, amenity space and landscaping. Formation of a new vehicular access to the site, following demolition of existing dwellings and commercial buildings.
Ward	Ashford Common
Called-in	N/A

Application Dates	Valid:22.11.2016	Expiry:21.02.2017	Target: under 13 weeks
Executive Summary	<p>This planning application seeks the demolition of the existing buildings on site comprising of a car sales and repairs and the erection of 12 residential units, including a block of 8 flats to the front of the site and 4 dwellings to the rear, with associated landscaping and parking</p> <p>The scheme is considered to be an acceptable form of development which will provide a use more compatible with the residential nature of the area. The proposal is considered to be in keeping with the character of the surrounding area and is acceptable on design grounds. It will be an efficient use of previously developed land providing a good standard of housing. It is also considered to conform with policies on highway issues, parking provision, flooding, renewable energy and air quality</p>		
Recommended Decision	This planning 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
- HO1 - Providing for New Housing Development
- HO4 - Housing Size and Type
- HO5 - Density of Housing Development
- EN1 - Design of New Development
- EN3 - Air Quality
- EN15 - Development of Land Affected by Contamination
- CC1 - Renewable Energy
- CC3 - Parking Provision

1.2 Also relevant are the following Supplementary Planning Documents/Guidance:

- SPD on Design of Residential Extensions and New Residential development
- SPG on Parking Standards

2. Relevant Planning History

15/01174/FUL	Erection of 5 no. two bed terraced houses to the front of the site and 4 no. dwellings (comprising 1 no. 2 bed bungalow, 2 no. three bed semi-detached houses and 1 no. four bed detached house) to the rear of the site, all with associated parking, amenity and landscaping. Formation of a new vehicular access to the site, following demolition of existing dwellings and commercial buildings.	Refused 23.10.2016 Appeal dismissed 17.08.2016
14/01529/FUL	Erection of apartment block consisting of 8 units (all 2 beds), 1 no. 2 bed bungalow and 3 no. houses (2 no. 3 beds and 1 no. 4 bed) with associated parking and amenity space and formation of new vehicular access to the site, following demolition of existing dwellings and commercial buildings.	Refused 05.12.2014
13/00336/OUT	Outline application for the erection of 14 two bedroom houses, new access, parking and associated external works following demolition of existing commercial buildings and dwellings.	Refused 18.09.2013
97/00660/FUL	Retention of workshop building.	Grant 27.05.1998

SPE/FUL/89/68	Erection of a single-storey workshop and storage building measuring 9.5m (31 ft. 2 in) by 7.8m (25 ft. 7 in).	Grant 07.02.1990
SUN/FUL/10490	Erection of two blocks of flats, each consisting of nine flats and twenty one garages.	Refused 11.04.1973
SUN/FUL/4789D	The use of land for the sale and display of motor Vehicles.	Refused 13.11.1957
SUN/FUL/4789A	Erection of garage, wash house and bathroom.	Refused 10.05.1988

3. **Description of Current Proposal**

Background

- 3.1 Permission was refused ref 15/01174/FUL for a similar scheme which proposed the erection of 5 no. 3 bed houses to the front of the site rather than the proposed flats and the same 4 dwellings to the rear. This scheme was refused by the Council due to the design and scale of the development and its impact on the character of the area, the impact on the amenity of neighbouring residential properties along Hughes Road and also due to the fact that it did not comply with the smaller units policy HO4 which requires at least 80% one and 2 bedroom dwellings to be provided on new development of 3 or more units. These reasons are set out below.

Reason 1 :-The proposed terraced houses by reason of their design, scale and siting would be out of character with the surrounding area and would appear at odds with the existing lower form of development on this corner of Staines Road West and Hughes Road. This would be visually obtrusive and detrimental to the appearance of the street scene and contrary to Policy EN1 of the Spelthorne Core Strategy and Policies Development Plan Document (2009) and the Supplementary Planning Document on the Design of New Residential Extensions and New Residential Development, April 2011.

Reason 2:-The proposed development by reason of its bulk, height and orientation would have an unacceptable relationship with adjacent dwellings along Hughes Road. This will result in a significant adverse impact on the amenity of these existing dwellings and their gardens areas in terms of causing loss of light and outlook and being overbearing, contrary to Policy EN1 of the Spelthorne Core Strategy and Policies Development Plan Document (2009) and the Supplementary Planning Document on the Design of New Residential Extensions and New Residential Development, April 2011.

Reason 3:-The proposal fails to provide an adequate provision of smaller sized dwellings (one or two bedroom units) for which there is a shortage within the Borough. It is therefore contrary to Policy HO4 of the Spelthorne Core Strategy and Policies Development Plan Document (2009) and the Supplementary Planning Document on Housing Size and Type, July 2012.

- 3.2 This refusal of planning permission was appealed against and the Inspector did not agree with the first 2 reasons. As such the appeal was dismissed purely on the size of units and the fact that the scheme did not accord with Policy HO4 which requires development of 3 or more units to provide 80% 1 and 2 bed units. Therefore, the applicants have re-submitted a very similar scheme in terms of the built form, but it now provides more 1 and 2 bed units in order to comply with Policy HO4.

Proposal

- 3.3 The current scheme is for the erection of a block comprising 8 flats (6 no. one bed and 2 no. two bed flats) to the front of the site and 4 no. dwellings (comprising 1 no. 2 bed chalet bungalow, 2 no. three bed semi-detached houses and 1 no. four bed detached house) to the rear of the site, all with associated parking, amenity space and landscaping,. The proposal also involves the formation of a new vehicular access to the site, following demolition of existing dwellings and commercial buildings.
- 3.4 The buildings will be traditional in design with pitched roofs and materials along with wooden cladding. There will be an access road onto the site to the west, which will continue along the side of the proposed flats to the 4 dwellings behind at the rear. Parking will be provided to the front of the flats and dwellings, as well as integral garages to the dwellings at the rear of the site. The flats will have a private communal garden area to the rear and the houses all have private rear gardens. In terms of the previous refusal, the current scheme has been modified to provide an increased number of smaller units in the front building with an additional dormer, single storey rear element and changes to the porch. In addition the proposal involves changes to the parking layout. There will be a total of 20 off street car parking spaces provided.
- 3.5 Copies of the proposed site layout and elevations are provided as an Appendix. Copies of the layout and elevations of the appeal scheme together with the Inspectors report are also included as an Appendix.

4. Consultations

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

Consultee	Comment
Thames Water	No objection
Sustainability Officer	No objection
Street Scene	No objection
Vic Smith(Police)	No objection
County Highway Authority	No objection, recommends conditions
Environmental Health (contaminated land and air quality)	No objection, recommend conditions

5. Public Consultation

5.1 21 neighbouring properties were notified of the planning application. In addition a Statutory Notice has been displayed outside the site, plus a notice advertised in the local newspaper. 2 letters of objection have been received raising the following issues:-

- the use of the site at present is only for the current occupiers
- need more family houses, too many flats in area.
- materials – timber cladding looks worn overtime and is out of keeping
- overlooking and loss of privacy

6. Planning Issues

- Principle of the development
- Housing density
- Design and appearance.
- Residential amenity
- Highway issues
- Parking provision
- Flooding
- Renewable energy
- Dwelling mix
- Air quality

7. Planning Considerations

Background

7.1 As noted above a previous scheme at the site was refused and dismissed on appeal. However, the only reason upheld by the Planning Inspector was the shortfall in the percentage of smaller units, relating to Policy HO4. The Inspector's report is a material planning consideration and as such regard must be given to this decision in future proposals at the site.

7.2 As such it is important to note the differences and similarities with the current scheme compared to the previous scheme at the site. In terms of the built form, this is fundamentally the same as the previous scheme. The houses to the rear of the site are exactly the same as the previous scheme given the Inspector made no objection to this element. The front block which was previously for a block of terraced houses, has been amended with this scheme to provide 8 flats over three floors, within the same built form. The roof now has 4 no. dormers on the front elevation, rather than the previous 3. It will have the same design, scale and height as before, however the current scheme also has a ground floor rear element of some 2.2m in depth, with a pitched roof and the previous ground floor front porch elements have been altered. The parking layout has also been amended to account for the higher number of units and more parking provision required. (20 spaces instead of the previous parking provision of 16 spaces).

- 7.3 In terms of the number of units, this has increased by 3 from the previously proposed 9 to 12 in total, Along with the 4 houses at the rear, there are 8 flats in the front block consisting of 6 no. 1 bed units and 2 no. 2 bed units, which are over 2 floors

Principle of development

- 7.4 Policy HO1 of the Local Plan is concerned with new housing development in the Borough. HO1 (c) encourages housing development on all sustainable sites, taking into account policy objectives and HO1 (g) state that this should be done by:

“...ensuring effective use is made of urban land for housing by applying Policy HO5 on density of development and opposing proposals that would impede development of suitable sites for housing.”

- 7.5 The principle of residential use at the site is considered to be acceptable and has not been a reason for refusal at the site before. The loss of the existing commercial function of the site is considered to be a benefit to the existing residential uses which adjoin the site. As such, the proposed use is considered to be acceptable in principle, provided other policy requirements have been met.

Housing density

- 7.6 Policy HO5 in the Core Strategy Policies DPD 2009 (CS & P DPD) sets out density ranges for particular context but prefaces this at paragraph 6:25 by stating:

“Making efficient use of potential housing land is an important aspect in ensuring housing delivery. Higher densities mean more units can be provided on housing land but a balance needs to be struck to ensure the character of areas is not damaged by over-development.”

- 7.7 Policy HO5 (a) states that within existing residential area that are characterised by predominately family housing rather than flats new development should generally be in the range of 35 to 55 dwelling per hectare.

- 7.8 The National Planning Policy Framework 2012 (NPPF) has 12 core planning principles, which the NPPF states should underpin both plan making and decision-making. One of these principles (8th bullet point) is:

“Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value”

- 7.9 The proposal involves the creation of 12 units within the site of some 0.26 ha. and the proposed density is 46 dwellings per hectare (dph) and therefore conforms to policy HO5 and is acceptable.

Design and appearance

- 7.10 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.”

- 7.11 The front block of flats is very similar to the previous scheme. The built form is identical in terms of the design, scale and layout, except the front block which has 4 front facing dormers rather than the previous 3, as well as the provision of the ground floor front and rear elements being different. The Inspector who dealt with the previous appeal raised no objection to this element on design grounds. He noted that the properties on Staines Road West are set relatively well back from the road with some commercial uses, ranging from one storey to three storey and of various design styles and construction ages with no dominant design characteristic. He considered that the proposed front block would be the main visual component of the scheme in views from the road and found its design acceptable noting that, *‘...this would be of a traditional simplistic design and be located between the bungalow at No 387 and the detached two storey property at No 379. In terms of scale and mass, the proposed block would not be dissimilar to that of properties currently being constructed on the opposite site of the road at Pearce Court which are also three storey with accommodation in the roof space. It would have much less mass than the three and four storey apartment blocks at the junction of Staines Road West with Chertsey Road/Littleton Road.’*
- 7.12 The Inspector considered that the scheme would be visually ‘read’ in the context of the wider street scene, and that the width of Staines Road West means it could acceptably accommodate along its length much larger scale properties than the bungalows to the west of the site. He states that, *‘...I do not consider that the scale, mass or design of the proposed development would cause demonstrable harm to the character and appearance of the area.’* He considered that it would not appear bulky and the current use appears at odd with the residential character. He also considered that the proposal would be more in keeping with the character of this part of Staines Road West. Therefore, residential use would be compatible with the characteristic of the residential uses in the immediate vicinity of the site.
- 7.13 He concluded that, *‘...taking the above matters into account I consider that the proposed development would not cause any demonstrable harm to the character and appearance of the area. As such it would not conflict with Policy EN1 of the CSPDPD. This policy, amongst other things, seeks to ensure that new development is of a high standard of design that respects and makes a positive contribution to the street scene and character of the area.’*
- 7.14 The only difference in design terms, with this current scheme, is the introduction of an additional dormer in the front roof elevation, and a single storey element to the flats which extends 2.2m in depth, set in from the side elevations of the building, along with alterations to the porch elements at ground floor to the front. These changes are considered to be relatively minor and would not change the overall scale and design when compared to the previous scheme. As such they are also considered to be acceptable on design grounds and in keeping with the character of the area.

- 7.15 As noted above the proposed houses located to the rear are set back a long way from the street frontage and most are located behind the proposed front block, as such they will not be particularly visible from the street scene. The Inspector did not object to the design of these dwellings. They continue to be acceptable in design terms and in keeping with the character of neighbouring properties.
- 7.16 As such the scale and design of the proposed development is in keeping with neighbouring properties, and would make a positive contribution to the street scene conforming to policy EN1.

Impact on neighbours

- 7.17 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.”

- 7.18 The Inspector of the previous appeal scheme raised no objection in terms of the impact on neighbouring properties. He considered that the distance from existing properties, along Hughes Road, despite their small rear gardens would be acceptable in particular due to the removal of the workshop buildings. He noted a real benefit to the scheme was the loss of the existing use of the site, *‘...moreover, the proposed development would result in the cessation of the vehicle storage and repairs that currently occur up to the property boundary.’*

- 7.19 The Inspector considered that outlook would in fact be improved for No 4 Hughes Road and that the proposal would have an acceptable relationship with and impact on the amenity of neighbouring residential properties adjoining the site. As such and given that the built form is identical to the previous scheme, except for some minor changes to the front block which do not have any additional impact, the proposed development will also have an acceptable relationship with and impact on the amenity of neighbouring properties and conforms to Policy EN1.

Housing size and type

- 7.20 Policy HO4 of the CS & P DPD requires 80% of the units to be one or two bed. The previous scheme was contrary to this requirement providing only 33% smaller units. The Supplementary Planning Document (SPD) on Housing Size and Type states in suburban area of the Borough where there is a pre-dominance of larger dwellings, a mix with less than 80% one or two bedroom dwellings may be appropriate, but the majority should still be one or two bedrooms.
- 7.21 The proposed scheme is for 12 units of which 9 will be 1 and 2 bedroom units and the remaining 3 houses being 3 and 4 bed. This equates to 75% of the units being of a smaller size and this is now considered to be acceptable and conforms to policy.

Proposed dwelling sizes

- 7.22 The Supplementary Planning Document (SPD) on the Design of Residential Extensions and New Residential Development 2011 sets out minimum floor

space standards for new dwellings. These standards relate to single storey dwellings including flats, as well as to 2 and 3 storey houses.

- 7.23 The Government has since published national minimum dwelling size standards in their “*Technical Housing Standards – nationally described space standard*” document dated March 2015. These largely reflect the London Housing Design Guide on which the Spelthorne standards are also based. The standards are arranged in a similar manner to those in the SPD but do also have a minimum size standard for 1 person one bed flats of 39 sqm or 37 sqm if they provide a shower room. This national document must be given substantial weight in consideration of the current application in that it adds this additional category of small dwellings not included in the Council’s Standards.
- 7.24 All of the proposed dwelling sizes comply with the minimum standards stipulated in the national technical housing standards and the Councils SPD. Therefore I consider their standard of amenity overall to be acceptable.

Amenity space

- 7.25 The Councils Supplementary Planning Document (SPD) on the Design of Residential Extensions and New Residential development 2011, sets out minimum requirement for amenity space provision and this would equate to some 205 sqm for the flats and also 60/70 sqm for the houses. The proposal provides 332 sqm of amenity space to the rear of the flats for the use by its future occupants and each of the houses has in excess of 100 sqm, providing useful amenity space for the proposed residential units. As such the amenity space provision is acceptable.

