



Please reply to:

Contact: Sam Nicholls
Service: Corporate Governance
Direct line: 01784 446240
E-mail: s.nicholls@spelthorne.gov.uk
Date: 23 May 2016

Notice of meeting

Planning Committee

Date: Wednesday, 1 June 2016

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

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

Committee meeting – Immediately upon the conclusion of the call over Meeting

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

To the member of the Planning Committee

Councillors:

R.A. Smith-Ainsley (Chairman)	R. Chandler	A.T. Jones
H.A. Thomson (Vice-Chairman)	S.M. Doran	D. Patel
R.O. Barratt	M.P.C. Francis	O. Rybinski
I.J. Beardsmore	N.J. Gething	J.R. Sexton
S.J. Burkmar	A.C. Harman	R.W. Sider BEM

Spelthorne Borough Council, Council Offices, Knowle Green

Staines-upon-Thames TW18 1XB

www.spelthorne.gov.uk customer.services@spelthorne.gov.uk Telephone 01784 451499

Call Over Meeting

Guidance Note

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

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

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

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

Planning Committee meeting

Start times of agenda items

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

Background Papers

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

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

AGENDA

Page nos.

- 1. Apologies**
To receive any apologies for non-attendance.
- 2. Minutes** **1 - 2**
To confirm the minutes of the meeting held on 19 May 2016 (copy attached).
- 3. Disclosures of Interest**
To receive any disclosures of interest from councillors under the Councillors' Code of Conduct, or contact with applicants/objectors under the Planning Code.
- 4. Planning Applications and other Development Control matters**
To consider and determine the planning applications and other development control matters in the report of the Head of Planning and Housing Strategy (copy attached).

 - a) 16/00179/RMA - Former Majestic House, High Street, Staines-upon-Thames **3 - 42**
 - b) 16/00196/FUL - Land At Rear Of Imtech House, 33 - 35 Woodthorpe Road And Part Of 37 Woodthorpe Road Ashford, TW15 2RP **43 - 70**
 - c) 15/01603/FUL - 111 High Street, Staines-upon-Thames, TW18 4PQ **71 - 90**
 - d) 16/00560/FUL - Land To The West Of 26 And 28 Peregrine Road, And 181 Nursery Road, (Formerly 187 Nursery Road), Sunbury **91 - 104**
 - e) 16/00616/SCC - Waste Transfer Station, Charlton Lane, Shepperton, TW17 8QA **105 - 116**
- 5. Standard Appeals Report** **117 - 130**
To note the details of the Standard Appeals Report.
- 6. Urgent Items**
To consider any items which the Chairman considers as urgent.

This page is intentionally left blank

**Minutes of the Planning Committee
19 May 2016**

Present:

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

Councillors:

R.O. Barratt	S.M. Doran	A.T. Jones
I.J. Beardsmore	M.P.C. Francis	D. Patel
S.J. Burkmar	N.J. Gething	R.W. Sider BEM
R. Chandler	A.C. Harman	

Apologies: Apologies were received from Councillor O. Rybinski and Councillor J.R. Sexton

133/16 Appointment of Chairman

It was proposed by Councillor H.A. Thomson and seconded by Councillor R.W. Sider BEM and:

Resolved that Councillor R.A. Smith-Ainsley be appointed Chairman of the Planning Committee for the forthcoming Municipal Year 2016/2017.