Highways and parking provision

- 7.26 Policy CC2 of the CS & P DPD states that:

“The Council will seek to secure more sustainable travel patterns by: ... (d) only permitting traffic generating development where it is or can be made compatible with the transport infrastructure in the area taking into account: (i) number and nature of additional traffic movements, including servicing needs; (ii) capacity of the local transport network; (iii) cumulative impact including other proposed development; (iv) access and egress to the public highway; and (v) highway safety.”.

- 7.27 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.

- 7.28 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).

- 7.29 The Council's Parking Standard stipulates a minimum provision of 18 spaces in total for a scheme of this size. The proposal provides a total of 20 spaces, including 11 to the front of the flats (2 disabled spaces) and 4 garages, 1 for each of the dwellings to the rear. The County Highway Authority (CHA) was consulted on the planning application and has raised no objection to the proposed parking provision. As such it is considered that the scheme is acceptable in terms of policies CC2 and CC3 on highway and parking issues.

Flooding

- 7.30 Policy LO1 of the CS & P DPD states that the Council will seek to reduce flood risk and its adverse effects on people and property in Spelthorne by not requiring all development proposals within Zones 2, 3a and 3b and development outside the area (Zone1) on sites of 0.5ha or of 10 dwellings or 1000sqm of non-residential development or more, to be supported by an appropriate Flood Risk Assessment (FRA).
- 7.31 The site is located within Flood Zone 1, which has a low probability of flooding with a less than 1 in 1000 year chance of flooding, and no uses are precluded on flooding grounds. The applicant has submitted a Flood Risk Assessment as is required by Policy LO1 of the CS & P DPD.
- 7.32 In terms of flood risk the development given the site is located outside of the high flood risk area and as displayed in the FRA there is no risk to the future occupants of the site from flooding.
- 7.33 Accordingly, the application complies with the requirements of Policy LO1 of the CS & P DPD.

Renewable Energy

- 7.34 Policy CC1 of the CS & P DPD states that the Council will require residential development of one or more dwellings and other development involving new building or extensions exceeding 100 sqm to include measures to provide at least 10% of the development's energy demand from on-site renewable energy sources unless it can be shown that it would seriously threaten the viability of the development.
- 7.35 The applicant has submitted a renewable energy statement which considers various renewable energy options for the site. The report concludes that the proposed development can provide Air Source heat pumps (ASHP) and confirms that a total energy reduction of at least 10% can be achieved. The Council's Sustainability Officer has been consulted and raises no objection. Accordingly, the renewable energy proposals are acceptable.

Contaminated Land

- 7.36 The proposal introduces new residential development onto the site and which has an existing commercial use related to car repairs. The Council's Pollution Control Officer has raised no objection but requested standard conditions to be imposed including the requirement for a demolition method statement and a construction environmental management plan to ensure that both demolition

and construction phases do not have a detrimental impact on local amenity through noise and dust issues, for example. Subject to these conditions, the proposal is considered acceptable on contaminated land grounds.

Air quality

- 7.37 The Council's Pollution Control section were consulted on the application and has raised no objection on air quality, subject to conditions.

Conclusion

- 7.38 The proposal will make a positive contribution overall to its immediate locality, have an acceptable impact on the amenity of neighbouring properties and provide an efficient use of land for housing. As such 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 site survey plan and drawings numbered L2143/LP Rev A, 01, 02 Rev A, 03, 08 Rev E, 12, 14 Rev A, 15 Rev A 16 and 17 received on 16.11.2016.

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 other external surfaces of the development 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 construction on the buildings 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 construction shall take place until full details of both soft and hard landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The trees and shrubs shall be planted on the site within a period of 12 months from the date on which development hereby permitted is first commenced, or such longer period as may be approved by the Local Planning Authority, and that the planting so provided shall be maintained as approved for a period of 5 years, such maintenance to include the replacement in the current or next planting season whichever is the sooner, of any trees or shrubs that may die, are removed or become seriously damaged or diseased, with others of similar size and species, unless the Local Planning Authority gives written permission to any variation.

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

- 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 Before any construction 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, in the interest of security, and in the interest of wildlife.

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) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (k) on-site turning for construction vehicles

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.

- 10 No building operations shall commence until a Dust Management Plan detailing dust suppression and other mitigation measures during construction shall be submitted to and approved in writing by the Local Planning Authority. The agreed measures shall be implemented in accordance with the approved details.

Reason: - To safeguard the amenity of neighbouring properties.

- 11 No demolition, site clearance or building operations shall commence until a demolition method statement has been submitted to and approved in writing by the Local Planning Authority. The demolition works shall be carried out strictly in accordance with the approved method statement.

Reason: - To safeguard the amenity of neighbouring properties.

- 12 Prior to the occupation of the development hereby permitted the first; floor windows on the western and eastern flank elevations of the proposed buildings shall be obscure glazed and be non-opening to a minimum height of 1.7 metres above internal floor level in accordance with details/samples of the type of glazing pattern to be submitted to and approved in writing by the Local Planning Authority. These window(s) shall thereafter be permanently retained as installed.

Reason: - To safeguard the amenity of neighbouring properties.

- 13 That no further openings of any kind be formed in the western and eastern flank elevations of the proposed buildings hereby permitted without the prior written consent of the Local Planning Authority.

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

- 14 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before occupation. 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.

- 15 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking and re-enacting that Order), no extensions or outbuildings shall be erected to the residential development hereby permitted without the prior planning permission of the Local Planning Authority.

Reason: - To safeguard the amenity of neighbouring properties.

- 16 That the parking spaces shown on the submitted plan be constructed and the spaces shall be completed prior to the completion of the dwellings to which they relate, and thereafter the approved facilities together with the means of access thereto shall be maintained as approved, and be reserved for the benefit of the development hereby permitted.

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

- 17 Notwithstanding the submitted plans the development hereby approved shall not be occupied unless and until the proposed access has been constructed and provided with tactile at the pedestrian crossing points across the access in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

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

Informatives

1. The applicant's attention is drawn to the requirements of the Party Wall Etc. Act 1996 in relation to work close to a neighbour's building/boundary.
2. Please note that this application is subject to the payment of Community Infrastructure Levy (CIL). Full details of the charge, how it has been calculated and what happens next are set out in the CIL Liability Notice which will be sent separately.

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

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

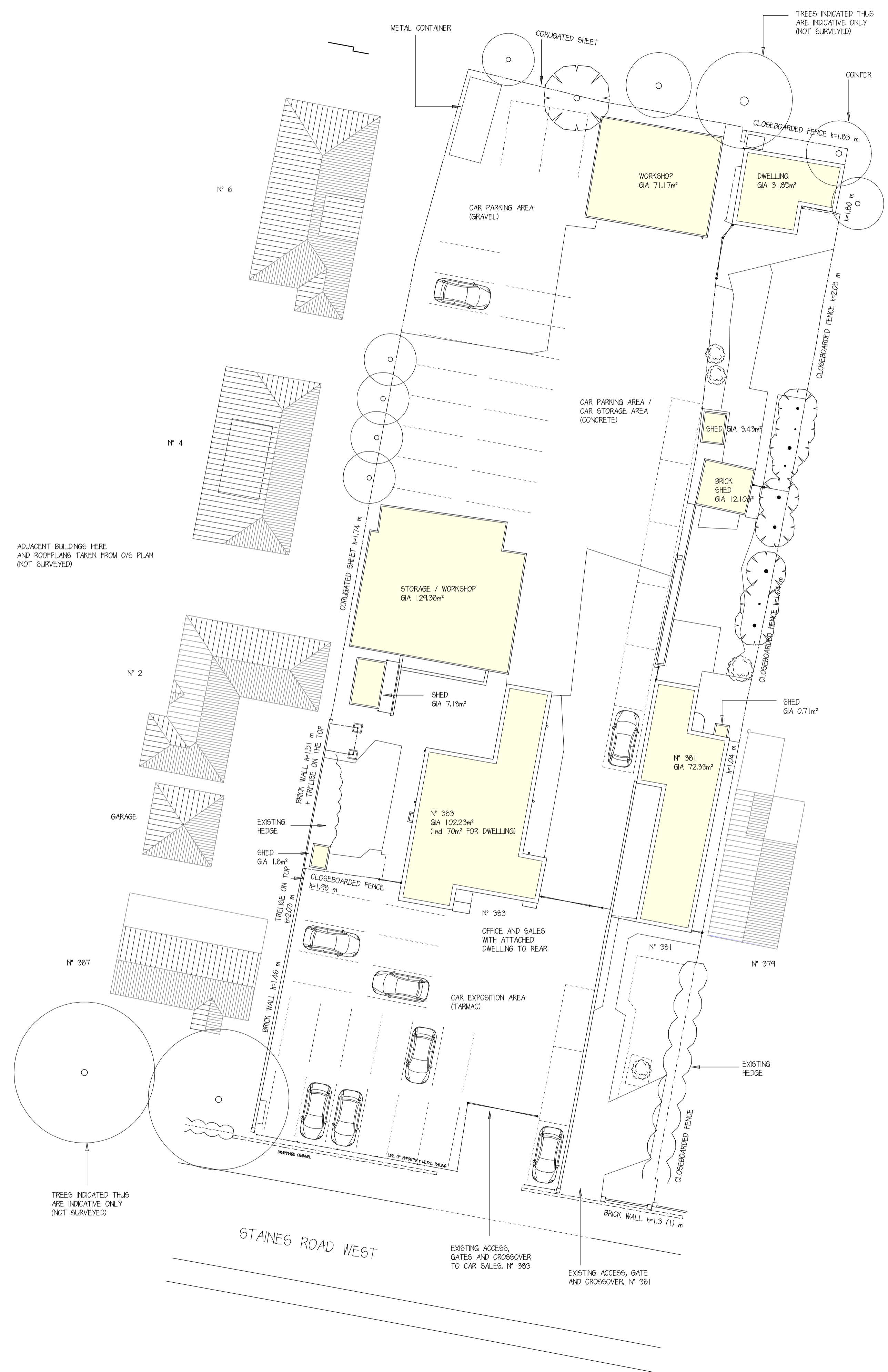
3. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.
4. A pedestrian inter-visibility splay of 2m by 2m shall be provided on the north side of each access, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.
5. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

Decision Making: Working in a Positive and 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.

- NOTES
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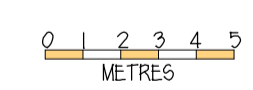
ADJACENT BUILDINGS HERE AND ROOFLINES TAKEN FROM O/S PLAN (NOT SURVEYED)

TREES INDICATED THUS ARE INDICATIVE ONLY (NOT SURVEYED)

TREES INDICATED THUS ARE INDICATIVE ONLY (NOT SURVEYED)

SCHEDULE OF EXISTING BUILDINGS
GROSS INTERNAL AREA

- N° 383 OFFICE / SALES WITH ATTACHED DWELLING TO REAR
GIA 102.23m² (incl 70m² FOR DWELLING)
 - N° 381 BUNGALOW (INCL SHED INA SIZE OF GIA 0.71m²)
GIA 73.04m²
 - STORAGE / WORKSHOP x 2
GIA 200.05m²
 - SHEDS x 4 (1.8m² + 7.18m² + 12.10m² + 3.43m²)
GIA 24.51m²
 - SEPARATE SMALL DWELLING
GIA 31.85m²
- TOTAL GIA 432.18m²



REVISION _____ CHECKED _____ DATE _____

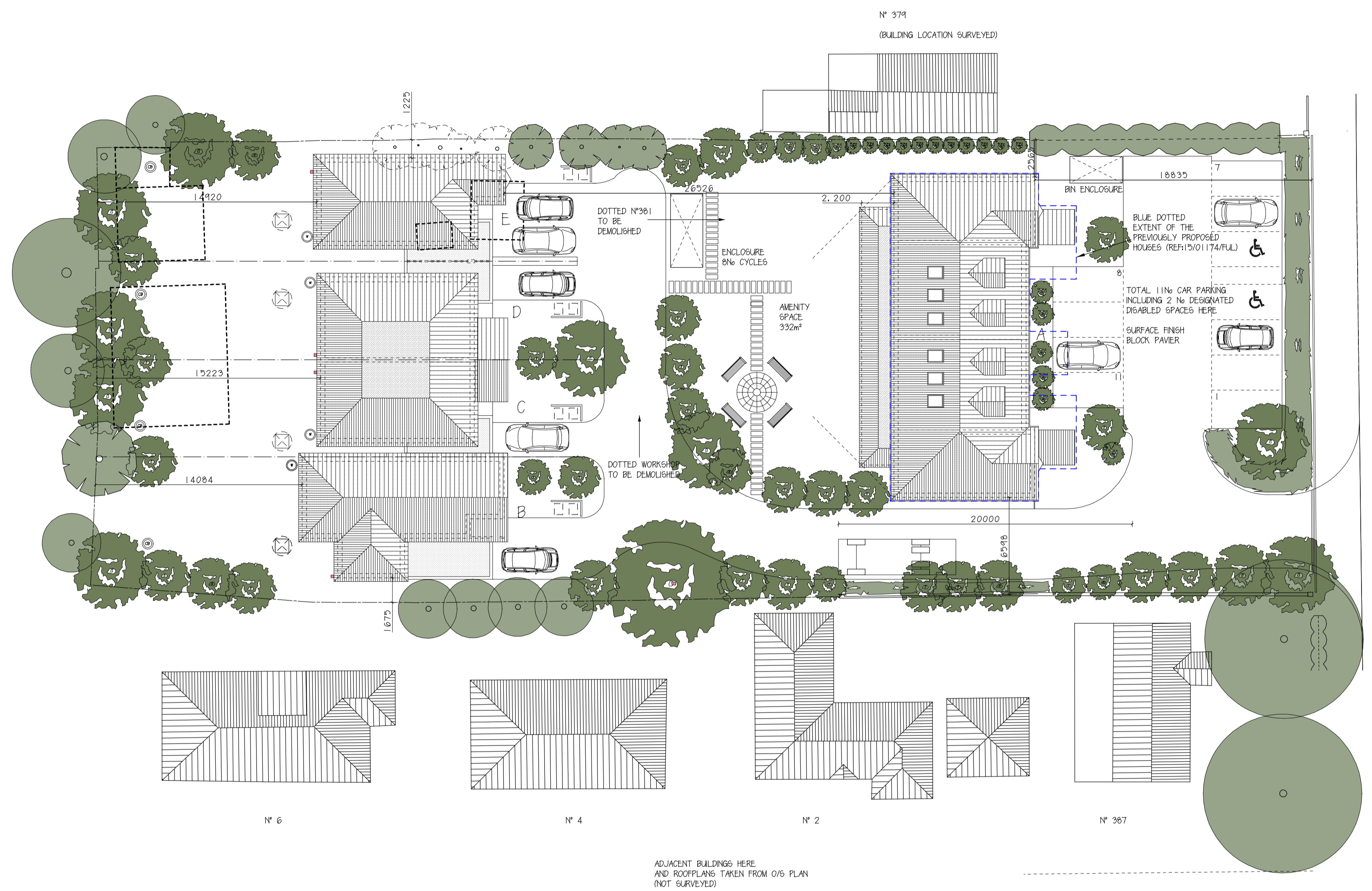
ROBERT DAVIES JOHN WEST LIMITED
RIBA Chartered Practice
The Courtyard 59 Church Street
Staines upon Thames Middx TW18 4XS
Tel: 01784 459211 E-mail: info@rdjwtd.com

DATE 11/09/15
SCALE 1:200 @ A1
DRAWN AJ
CHECKED _____

PROPOSED DEVELOPMENT,
381-385 STAINES ROAD WEST
ASHFORD

EXISTING BUILDINGS
GROSS INTERNAL AREA
DRAWING NO. **L2143/12** REV _____

- NOTES
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STAINES ROAD WEST

HUGHES ROAD

SCHEDULE OF ACCOMMODATION

- A PROPOSED BLOCK OF 8 FLATS: 6 x 1 BED AND 2 x 2 BED FLATS
- B PROPOSED 2 BED CHALET BUNGALOW
- C PROPOSED 3 BED SEMI DETACHED HOUSE
- D PROPOSED 3 BED SEMI DETACHED HOUSE
- E PROPOSED 4 BED DETACHED HOUSE

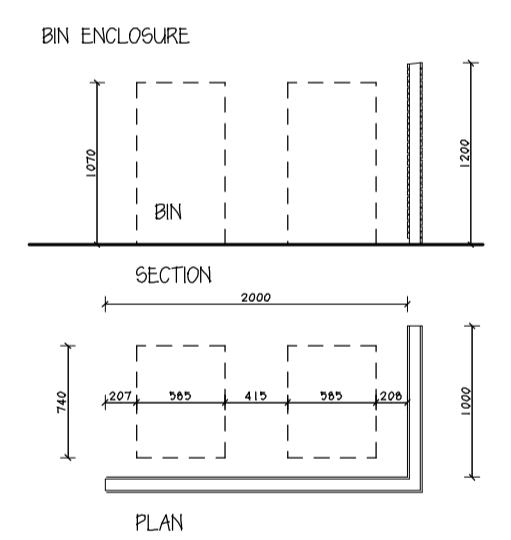
NOTES & KEY

- EXISTING BUILDINGS TO BE DEMOLISHED
- GENERAL PURPOSE (TIT) BOX ATTACHED TO MATURE TREES OR TO BUILDING
- ⊙ CB COMPOST BIN 330L + INFO BOOKLET ACCESSIBLE TO DISABLED PEOPLE
- ⊙ W OTHER SUSTAINABLE FEATURES TO BE PROVIDED
- ⊙ 210 LITRE WATER BUTT
- ⊙ 6m+ ROTARY WASHING LINE COMPLETE WITH GROUND SOCKET SET IN CONCRETE FOUNDATION, APPROX. 0.25m³ BASE.

ACCESS PATHS TO BE PAVED WITH FALLS TO MEET BUILDING REGULATION AD PART M

BIN ENCLOSURE TO BE TIMBER POSTS WITH HORIZONTAL BATTENS STEPPED EITHER SIDE. BASE TO BE PAVED. DIMENSIONS TO SUIT 68C REQUIREMENTS & TO 680/906 MIN REQUIREMENT 0.8m²/ DWELLING PROVIDED 6.45m² (REQUIRED 6.4m²)

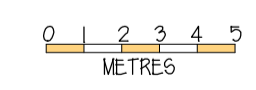
BINS FOR PROPOSED HOUSES B-E. 2 NO 240L COVERED BINS PROVIDED BY LOCAL AUTHORITY. BIN ENCLOSURE BASE TO BE CONCRETE OR PAVING TO MATCH PATH. ACCESS FROM THE DWELLING AND TO THE MATCH PATH. ACCESS FROM THE DWELLING AND TO THE FRONT BOUNDARY TO BE LEVEL. TRAVEL DISTANCE FROM THE FRONT DOOR TO BE NO MORE THAN 10M AND TO THE FRONT BOUNDARY AS SPECIFIED BY THE LOCAL AUTHORITY TO BE IN ACCORDANCE WITH AD H (PART H6) I.E. MAX 25M. ENCLOSURE TO BE TIMBER POSTS WITH HORIZONTAL BATTENS STEPPED EITHER SIDE.



CYCLES STORES:
TOTAL 8NO CYCLES SPACES FOR BLOCK A FLATS PROVIDED AT THE REAR AMENITY SPACE FOR EACH UNIT
TOTAL 4NO CYCLES SPACES FOR HOUSES B-E PROVIDED IN THE GARAGES

AMENITY SPACE PROVIDED FOR BLOCK A: 332m² / MINIMUM REQUIRED 200m²

PRIVATE GARDENS FOR HOUSES B - E: ALL OF THE HOUSES HAVE GARDEN THAT AREA EXCEEDS MINIMUM REQUIREMENT



SCHEDULE OF ACCOMMODATION

	TYPE	SIZE (GA PROVIDED)	GA REQUIRED
A - BLOCK OF FLATS			
FLAT 1	1B 2P	50.80 m ²	50m ²
FLAT 2	1B 2P	51.41m ²	50m ²
FLAT 3	1B 2P	51.41m ²	50m ²
FLAT 4	1B 2P	50.80 m ²	50m ²
FLAT 5	1B 1P (STUDIO)	38.56 m ²	37-39m ²
FLAT 6	2B 3P	70.05m ²	70m ²
FLAT 7	2B 3P	70.05 m ²	70m ²
FLAT 8	1B 1P (STUDIO)	38.56 m ²	37-39m ²
HOUSES B - E (AS PREVIOUSLY SUBMITTED)			
HOUSE B	2B 4P	73.19m ²	70m ²
HOUSE C	3B 5P	99m ²	93m ²
HOUSE D	3B 5P	99m ²	93m ²
HOUSE E	4B 6P	110.14m ²	106m ²

A DETAILS ADDED AJ 11/11/16
REVISION CHECKED DATE

ROBERT DAVIES JOHN WEST LIMITED
RIBA Chartered Practice

The Courtyard 59 Church Street
Staines upon Thames Middx TW20 4XS
Tel: 01784 455211 E-mail: info@rdjwlt.co.uk