134/16 Minutes

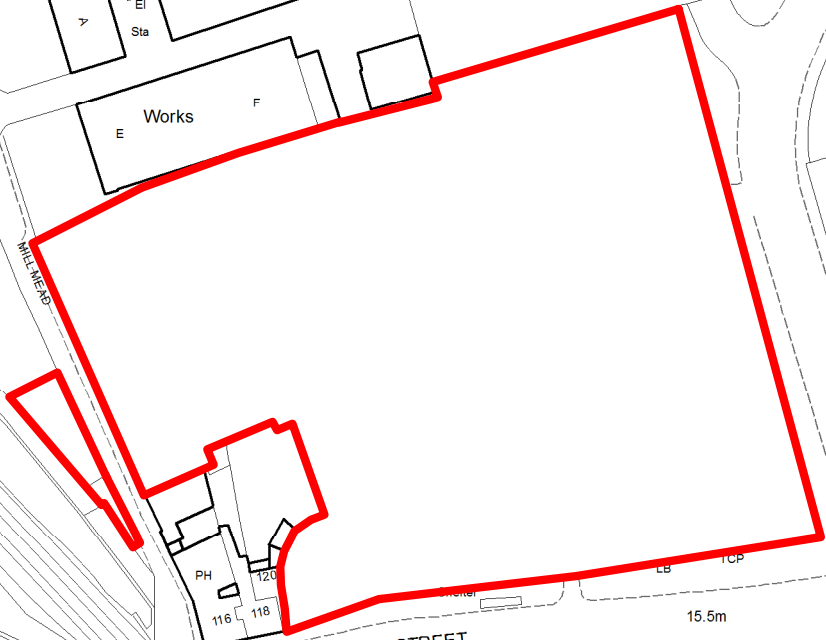
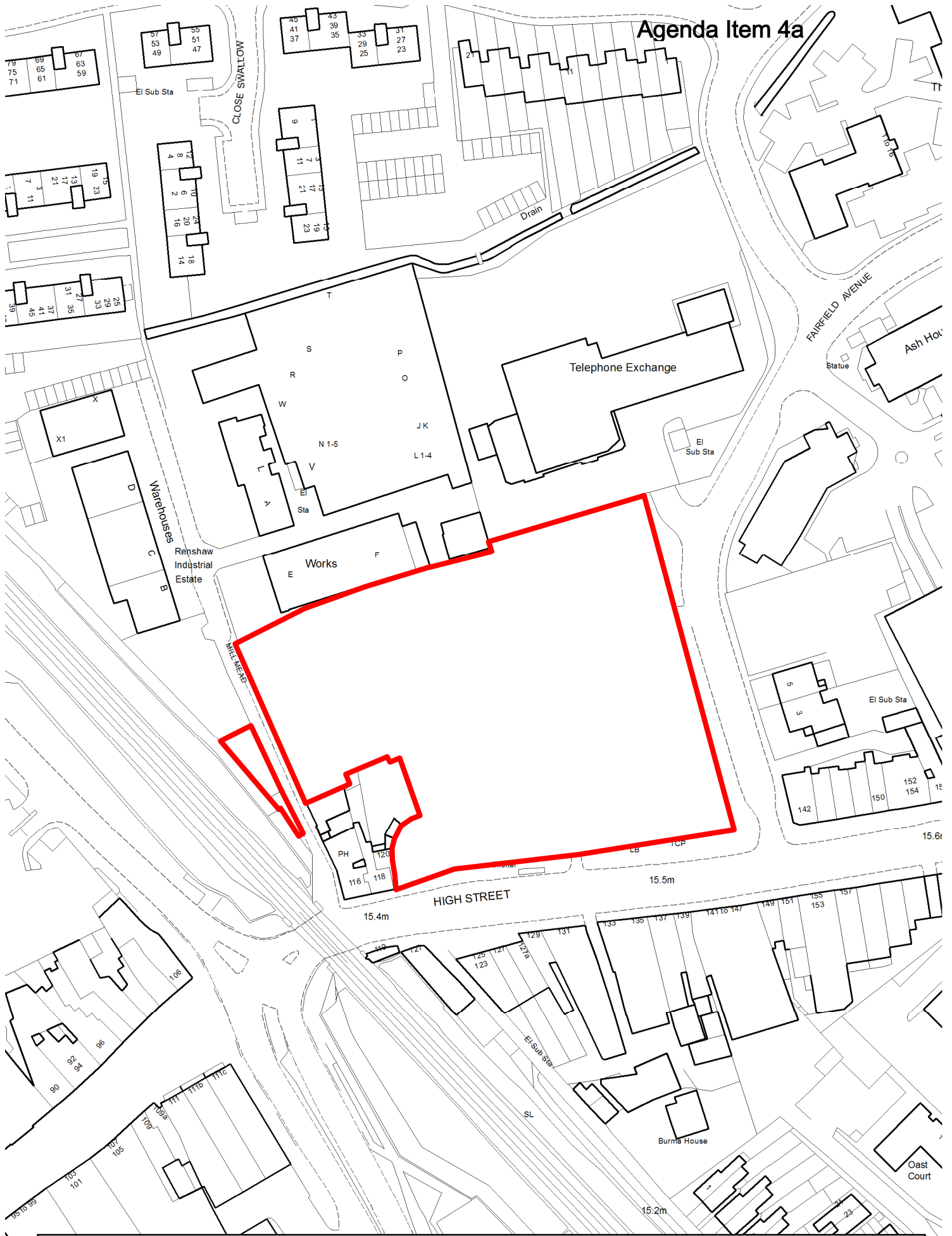
The minutes of the meeting held on 4 May 2016 were approved as a correct record.