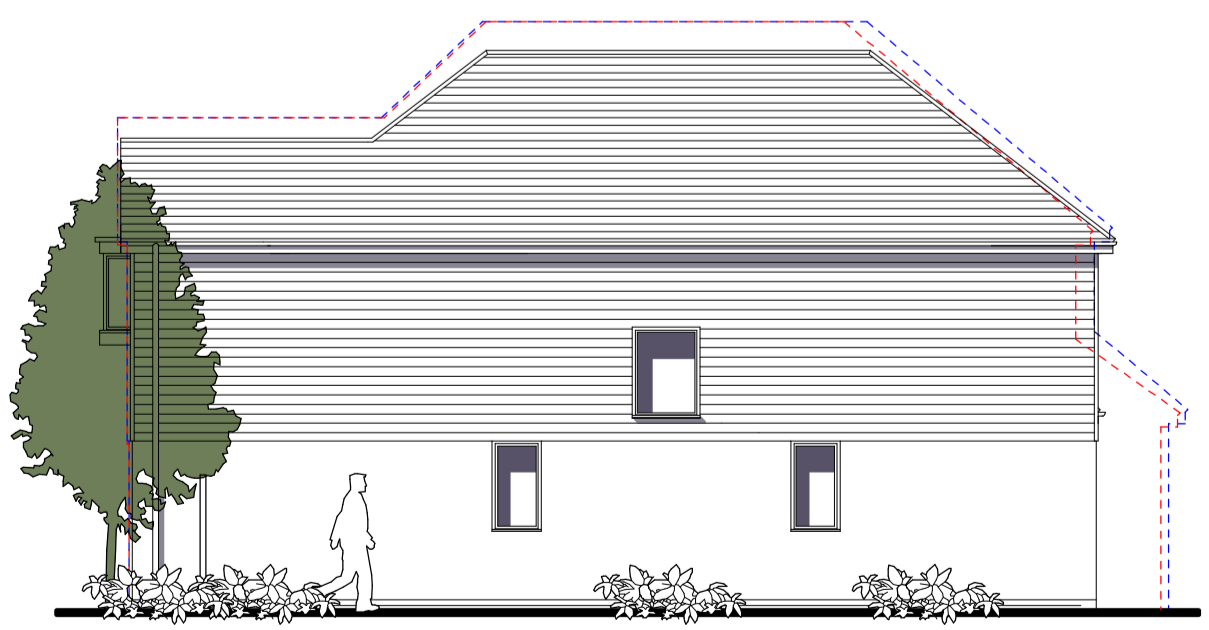
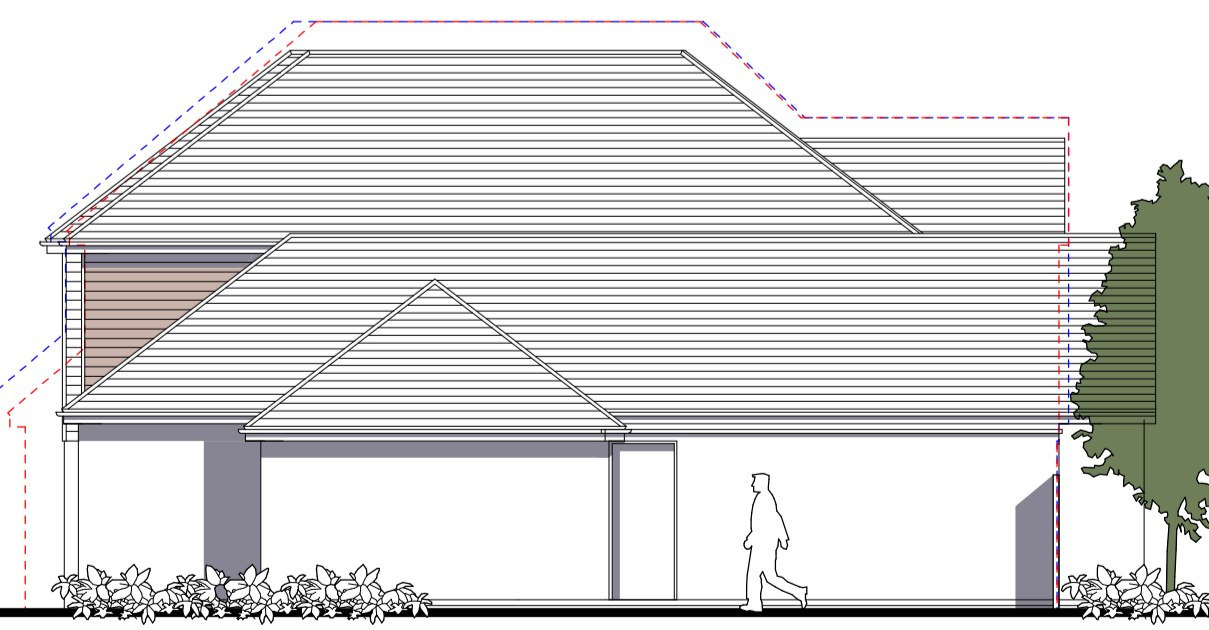
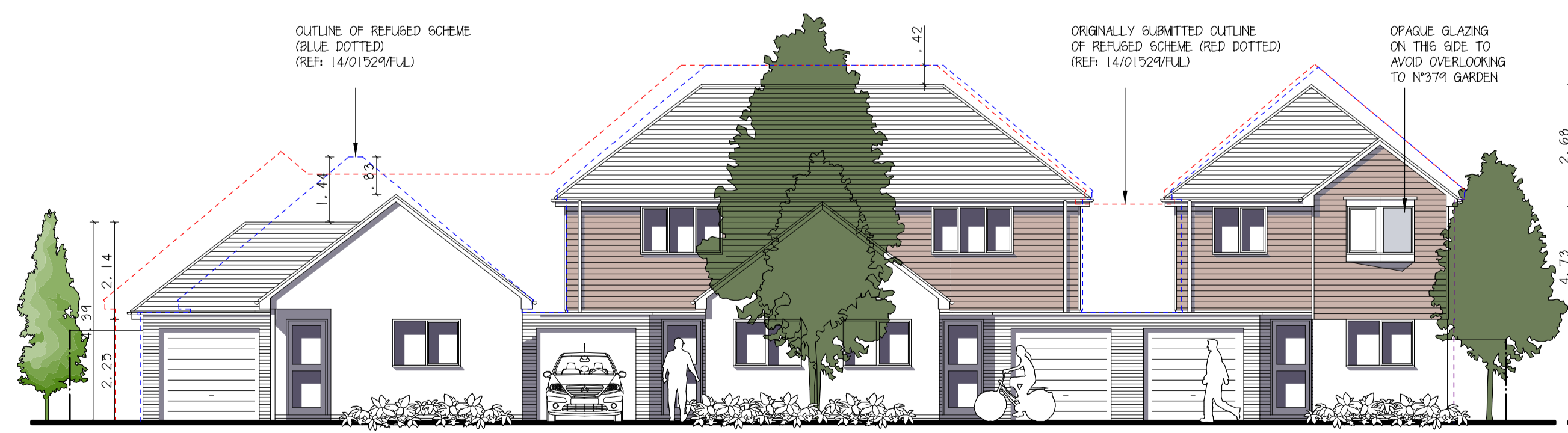
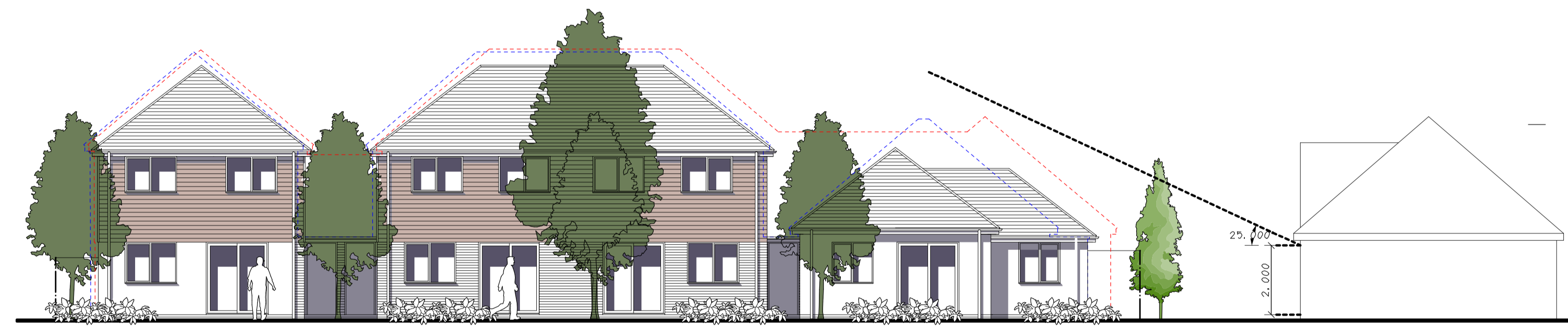
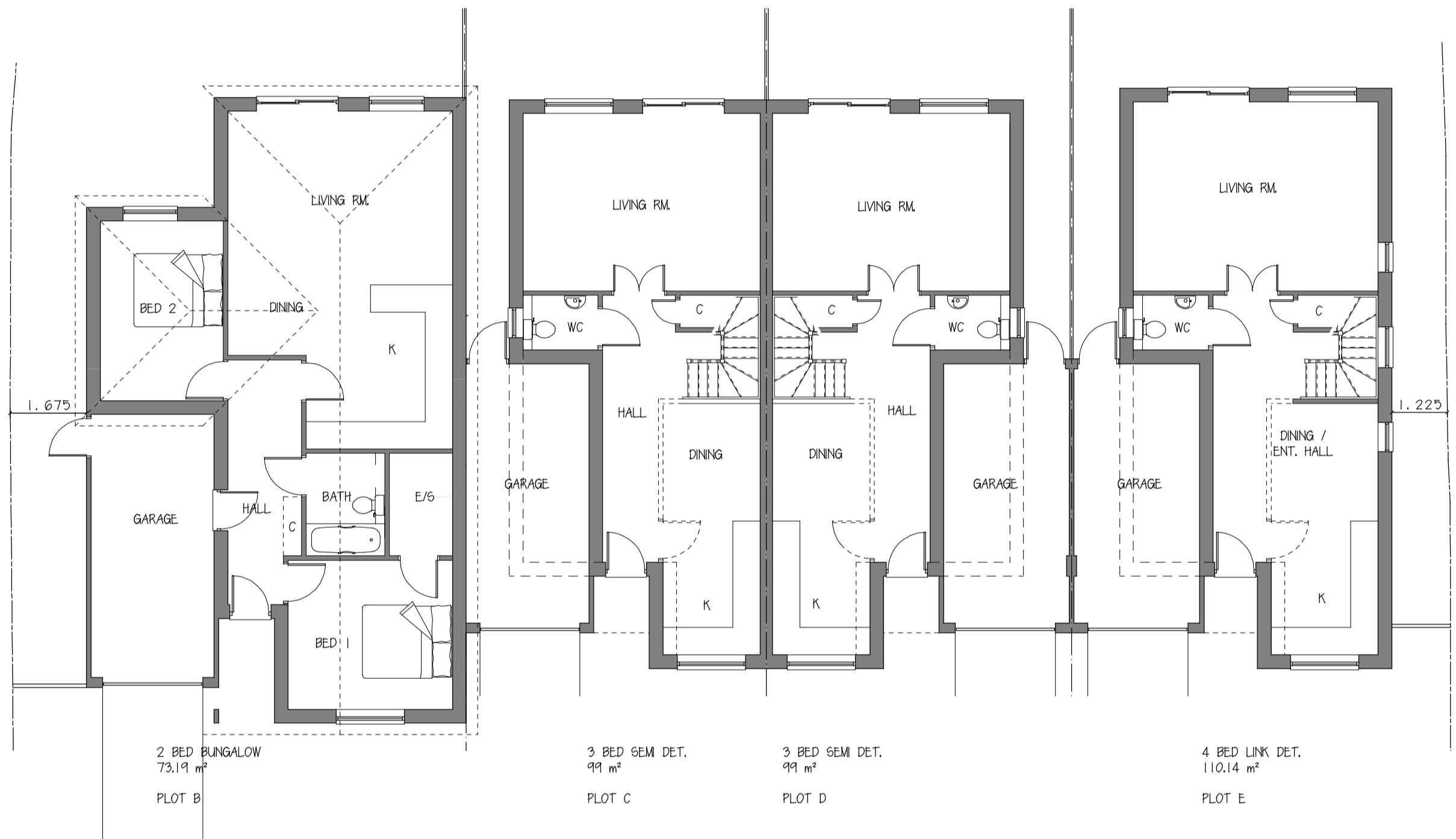
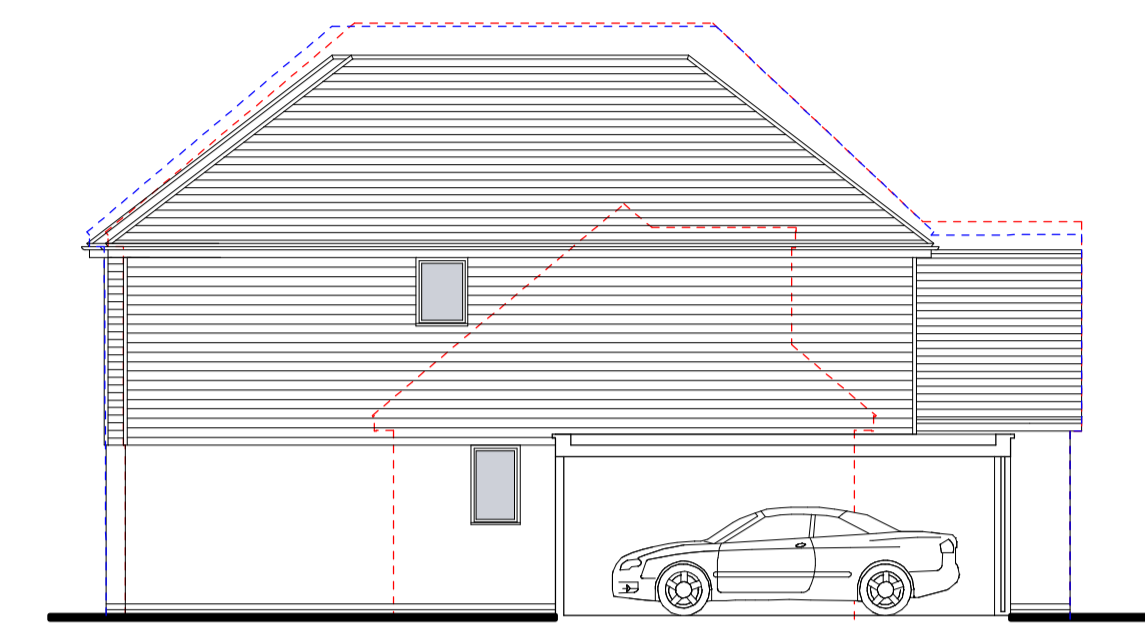
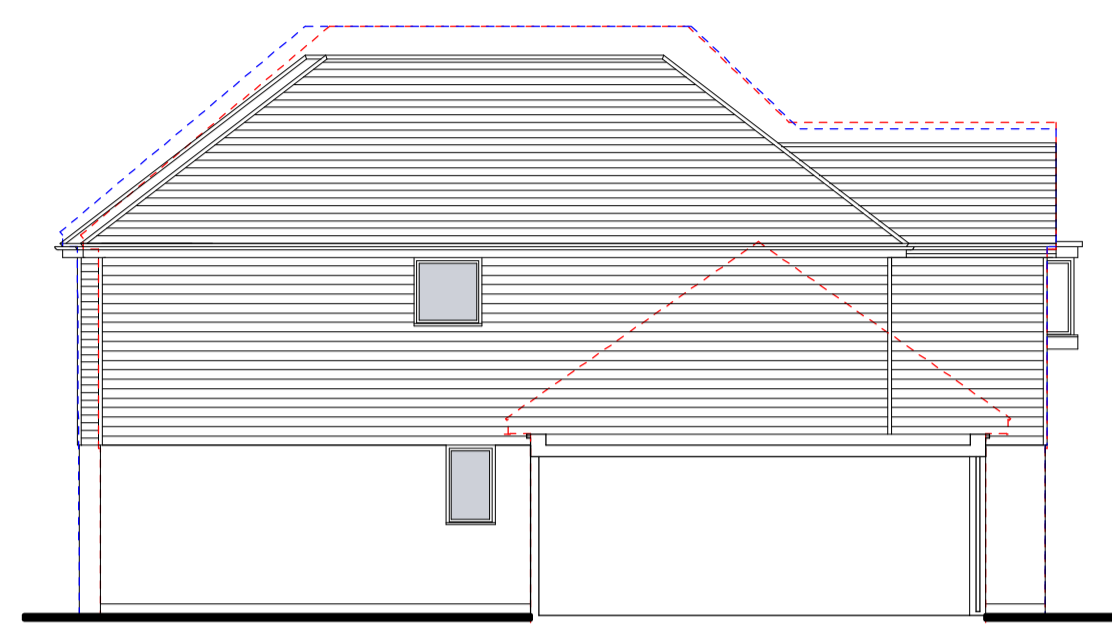
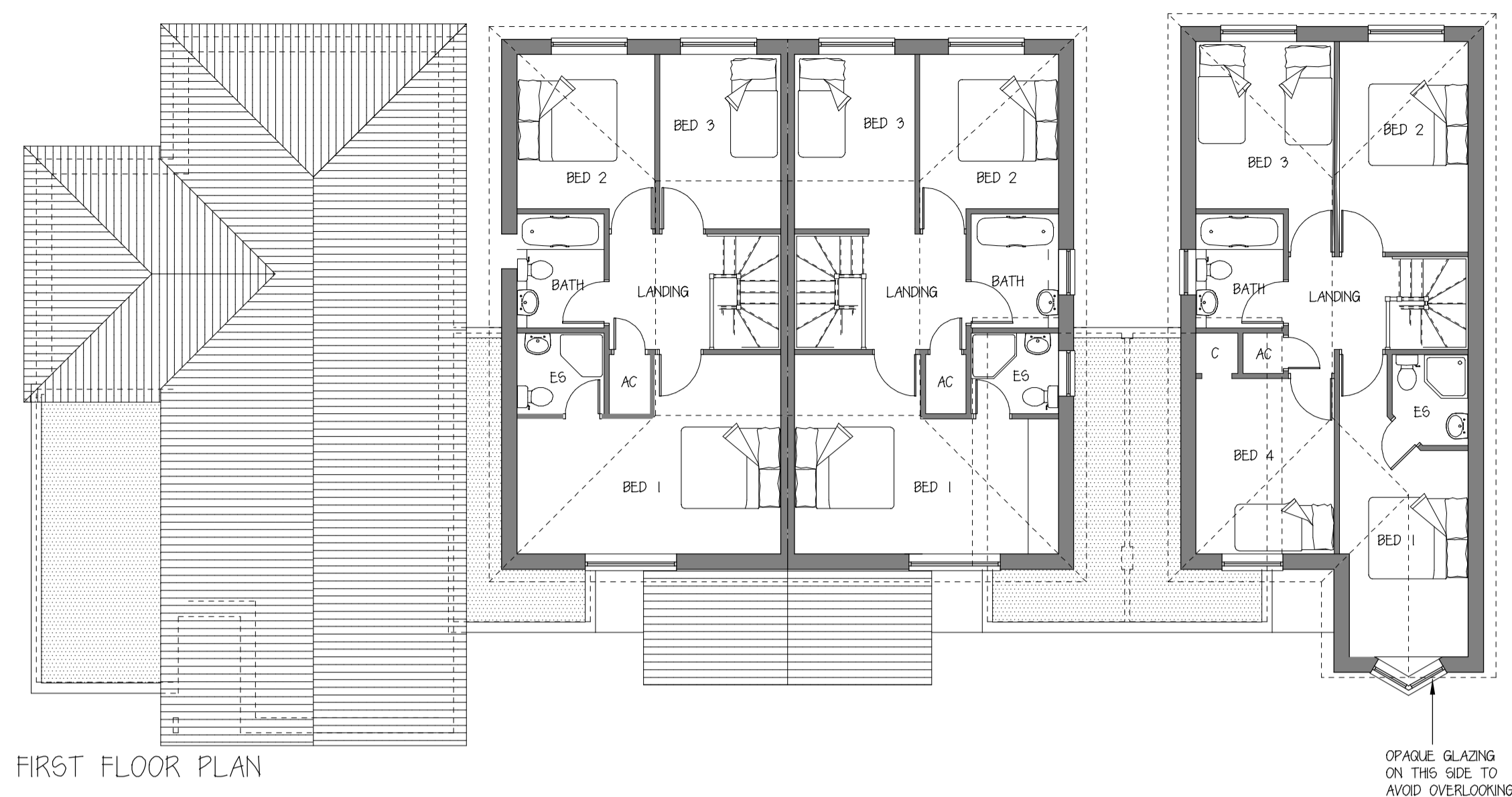
DATE: 24/08/16
SCALE: 1:200 @ A1
DRAWN: AJ

CHECKED: RN
PROPOSED NEW SCHEME
SITE LAYOUT

DATE NO: **L2143/14** REV: A

Proposed house plans - same for both previous and current application

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EXTERNAL MATERIALS:

ROOF - PITCHED 37.5° FINISH MARLEY ETERNIT SLATES OE
 LOWERED PLOT B ROOF & CHANGED ROOF ANGLE.

PRE-FINISHED FACIAS, SOFFITS & BARGE BOARDS,
 COLOUR 'STORM BLUE'

DOWNPIPES & GUTTERS - GALVANISED LINDAB OE

WALLS - BLUFF BRICK, PAINTED BRICKWORK & TIMBER
 CLADDING AS INDICATED

WINDOWS AND DOORS - DARK GREY POWDER COATED ALUMINIUM

OBSCURED GLAZING SHADED THIS

E	AMENDED PLOT E FF FRONT FENESTRATION	AJ	17/07/15
F	LOWERED PLOT B ROOF & CHANGED ROOF ANGLE	AJ	19/01/15
D	AMENDED FOR DRAWING L2143/05G	AJ	17/11/14
C	DAYLIGHT GUIDE ADDED	AJ	29/10/14
B	PLOT B LAYOUT CHANGED	TY	04/08/14
A	AMENDMENTS TO ELEVATIONS	TY	04/08/14
REVISION		CHECKED	DATE

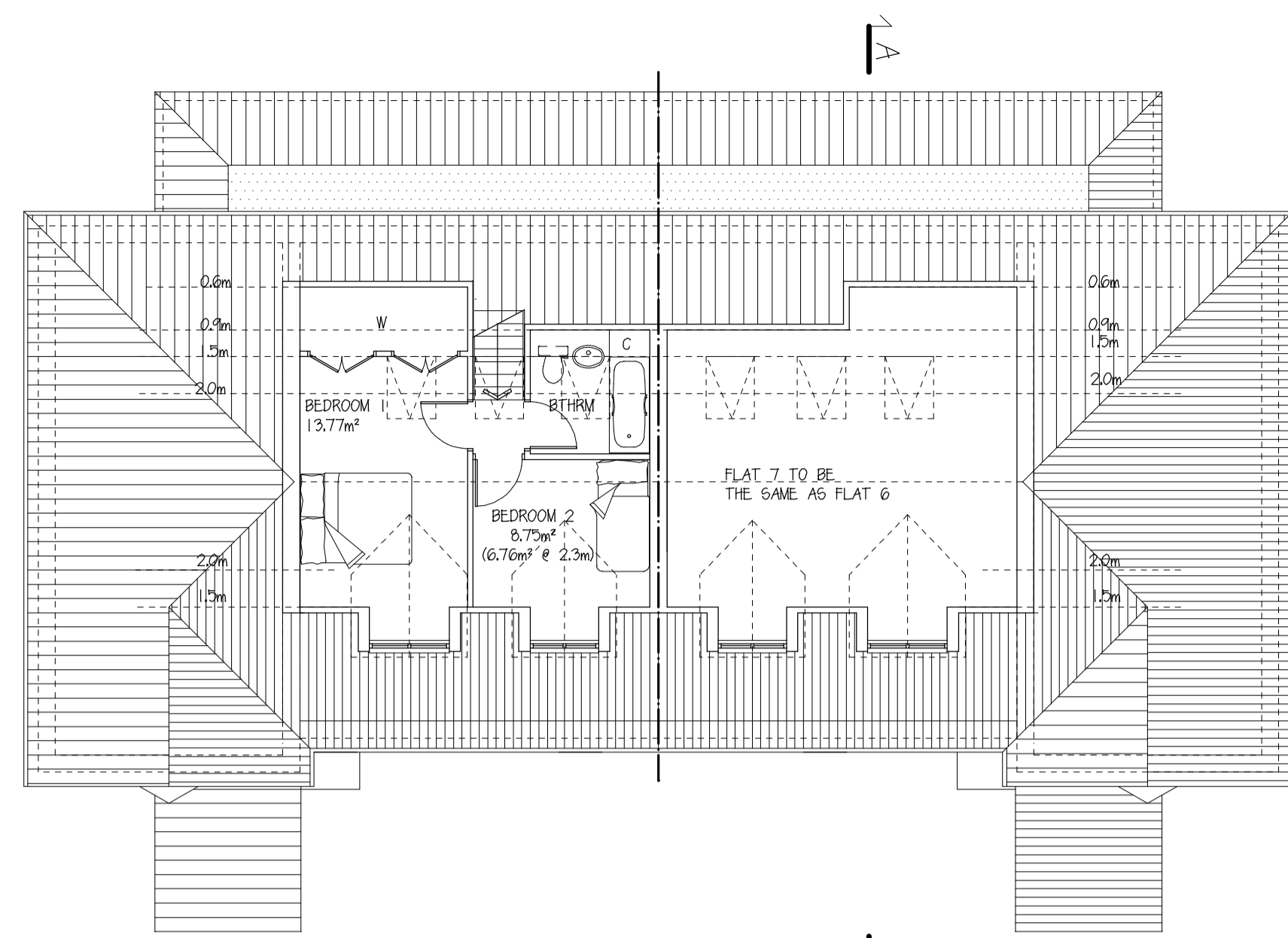
ROBERT DAVIES JOHN WEST LIMITED
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 Tel: 01784 459211 E-mail: info@rdjwltd.com