135/16 Appointment of Vice-Chairman


It was proposed by Councillor S.A. Smith-Ainsley and seconded by Councillor R.W. Sider BEM and:

Resolved that Councillor H.A. Thomson be appointed Vice-Chairman of the Planning Committee for the forthcoming Municipal Year 2016/2017.

This page is intentionally left blank




16/00179/RMA
Former Majestic House, High Street
Staines-upon-Thames
 (c) Crown Copyright and database rights 2015 Ordnance Survey 100024284.


SPELTHORNE
 BOROUGH COUNCIL



Application No.	16/00179/RMA		
Site Address	Charter Square (formerly known as Majestic House), High Street, Staines, TW18 4AH		
Proposal	<p>Reserved Matters application (in respect of appearance, landscaping, layout and scale) pursuant to outline planning permission granted under 09/00566/OUT and as amended under 15/00738/RVC, 15/00739/RVC, 15/00753/RVC, 15/00754/RVC, 15/00755/RVC and 15/00756/RVC for the development of the site to provide up to 39,750sqm of floor space to comprise residential (Class C3), office (Class B1a), Class C1, Class D2, Class A1, Class A2, Class A3, Class A4 and Class A5 as well as the provision of a new link road and pedestrian routes, car and cycle parking, highways and transport facilities, public open space, landscaping and other associated works.</p> <p>Discharge of condition no. 12 on Archaeology pursuant to outline planning permission 09/00566/OUT.</p>		
Applicant	London Square (Staines) Limited		
Ward	Staines		
Call in details	None		
Case Officer	Janet Ferguson		
Application Dates	Valid: 09.02.16	Expiry: 5.04.2016	Target: Over 8 weeks
Executive Summary	<p>The principle of development on this site has already been agreed through the 2011 appeal decision and 6 subsequent amendments in July 2015. This application is for what are called 'Reserved Matters' and is to approve the design detail, specifically Appearance, Landscaping, Layout and Scale.</p> <p>This 'Reserved Matters' application has been submitted pursuant to the details of the outline planning permission that was allowed on appeal in 2011 under reference number 09/00566/OUT. This outline approval has since been amended under 6 applications approved by the Council in July 2015, where several planning conditions imposed on the outline consent were varied. The main revisions agreed in 2015 principally secured a change to the vehicular access arrangements for the site and</p>		

enabled a greater amount of residential floor space to be provided; rather than the earlier office-led scheme anticipated at the outline stage.

The outline consent relates to the re-development of the existing vacant site to provide up to a total of 39,750 square metres of mixed uses which included agreed parameters regarding the size, height, scale and floor space limitations for specific individual uses. The outline permission also made provision for the construction of a new link road together with pedestrian routes, car and cycle parking as well as the creation of public open space with associated landscaping. The outline permission was subject to a legal agreement to secure the complete provision of the link road prior to the commencement of any other work on the site.

Since the appeal was allowed in 2011, no other 'Reserved Matters' submission has been received on this site owing to the down-turn in the economy. It is understood that London Square acquired the site in the autumn of 2015, and it is their intention to commence work later this year subject to the agreement of planning conditions and further variations to the legal agreement.

'Access' is the only matter which was considered at the outline stage meaning that the 'Reserved Matters' for determination now are: 'Appearance, Landscaping, Layout, and Scale' required under conditions 1 and 2 of the 2011 consent. However, the outline submission included indicative drawings which showed that there was scope for the floor space to be provided in new buildings that could vary between 8 and 11 storeys. These indicative plans sought to demonstrate that the development is most likely to be in the form of one block fronting onto the High Street and for a second higher block to the rear of the site with the provision of a centralised public square and pedestrian route through to Mill Mead. This approach has been continued with this 'Reserved Matters' submission, albeit in a more detailed format and layout.

The current application follows the parameters set out by the outline permission (with a total floor space of 35,604 square metres compared with a maximum of 39,750 square metres approved under the outline) and simply provides the detailed form of the layout, external appearance, scale and landscaping. The site is located in the urban area within Staines town centre where a mixture of building types, heights and designs are evident. The detailed drawings reflect a consistency with the visual appearance of other mixed uses located in the surrounding area, off the High Street and in London Road. Viewed alongside the BT 'Tower' to the rear of the site, the new buildings would represent the highest development currently within this part of Staines. However, assessed alongside the outline consent and given the relationship between buildings and the distances involved, the visual impact of the scheme in townscape terms is considered acceptable.

As far as the detail is concerned, the submission includes a mixture of contemporary and traditional materials as well a palette of textures and warm colours. As a result of this, it is considered that a high quality

	<p>redevelopment would be provided that would contribute to the visual appearance of this town centre location. In addition to this, improvements to the pedestrian permeability of the central public space has been provided to link with the commercial uses that are proposed at ground floor level facing into the public space and facilitates an active frontage being provided on the High Street frontage. The residential element would have access to a communal amenity space that is to be provided at 4th and 9th floor level in a raised position. The public areas would incorporate hard and soft landscaping features which is considered to be an appropriate treatment within this urban area. Other landscaped features have been specifically designed to camouflage the ventilation and flood void requirements for this site. In visual terms, the detailed treatment of the site would lead to an exciting contemporary development with articulation provided by the vertical emphasis of the groups of buildings, use of materials and different balcony designs.</p> <p>Transportation impact issues were dealt with at the 'outline' application stage and are acceptable. The principle and location of the access points has already been agreed at the outline stage and adequate levels of car and cycle parking has been provided for both the residential and commercial uses. The construction of a new link road to the north of the site, accessed from Fairfield Avenue, was specifically negotiated during the outline negotiations on the basis that the entire stretch of road would be provided first before the occupation of the development and constructed in one building operation. This would lead to substantial public benefits and most notably enable the closure of the poor existing access that is currently available in Mill Mead.</p>
<p>Recommended Decision</p>	<p>Grant Conditional Permission and discharge condition 12 on Archaeology.</p>

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:

- SP1 (Location of Development)
- LO1 (Flooding)
- SP2 (Housing Provision)
- HO1 (Providing for New Housing Development)
- HO3 (Affordable Housing)
- HO4 (Housing Size and Type)
- HO5 (Housing Density)

- TC1 - Staines Town Centre.
- TC2 - Staines Town Centre Shopping Frontage.
- EM1 - Employment Development.
- CO2 (Provision of Infrastructure for New Development)
- CO3 (Provision of Open Space for New Development)
- SP6 (Maintaining and Improving the Environment)
- EN1 (Design of New Development)
- EN3 (Air Quality)
- EN4 (Provision of Open Space and Sport and Recreation Facilities)
- EN11 (Development and Noise)
- EN15 (Development on Land Affected by Contamination)
- CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
- CC2 (Sustainable Travel)
- CC3 (Parking Provision)

2. RELEVANT RECENT PLANNING HISTORY

2.1 The site has been the subject of numerous planning applications, but the most relevant applications in respect of the current submission are an outline permission which was allowed on appeal in 2011 and is detailed below. Additionally six Section 73 applications sought to vary conditions relating to the outline permission were approved in July 2015:

09/00566/OUT	Outline planning application with all matters reserved except for means of access to the development comprising, or to provide up to, 39,750 sq m gross external area of built floorspace (in total) for: Class B1(a); Class C1; Class C3; Class D2; Class A1, A2, A3, A4, A5. Such development to include: Highways and public transport facilities; Pedestrian, cyclist and vehicular ways; vehicle parking; laying out open space; landscaping; ground works; drainage works; provision and/or upgrade of services and related media and apparatus; miscellaneous ancillary and associated engineering and other operations.	Allowed February 2011
15/00738/RVC	Variation of condition 5 imposed on outline approval reference 09/00566/OUT	Grant Conditional