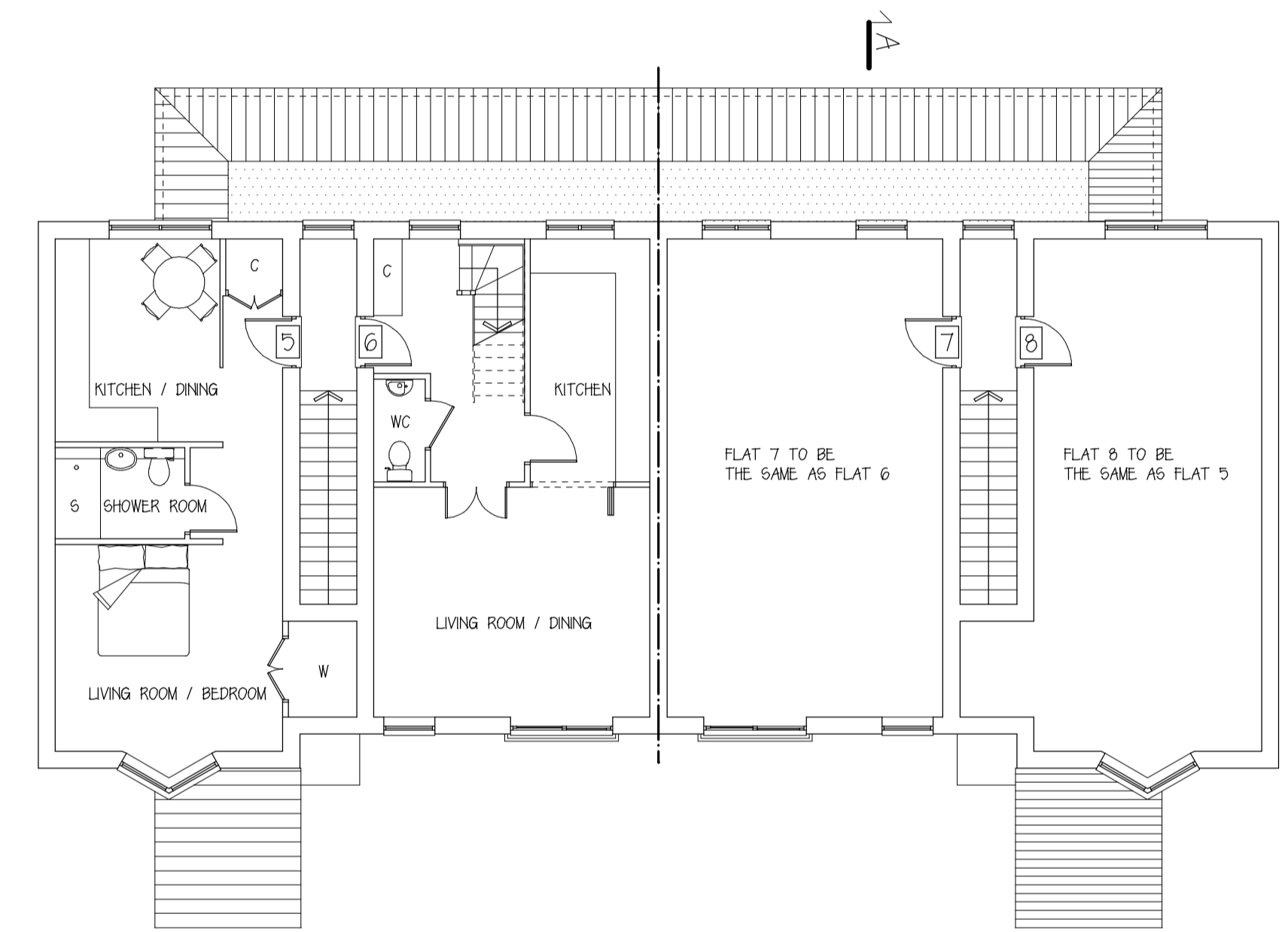
DATE: 31/07/14
 SCALE: 1:100 @ A1
 DRAWN: TY
 CHECKED: KMD

PROPOSED DEVELOPMENT,
 381-385 STAINES Rd. WEST
 ASHFORD, MDDX.

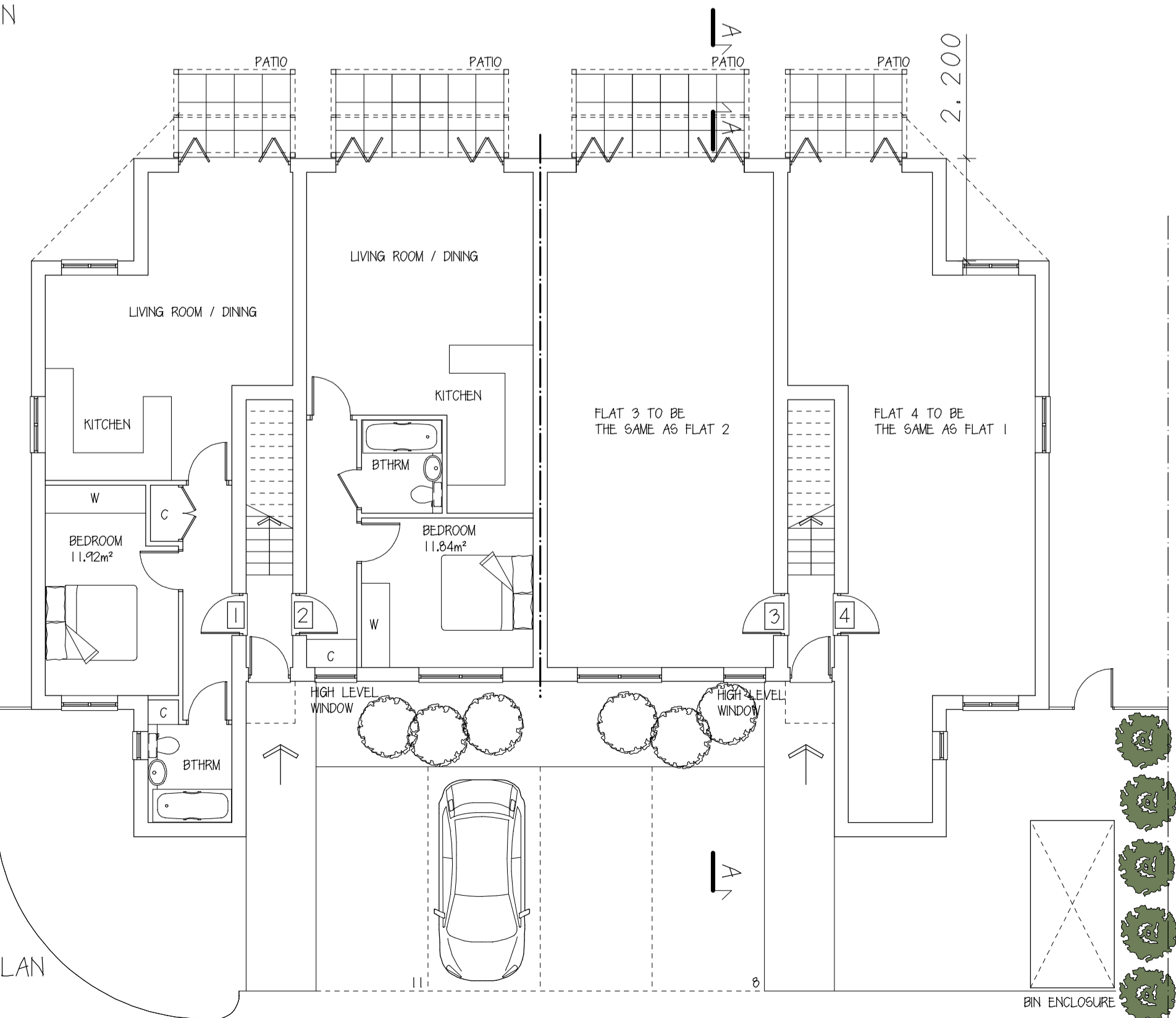
HOUSE PLANS
 DWG NO: **L2143/08** REV E



SECOND FLOOR PLAN

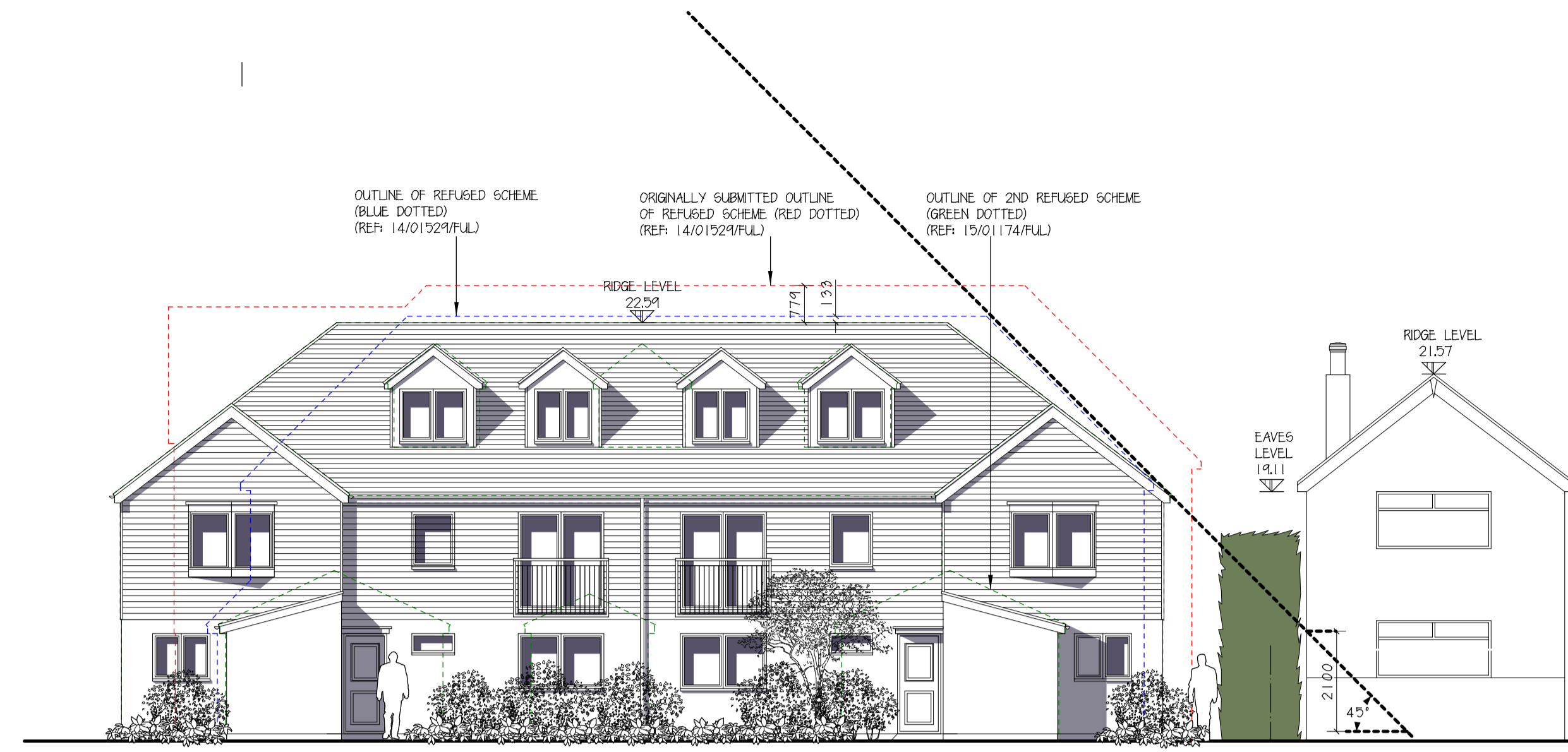


FIRST FLOOR PLAN



GROUND FLOOR PLAN

- FLAT 1 & 4:
1 BED 2 PERSON
MIN STANDARD 30m²
PROVIDED 30.80m²
- FLAT 2 & 3:
1 BED 2 PERSON
MIN STANDARD 30m²
PROVIDED 31.41m²
- FLAT 5 & 8:
1 BED 1 PERSON (STUDIO)
MIN STANDARD 37-39m²
PROVIDED 38.58m²
- FLAT 6 & 7:
2 BED 3 PERSON
MIN STANDARD 70m²
PROVIDED 70.07m²



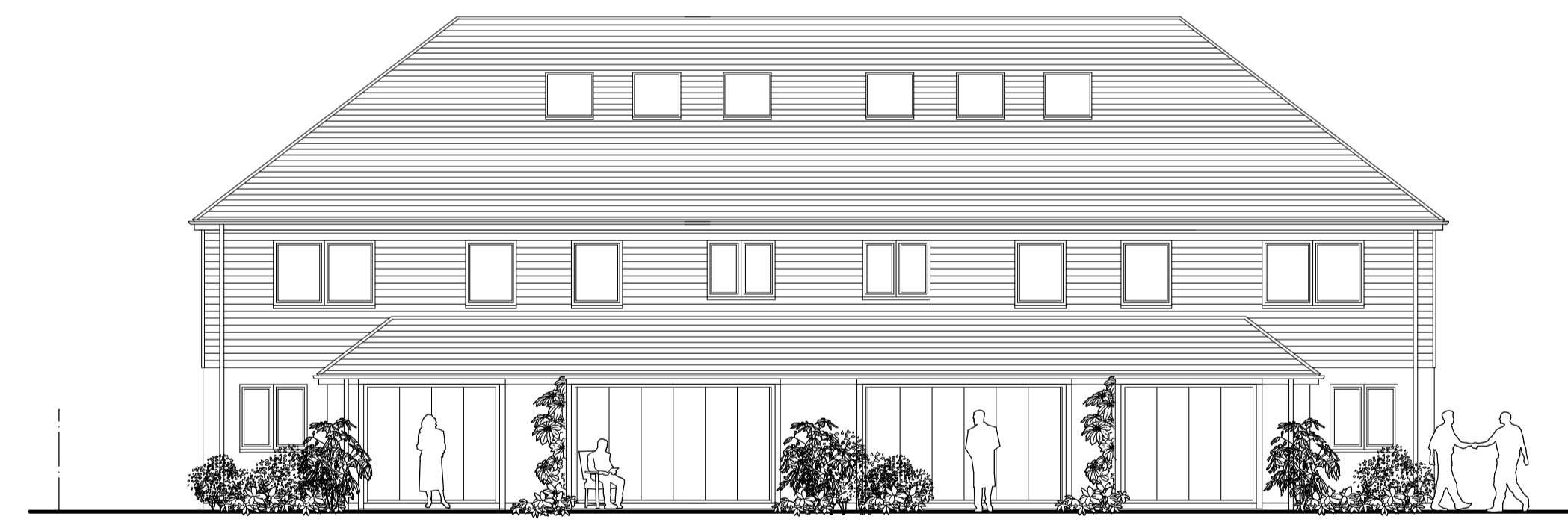
FRONT ELEVATION



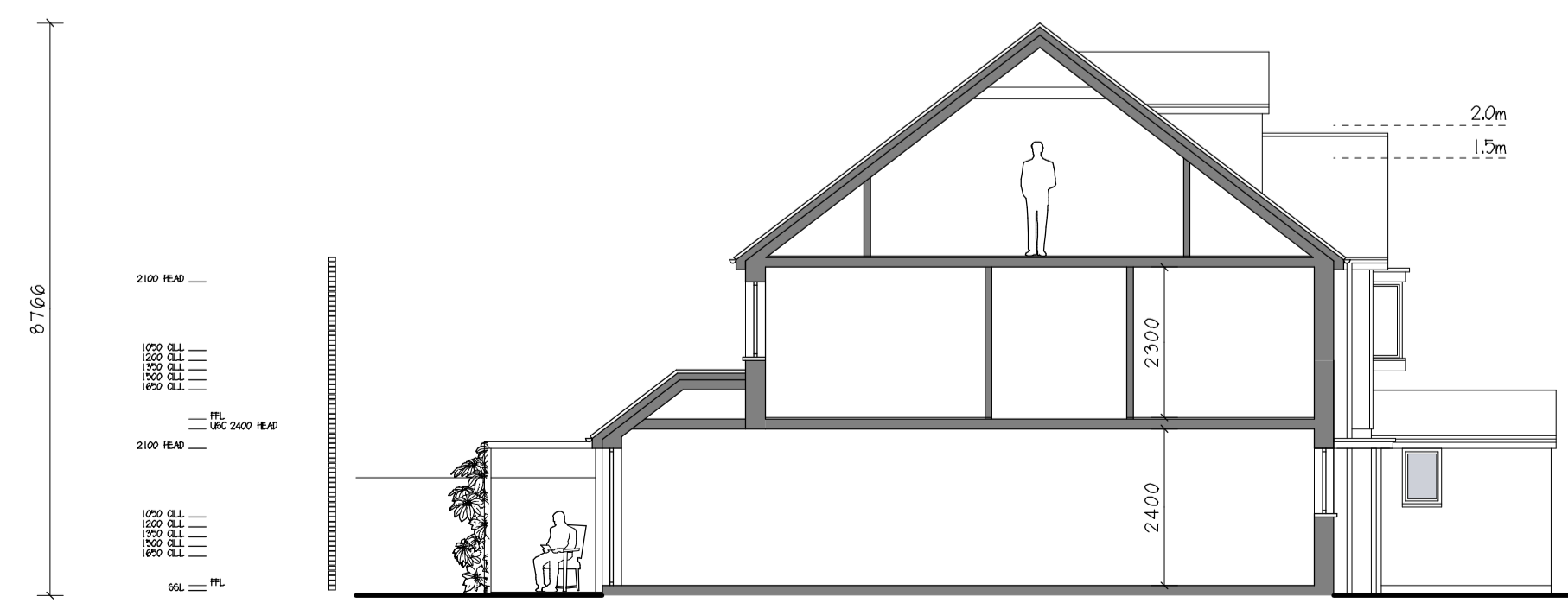
SIDE ELEVATION (WEST)



SIDE ELEVATION (EAST)



REAR ELEVATION (NORTH)



SECTION A-A

- NOTES
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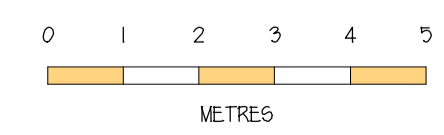
- EXTERNAL MATERIALS
- ROOF - PITCHED 37.5° FINISH MARLEY ETERNIT GLATES OE
 - PRE-FINISHED FAGGAS, COFFITS & BARGE BOARDS, COLOUR 'STORM BLUE'
 - ROOFLIGHTS - VELLUX OE
 - DOWNPIPES & GUTTERS - GALVANISED LINDBAB OE
 - WALLS - BUFF BRICK AND TIMBER CLADDING AS INDICATED
 - GABLES, DORMERS & BAYS - TIMBER CLADDING
 - PLINTH - WHITE PAINTED BRICKWORK
 - WINDOWS AND DOORS - DARK GREY POWDER COATED ALUMINIUM
 - BATHROOMS & ENSUITES TO BE OBSCURED GLAZING AS INDICATED
 - OBSCURED GLAZING SHADED THIS
 - FENCE - TIMBER CLOSE BOARDED

A DETAILS ADDED AJ 11/11/16
REVISION CHECKED DATE

ROBERT DAVIES JOHN WEST LIMITED
RIBA Chartered Practice
The Courtward 59 Church Street
Staines upon Thames Middx TW20 4XS
Tel: 01784 459211 E-mail: info@rdjwtd.com

DATE 05/09/16 PROPOSED DEVELOPMENT,
SCALE 1:100 @ A1 381-385 STAINES RD WEST.
DRAWN AJ ASHFORD

CHECKED RN
PROPOSED NEW SCHEME
PROPOSED PLANS, ELEVGS
AND SECTION A-A
DWG NO **L2143/15** REV A





Appeal Decision

Site visit made on 21 June 2016

by **Stephen Normington BSc DipTP MRICS MRTPI FIQ FIHE**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 17th August 2016

Appeal Ref: APP/Z3635/W/16/3145786

381 Staines Road West, Ashford, Surrey TW15 1RH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by McPeake Painting and Building services Ltd against the decision of Spelthorne Borough Council.
 - The application Ref 15/01174/FUL, dated 28 August 2015, was refused by notice dated 23 October 2015.
 - The development proposed is the erection of 5 no. two bed terrace houses to the front of the site and 4 no. dwellings (comprising 1 no. 2 bed chalet bungalow, 2 no. three bed semi detached houses and 1 no. four bed detached house) to the rear of the site, all with associated parking, amenity and landscaping. Formation of a new vehicular access to the site, following demolition of the existing dwellings and commercial buildings.
-

Decision

1. The appeal is dismissed.

Preliminary Matter

2. The application form gave the site address as 381 Staines Road West, but the land includes Nos 381 and 383.

Main Issues

3. The main issues are:
 - Whether the proposed development makes an adequate contribution towards meeting the identified need for smaller sized dwellings in the Borough.
 - The effect of the proposed development on the character and appearance of the area.
 - The effect of the proposed development on the living conditions of the occupants of properties on Hughes Road with particular regard to light and outlook.

Reasons

Provision of smaller sized units

4. The appeal site is currently occupied by a car sales/repairs business and comprises associated outbuildings and two residential bungalow properties, Nos 381 and 383 Staines Road West. The site frontage is currently dominated
-

by the used car/van sales extending to the rear of the pedestrian pavement of the road. A number of bungalows on Hughes Road, located immediately to the west have rear boundaries that abut the western boundary of the appeal site. These bungalows appear to have accommodation in the roof space.

5. The proposed development would involve the demolition of all of the buildings and the construction of a terraced block of five two bedroom properties positioned such that the building line of the front elevation would be commensurate with that of properties to the east of the site. Behind this block, and positioned parallel to it, would be a two bedroom bungalow, two three bedroom semi-detached dwellings and a four bedroom detached property.
6. The Council indicates that there is a need for smaller housing in the Borough which would be best met by requiring a high proportion of all new housing to be one and two bedroom dwellings. Policy HO4 of the Spelthorne Core Strategy and Policies Development Plan Document (2009) (CSPDPD) seeks to ensure that the size and type of housing reflects the needs of the community by requiring developments that propose four or more dwellings to include 80% of the units to be one or two bedroom.
7. Six of the proposed dwellings would have two bedrooms representing a proportion of 66%. As such the proposed development would not provide a sufficient number of one and two bedroom units to meet the requirements Policy HO4 of CSPDPD. Moreover, the three mid-terraced dwellings in the block to the front of the site would have a single room in the roof space. Whilst the submitted plans show these rooms as being a study, they would be larger than the bedrooms on the first floor. As such, there is likelihood that they would be used as bedrooms. That would take the figure of two bedroom dwellings down to 33%.
8. No substantive evidence has been provided to indicate why the site could not be developed in line with the 80% figure or why the clear provisions of Policy HO4 should not apply. While the Council's adopted Housing Size and Type Supplementary Planning Document refers to a continuing need for some larger dwellings, it also states that there will be a particular need for 1, 2 and 3 bedroom private houses and it reinforces the requirement for 80% of units to comprise of one and two bedroom accommodation.
9. I find that the appeal proposal would not meet an identified need for 1 and 2 bedroom dwellings in the Borough by failing to comply with the housing aims of Policy HO4 of the CSPDPD.

Character and appearance

10. Staines Road West in the vicinity of the appeal site comprises a dual carriageway flanked by residential properties set relatively well back from the road with interspersed commercial uses. Properties range from one storey to three storey in height and comprise a mixture of bungalows, semi-detached and detached and apartment blocks all of various design styles and construction ages. Other than a relatively consistent set back of buildings from the road, there is no dominant design characteristic to development on this road.
11. The proposed terraced block would be the main visual component of the scheme in views from the road. This would be of a traditional simplistic design

and be located between the bungalow at No 387 and the detached two storey property at No 379. In terms of scale and mass, the proposed block would not be dissimilar to that of properties currently being constructed on the opposite site of the road at Pearce Court which are also three storey with accommodation in the roof space. It would have much less mass than the three and four storey apartment blocks at the junction of Staines Road West with Cherstey Road/Littleton Road.

12. In my view, the Council's concerns that the terraced block would appear relatively bulky in comparison to the adjacent properties would only be the case in isolated views from the directly opposite side of the road. I agree with the appellant that, as the block would be set further back from the road than the bungalow at No 387, with a significant gap between the two buildings, and aligned to the front building line of Nos 375 – 379, it would be visually 'read' in the context of the wider street scene and not its juxtaposition with the bungalow. Moreover, given the width of Staines Road West, the street can, and does, acceptably accommodate along its length much larger scale properties than the bungalows to the west of the site.
13. Given the above factors and the varied character of the street scene, I do not consider that the scale, mass or design of the proposed development would cause demonstrable harm to the character and appearance of the area. In addition, I do not share the Council's concerns that the proposed roof design of the terraced block would appear bulky and top heavy. Given the various design styles in the locality, the roof design would not be incongruous or at odds with the character of the street nor would it create an unbalanced building.
14. In my view, the current car/van sales area and the advert hoarding across the frontage appears at odds with the residential character of this part of Staines Road West. The appeal proposal would remove these features from the frontage of the site. In addition, landscaping is proposed between the proposed terraced block and the site frontage with the road which would be more in keeping with the character of this part of Staines Road West.
15. Given my findings regarding the acceptability of the proposed appearance of the terraced block, I consider that the proposal would represent a form of development that provides an improvement to the street scene. Moreover, it would introduce residential buildings which are more comparable and compatible with the characteristic of the residential uses in the immediate vicinity of the site.
16. Taking the above matters into account I consider that the proposed development would not cause any demonstrable harm to the character and appearance of the area. As such it would not conflict with Policy EN1 of the CSPDPD. This policy, amongst other things, seeks to ensure that new development is of a high standard of design that respects and makes a positive contribution to the street scene and character of the area.

Living conditions

17. The Council's adopted a Supplementary Planning Document – Design of Residential Extensions and New Residential Development (2011) (SPD) which considers the effects of new development on the living conditions of the occupants of existing residential properties with regard to privacy, outlook and

light. The Council indicate that the separation distance for two storey developments between rear wall and flank wall of properties should be 13.5m.

18. I agree with the appellant that the SPD refers to two and three storey development only and does not provide any separation distances in circumstances where bungalows are proposed. Consequently, the provisions of the SPD do not apply to the situation in this appeal regarding the separation distance between the existing and proposed bungalow. As such, it is a matter of planning judgement whether the relationship between the proposed and existing bungalow would cause harm to living conditions.
19. In this case, the Council suggest that the rear of the bungalow at No 6 Hughes Road would be 6.6m from the flank (side elevation) of the proposed bungalow on the appeal site. However, the appellant indicates that the nearest part of the proposed bungalow would be approximately 6.2m from the rear elevation of the existing dwelling at No 6 with the main part of the proposed bungalow being 9m away.
20. Properties on Hughes Road that have a boundary with the appeal site have short gardens that currently abut a corrugated fence. In the case of Nos 2 and 4, part of the boundary is formed by a substantial workshop building. The proposed development would result in the demolition of the workshop building and the removal of vehicle storage and repairs which I observed currently occurs up to the rear boundary of the properties on Hughes Road.
21. The proposed bungalow is shown to have no doors or windows in the side elevations. Although it would be located close to the rear of No 6 it would not occupy the full extent of the rear boundary. This close relationship would exist over approximately one third of the rear elevation of the existing bungalow. A substantial part of the rear garden of No 6 would remain unaffected by the position of the proposed bungalow. Whilst a small part of the brickwork of the proposed bungalow would be visible above the fence line, the proposed roof would slope away from No 6. Consequently the outlook from the majority of the rear façade of No 6 would remain unchanged.
22. In order to consider the impact of the proposed development on the rear windows and doors at No 4 and 6, the appellant has submitted a Daylight and Sunlight Assessment. This accords with the Building Research Establishment (BRE) Report 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' which I accept, in the absence of any other planning policy guidance, is an established document to consider the impact of new development on daylight and sunlight.
23. The BRE guide recommends that new development should not cause the Vertical Sky Component (a measure of the general amount of light available on the outside plane of a window as a ratio of the total unobstructed sky viewable following the introduction of a barrier such as a building) should be no less than 80% of its former value. The assessment demonstrates that all of the rear windows and doors at Nos 4 and 6 would retain light at greater than 80% of its former value. The Assessment also considered the impact of the proposed development on the rear garden of No 6 and concluded that there would be no effect on the sunlight received by the garden space after the construction of the buildings. I have no evidence to indicate that the assessment or conclusions are incorrect.

24. The outlook from No 6 is currently towards a relatively poor quality fence with workshop buildings beyond. I agree with the appellant that the proposed development would give the opportunity for improvements to the boundary treatment. The existing workshop that currently abuts the boundary with No 4 would be removed. Moreover, the proposed development would result in the cessation of the vehicle storage and repairs that currently occur up to the property boundary of all the properties on Hughes Road that abut the appeal site.
25. In the absence of any conclusive adopted separation standards for developments involving bungalows, and taking the above factors into account, I do not consider that the proposed separation distance between No 6 and the proposed bungalow would cause any demonstrable harm to the living conditions of the occupants of the existing property by reason of any significant loss of light or outlook. Moreover, the proposed development would provide a significant improvement in the outlook currently experienced at No 4.
26. The Council have also expressed concern that the side elevation of the proposed two storey semi-detached house would be within 15.8m of the rear elevation of No 4 which further adds to the potential loss of outlook and would be overbearing. This distance exceeds the separation distance set out in the SPD. Consequently I do not consider that this relationship, in meeting the requirements of the SPD, would give rise to any demonstrable loss of light or outlook.
27. The side elevation of the proposed terraced block would be located 13.8m from the rear elevation of No 2 Hughes Road which would also exceed the separation distance recommended in the SPD. However, the Council indicates that the distance would be reduced to 10m when a line is drawn at an angle from the property. I have no evidence to conclusively indicate where the position of such line has been taken from.
28. However, I have taken into account the evidence provided by the appellant that shows the main habitable rooms of No 2 face southwards towards No 387 Staines Road West. Moreover, a significant portion of the rear garden of No2 would have an improved outlook as a consequence of the demolition of the existing property and associated outbuildings at No 383. Whilst I recognise the Council's concerns, in my view, the separation distance between the rear of No 2 and the side elevation of the terraced block would be adequate and generally conforms with requirements of the SPD. As such the proposed development would not cause any significant loss of outlook or light for the occupants of the property.
29. Taking the above matters into account, I do not consider that the proposed development would cause any significant harm to the living conditions of the occupants on Hughes Road with regard to outlook and light. As such there would be no conflict with Policy EN1 of the CSPDPD. This policy, amongst other things, requires new development to have a satisfactory relationship with adjoining properties and avoid significant harmful impact in terms of loss of light and outlook.