	allowed on appeal in 2011 for the re-development of the Majestic House site to alter the form and height of the approved building envelope (S73 Application).	13.07.2015
15/00739/RVC	Variation of condition 6 imposed on outline approval reference 09/00566/OUT allowed on appeal in 2011 for the re-development of the Majestic House site to provide a greater amount of residential floor space up to 24,000 square metres (S73 Application).	Grant Conditional 13.07.2015
15/00753/RVC	Variation of condition 14 imposed on outline approval reference 09/00566/OUT allowed on appeal in 2011 for the re-development of the Majestic House site to provide a new access from the link road for car parking rather than the approved access from Mill Mead. (S73 Application).	Grant Conditional 13.07.2015
15/00754/RVC	Variation of condition 25 imposed on outline approval reference 09/00566/OUT allowed on appeal in 2011 for the re-development of the Majestic House site to provide retail and restaurant uses on the High Street frontage (S73 Application).	Grant Conditional 13.07.2015
15/00755/RVC	Removal of condition 18 imposed on outline approval reference 09/00566/OUT allowed on appeal in 2011 for the re-development of the Majestic House site relating to visibility splays required in connection with the approved access from Mill Mead (S73 Application).	Grant Conditional 13.07.2015
15/00756/RVC	Removal of condition 24 imposed on outline approval reference 09/00566/OUT allowed on appeal in 2011 for the re-development of the Majestic House site concerned with providing Public Art. (S73 Application).	Grant Conditional 13.07.2015

3. EXPLANATION OF PROCEDURE

- 3.1 Reserved Matters are those aspects of a proposed development which an applicant does not necessarily submit at the time of an outline planning application. In essence they are details which have been 'reserved' for later determination). As far as the Charter Square site is concerned, the only matter of detail (other than the amount and type of floor space) considered at the

outline stage was 'Access'. This means that the matters which have been 'reserved' for later determination are:-

- 'Appearance' – which deals with the aspects of a building or place within the development which determine the visual appearance of the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- 'Landscaping' – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;
- 'Layout' – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- 'Scale' – the height, width and length of each building proposed within the development in relation to its surroundings.

4. BACKGROUND & DESCRIPTION OF ORIGINAL APPLICATION

- 4.1 The application site is an enclosed and cleared area of land which is located on the northern side of Staines High Street and to the immediate east of the railway line. The site lies within the built up area of Staines, which is predominantly commercial in character with direct connection to the retail centre of Staines and with a pedestrian route to Staines Train station. The site is located adjacent to the Renshaw Industrial Estate and the Moormede residential development to the north. The site occupies a prominent position in the town centre, with views eastwards to the pedestrianised centre of Staines and views westwards to Crooket Billet roundabout.
- 4.2 The site previously contained a building known as Majestic House which was a 5 storey office building and a number of commercial units at nos. 122-140 High Street. The site also encompasses nos. 1,4,6 and 8 Mill Mead which were in office use, an undeveloped area of adjacent grass, a parking area, the former postal sorting office, some office accommodation, a careers office and a pair of semi-detached properties (nos. 10 and 12) which formerly fronted onto Fairfield Avenue. All of these properties were demolished some time ago and the site is cleared, level and vacant and is currently surrounded by hoardings.
- 4.3 The site is located within an employment area and as a secondary shopping area under policies EM1 and TC2 as contained in the CS & P DPD. At the time of the outline application, 2008 Flood Risk Assessment (FRA) identified that an area to the west of the site was partially located in Flood Zone 3. However, since then, the Environment Agency's current Flood Map indicates that the site is now completely located in Flood Zone 2 which has a medium probability of

flooding. In addition, part of the site is recorded as having archaeological potential.

4.4 Outline permission which was allowed on appeal in 2011 permitted the mixed use re-development of the site. For information purposes, the following table details the original floor space of buildings on the site; compared with the floor space permitted by the outline consent, plus the floor space agreed under the with the variation of condition 6 (application number 15/00739/RVC) approved in 2015 and the floor space proposed in the current application.

4.5 It should be noted that the floor space identified in the columns for the 2009 and 2015 application contained in the table below represents the maximum that could be built within each use, but in both cases the total floor space on the site will not exceed 39,750 square metres.

Dimensions sq.m.	Original Floor Space prior to demolition	09/00566/OUT Outline Planning Permission Approved Floor Space	15/00739/RVC Approved Floor Space (2015)	16/00179/RMA Current Application
Uses				
B1 Office Use	4,185	29,604	29,604	9,187
A1Use	1,356	2,750	2,750	
A2/A3/A4/A5 Uses		2,750	2,750	2,165
Leisure (D2) Use		2,000	2,000	
Residential	200	14,000	24,000	23,992 260 Units
C1 Hotel Use		10,000	10,000	
Industrial warehousing	1,034			
Total	6,775	39,750	39,750	35,604

4.6 The outline consent accepted the mixed use of the site to include office, residential and leisure uses as well a combination of A1, A2, A3, A4 and A5 uses within the site. At the outline stage, the applicants included several 'parameter' plans which provided an indicative idea of the form that the redevelopment of the site could follow. These parameter plans showed:

- Maximum heights, setback and footprint at ground level;
- Maximum extent of the basement, below finished ground floor level;
- An Axonometric Plan; and
- A ground floor Master Plan.

- 4.7 In allowing the appeal, the Inspector required under condition 5 for the redevelopment to be carried out in accordance with the submitted parameters plans. In addition, the Inspector in condition 6 of the decision letter accepted that a total quantum of gross floor space up to 39,750 square metres could be permitted on the site. Condition 6 also stipulated certain limits for the individual uses that could not be exceeded in the overall completed scheme. These are as follows:-
- a) **29,604 sqm** Class B1 (a) (Office Use)
 - b) **2,750 sqm** Class A1 (Retail Use)
 - c) **2,750 sqm** Classes A2, A3, A4, A5 (Financial & Professional Services, Restaurant, Public Houses and Takeaway Uses);
 - d) **2,000 sqm** Class D2 (Leisure and Assembly Use);
 - e) **14,000 sqm** Class C3 (Residential Use); and
 - f) **10,000 sqm** Class C1 (Hotel Use).
- 4.8 Copies of the outline parameters plans and the appeal decision are attached as an Appendix.

5. DESCRIPTION OF CURRENT PROPOSAL

- 5.1 This planning application seeks permission for the details of the 'Reserved Matters' which would enable the redevelopment of the site to provide 35,604 square metres of floor space, comprising 260 residential units (Class C3), 9,187 square metres of commercial floor space (Class B1a) and 2,165 square metres of mixed use retail uses ranging between Classes A1 and A5. The proposed development would secure the provision of a new link road, pedestrian routes, car and cycle parking, and the creation of a centralised area of public open space with associated landscaping.
- 5.2 The redevelopment would essentially provide two main blocks of construction. The main High Street building (Block A) is part 9 and 10 storeys high on the frontage which extends up to 12 storeys to the rear of the site and adjacent to Fairfield Avenue. This element would primarily be in residential use with retail uses provided at ground floor level. A smaller block of construction is to be located adjacent to the railway line and south of the Renshaw Industrial Estate (Block B). This is 9 storeys high, but accommodates office use on the upper floors which has a higher floor to ceiling height than residential and retail uses at ground floor level. A smaller two storey freestanding building (Block C) is to be located facing onto the High Street which is to be used for commercial purposes.
- Block A
- 5.3 This building is of rectangular shape, but has an angled foot-print set back from the pavement facing onto the High Street. The building would measure between 52 and 57 metres in width, 70 metres in depth and would have a

maximum height of 38.8 metres at the rear of the site compared with 28.8 metres high (including the set back roof storey) on the High Street frontage. Whilst the main use of the building is for residential purposes, the ground floor space would provide 3 elements of retail use which face; onto the High Street, the pedestrianised courtyard space and Fairfield Avenue. Other ancillary uses including entrances / reception areas that provide access to the upper floor residential flats, cycle and refuse storage and car parking would be provided at ground floor level. The front and rear parts of the block would be linked by a 5 storey central element with one storey provided in a basement level that would provide 217 car parking spaces for the residential occupiers. The roof of this core structure would provide a roof garden for access and use by the residential occupiers.

- 5.4 This frontage building will be constructed in a mixture of contemporary and traditional materials that would include a range of brick and stone finishes, with bronze effect metal cladding and balcony features, frameless glazing units and modern metal balustrading for both the projecting and recessed balconies serving the residential units. A range of textures is proposed, but a consistent approach would incorporate the use of warm rich colours of cream and light brown stone. This mixture of material type, colour and texture together with the varying design details and articulation within the elevations would break up the mass of the building and enable the visual separation of the vertical elements of this building.