Other matters

30. I have taken into account the contribution that the proposed development would make to housing supply within the Borough. However, this does not

outweigh the conflict that I have found with Policy HO4 of the CSPDPD and the fact that an insufficient number of one and two bedroom dwellings would be provided.

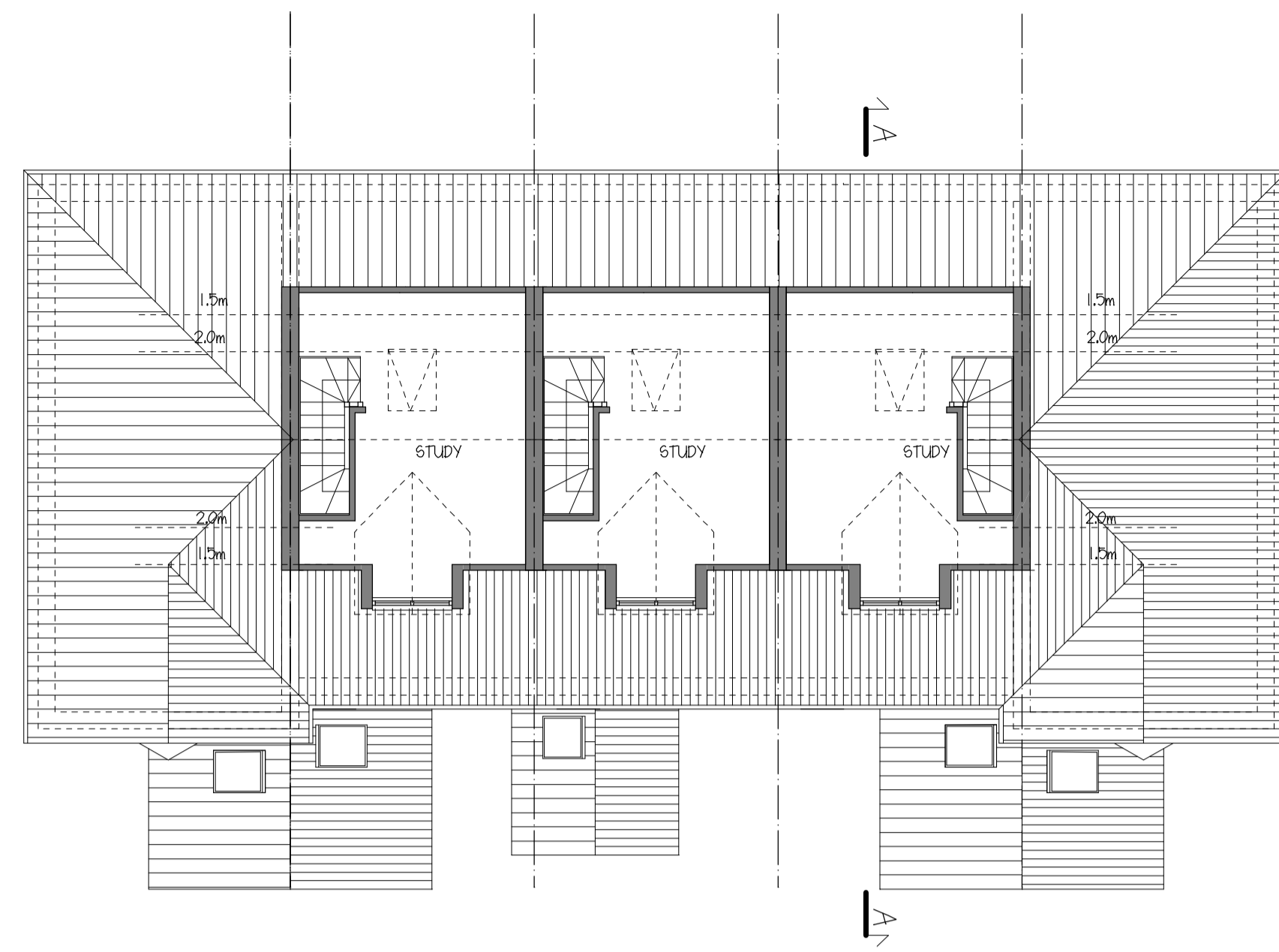
Conclusion

31. I have found no significant harm to the character and appearance of the area or harm to the living conditions of the occupants of properties on Hughes Road. However, these issues do not outweigh the fact that the proposed development does not provide for 80% of new units to comprise one and two bedroom dwellings and is thus in conflict with Policy HO4 of the CSPDPD. For the above reasons, and taking into account all other matters raised, I conclude that the appeal should be dismissed.

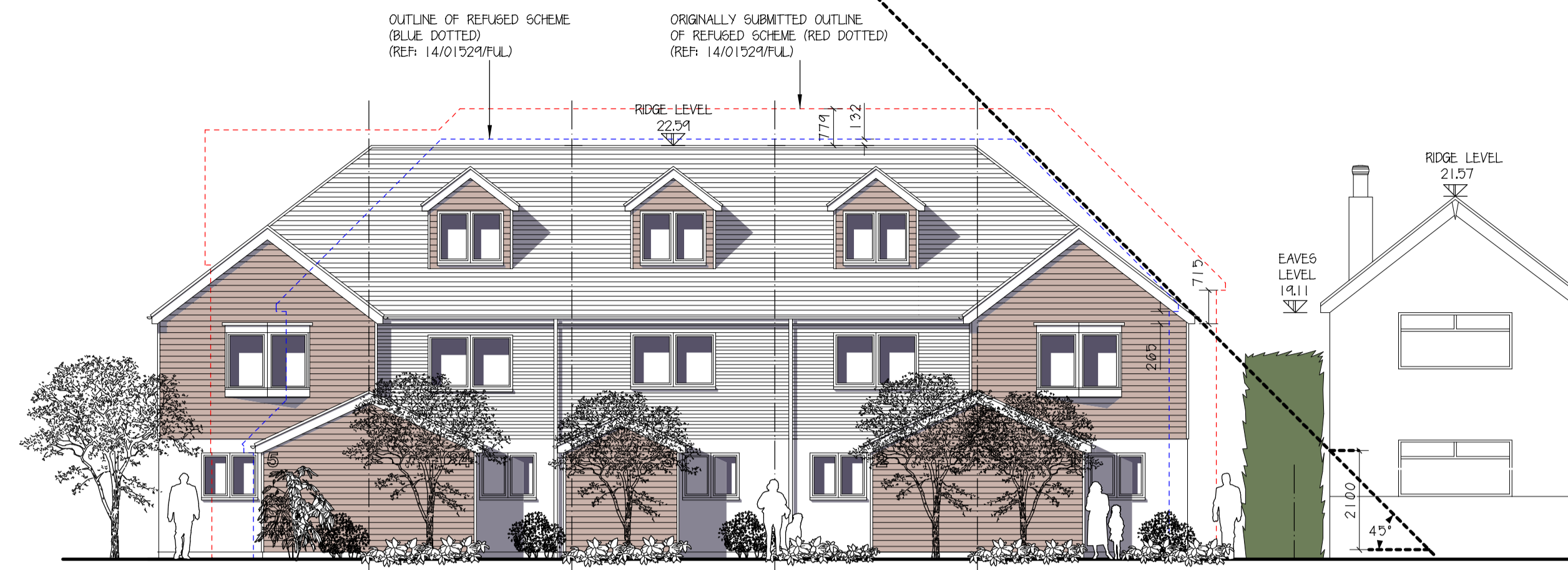
Stephen Normington

INSPECTOR

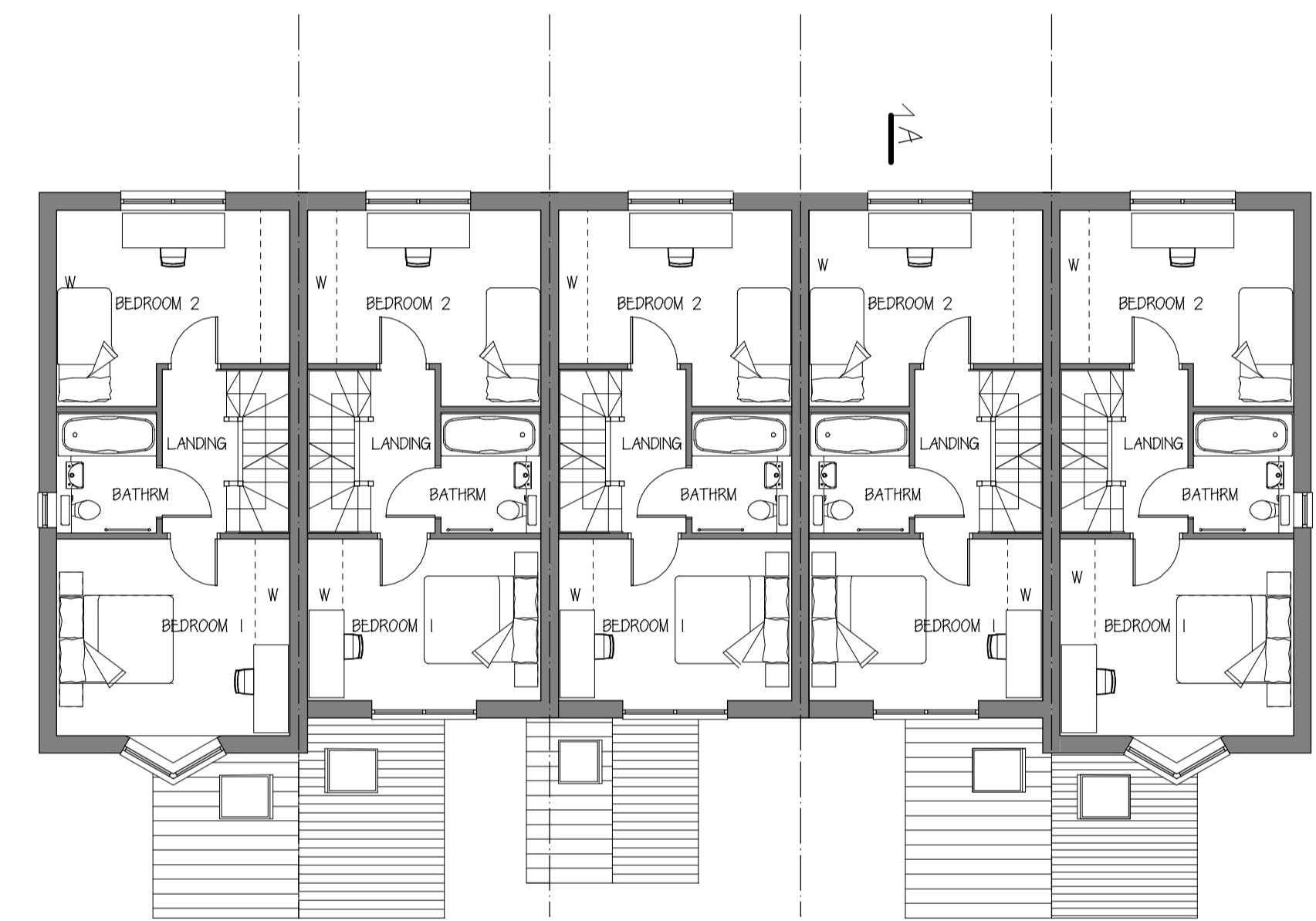
- NOTES
- 1 THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTINGS OUT AND MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND
 - 2 WRITTEN DIMENSIONS ONLY TO BE TAKEN THIS DRAWING MUST NOT BE SCALED
 - 3 THE ARCHITECT IS TO BE IMMEDIATELY NOTIFIED OF SUSPECTED OMISSIONS OR DISCREPANCIES



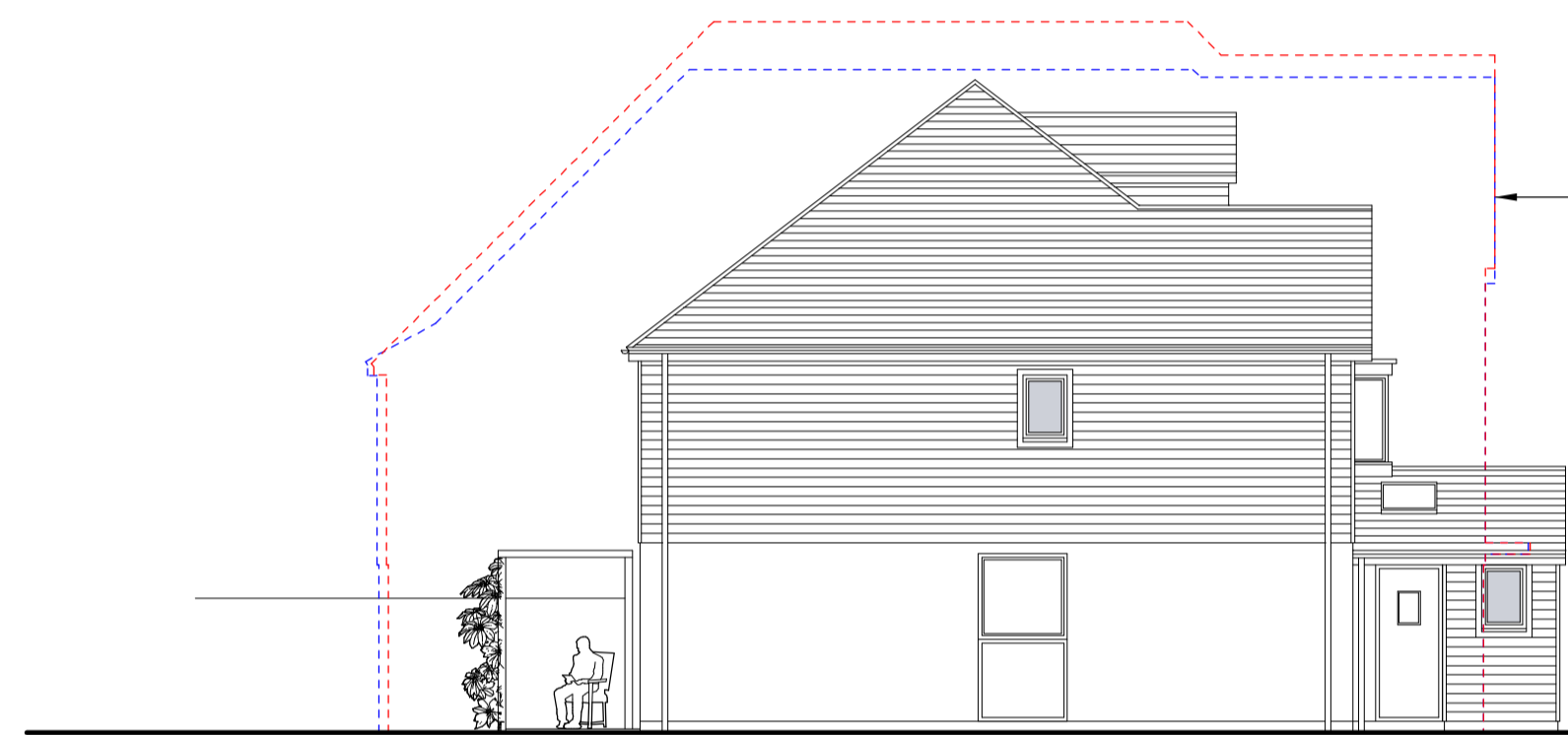
SECOND FLOOR PLAN



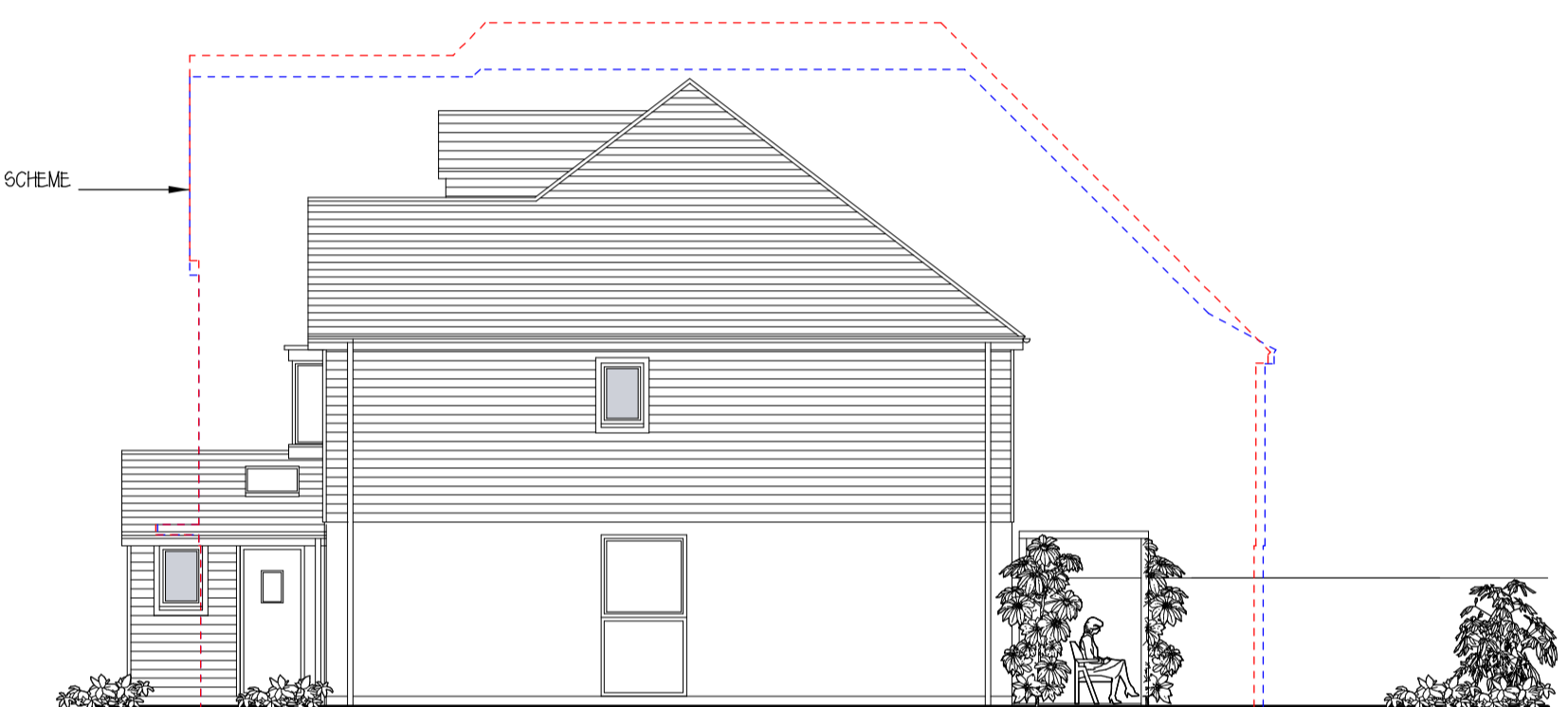
FRONT ELEVATION



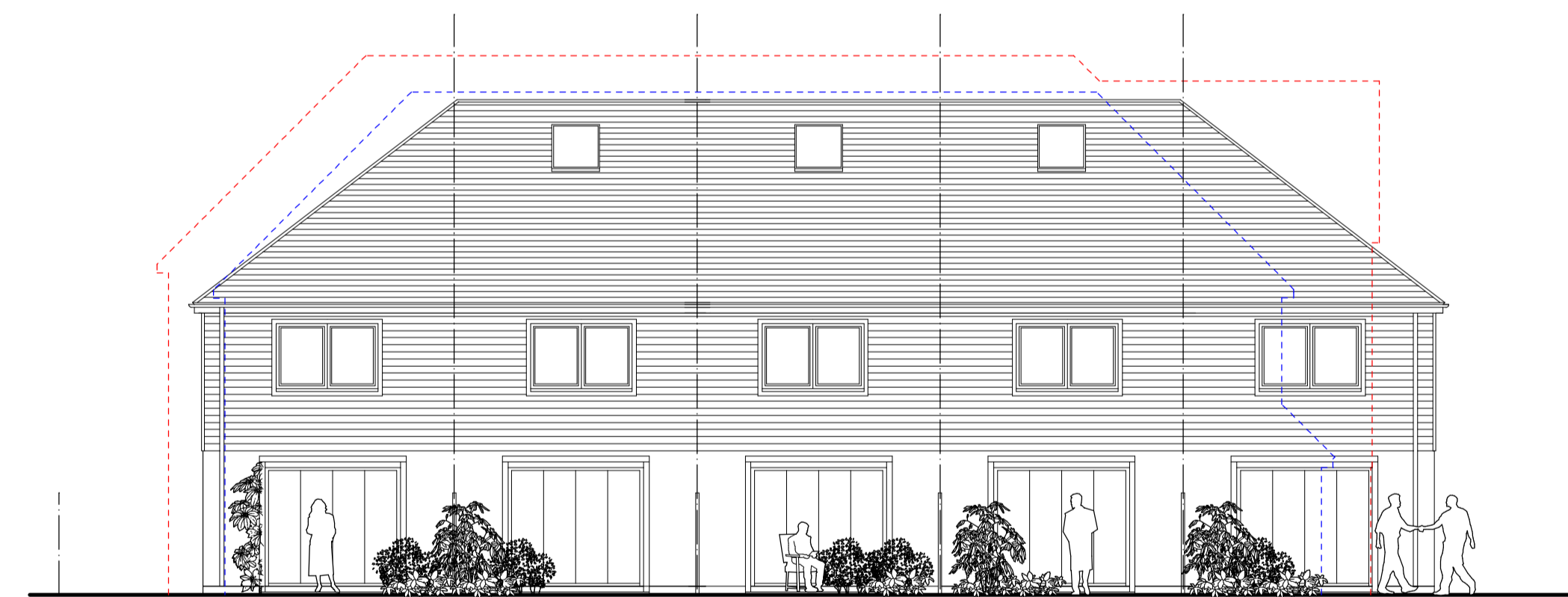
FIRST FLOOR PLAN



SIDE ELEVATION (WEST)



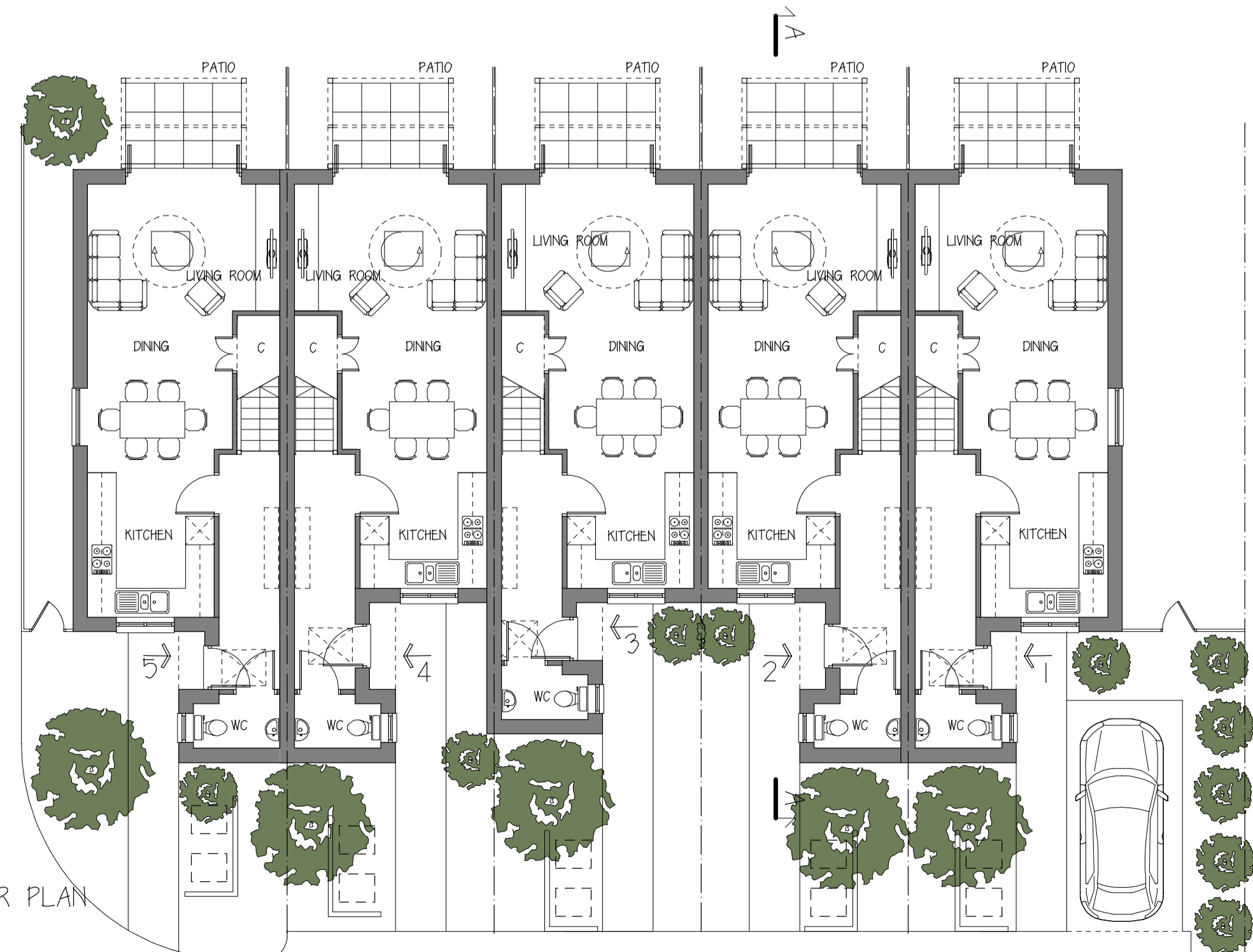
SIDE ELEVATION (EAST)



REAR ELEVATION (NORTH)

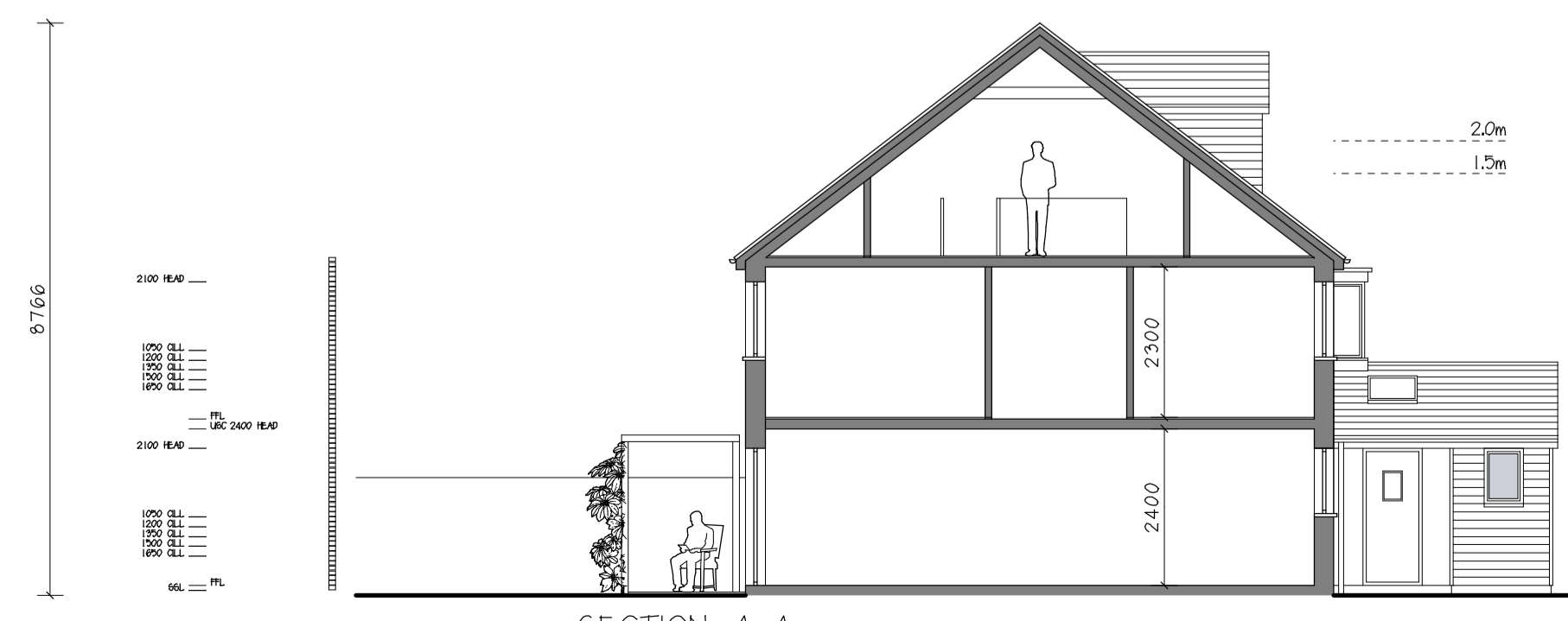
EXTERNAL MATERIALS

- ROOF - PITCHED 37.5° FINISH MARLEY ETERNIT GLATES OE
- PRE-FINISHED FAGGAS, GOFFITS & BARGE BOARDS, COLOUR 'STORM BLUE'
- ROOFLIGHTS - VELLUX OE
- DOWNPIPES & GUTTERS - GALVANISED LINDAB OE
- WALLS - BUFF BRICK AND TIMBER CLADDING AS INDICATED
- GABLES, DORMERS & BAYS - TIMBER CLADDING
- PLINTH - WHITE PAINTED BRICKWORK
- WINDOWS AND DOORS - DARK GREY POWDER COATED ALUMINIUM
- BATHROOMS & ENSUITES TO BE OBSCURED GLAZING AS INDICATED
- OBSCURED GLAZING SHADED TINT
- FENCE - TIMBER CLOSE BOARDED



GROUND FLOOR PLAN

- HOUSE 1 & 5:
3 PERSON 2 BED
MIN STANDARD 75m²
PROVIDED 75.94m²
- HOUSE 2 & 4:
3 PERSON 2 BED
MIN STANDARD 75m²
PROVIDED 90.30m²
- HOUSE 3:
3 PERSON 2 BED
MIN STANDARD 75m²
PROVIDED 84.22m²



SECTION A-A

A DORMERS AND BAY FF WINDOWS STYLE CHANGED AJ 20/07/15
REVISION CHECKED DATE

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

DATE: 18/11/14
SCALE: 1:100 @ A1
DRAWN: AJ
CHECKED: KMD

PROPOSED BLOCK A
PLANS, ELEVATIONS
AND SECTION A-A
REV NO **L2143/09** A