Block B

- 5.5 Block B measures 37 metres in width and 30 metres deep with a curved corner design linking the link road elevation with the Mill Mead elevation. The maximum height of the building would be 37.2 metres and the top 3 storeys would incorporate a graduated stepped roof form. The building is to be used for office purposes, although a ground floor element facing into the pedestrianised walkway linking the public open space to Mill Mead would have a stretch of retail uses that also returns onto the Mill Mead frontage. Access to the basement car parking is provided at ground floor level (from the new link road) which extends down to 4 basement floors of car parking that would provide a total of 155 car parking spaces.
- 5.6 At ground floor level, this building would be constructed in buff brick with metal window frames and shop fronts which would allow adequate space for fascia boarding and subsequent signage to be introduced into this elevation. On the upper levels, columns of window openings are grouped together to mirror the graduated roof form. This building would be constructed in reconstituted stone cladding and would feature angled and recessed window designs.

Block C

- 5.7 Block C is a relatively modest structure that has a stepped frontage facing the High Street and a curved side elevation that extends alongside the boundary with the adjacent building at no. 120 High Street. This building measures approximately 18 metres wide by 15 metres deep and would be 8.5 metres high. Block C would be used for retail purposes at both ground and first floor

level and would be constructed in the similar arrangement and materials as the other retail areas.

Uses

Residential

- 5.8 A total of 260 flats are to be provided that would be located on the upper floors of Block A. The mix of the proposed units are outlined in the table below:-

	PRIVATE	AFFORDABLE		TOTAL
		Rented	Shared	
Studio unit	1	0	0	2
One bed	96	0	0	95
Two bed	157	0	0	157
Three bed	3	0	0	6
				260

- 5.9 This 'Reserved Matters' submission does not currently include the provision of any affordable housing as set out in the outline permission and the associated legal agreement. It is clear that the legal agreement includes a mechanism for determining the final level of affordable housing that can be achieved on the site and the current submission has been supported with a detailed Viability Assessment to justify the argument put forward by the applicant.
- 5.10 In terms of wheelchair adaptable units, the redevelopment scheme would be providing 26 adaptable units (for which there are 26 accessible car parking spaces) which would represent 10% of the total units provided on the site.

Public and Private Amenity Space

- 5.11 A large public courtyard area amounting to 1,128 square metres will be provided in the centre of the site and would link the space between buildings to the High Street, Fairfield Avenue to the north and Mill Mead to west. This public space will comprise a series of hard and soft landscaped features which would allow for permeability and are designed to be visually pleasing. The public space would contain a mixture of landscaping and tree planting that would be consistent with the whole development. Street furniture would be in a variety of materials and would include provision for a range of planters, including for use as seating and at different levels to enable a small lawn / informal play area element to be created. The landscaping scheme has been specifically designed to include raised planters with void areas within them to provide water storage in the event of a flood. Similarly, water tolerant species have been proposed in the landscaping scheme to bring both seasonal interest and structure to the public square.
- 5.12 Private amenity space to serve the occupiers of the residential development would be provided 4 levels above ground floor on the roof between the front and rear residential buildings. This raised area would measure 525 square metres and is to contain communal garden and terrace as well as private individual terraces. A variety of planting and materials are proposed to provide a range of formal and informal spaces including provision of seating and

playable timber elements and stepping stones. In addition to this, residential units on the ninth floor have access to 2 further separate spaces totalling 625 square metres of communal garden and private terraces. The residential units facing out onto the High Street, Fairfield Avenue and onto the public and private amenity spaces would each have access to enclosed private balconies, totalling 156 in number.

- 5.13 The current site is cleared and does not contain any existing trees or planting. The 'Reserved Matters' submission has provided a very detailed landscaped master plan for the site which incorporates street trees on the edge of the site, within the public and private amenity spaces and lower level shrub planting. The plans also make provision for both intensive and extensive living roofs to be provided which are designed to increase the potential for encouraging wildlife habitats, reduce storm water run-off and reduce energy costs.
- 5.14 A total of 217 car parking spaces will be provided for the occupiers of the residential accommodation in car park that is to be provided over 5 levels (one at basement level). The access to this car parking would be off the new link road which is to be constructed in respect of this site and would also provide access to a total of 276 secure bicycle spaces in the basement car park.

Commercial

- 5.15 In addition to the provision of the residential units as outlined above, the application would also provide 9,187 square metres of office floor space in the building which faces onto the Renshaw Industrial Estate. The ground floor of buildings A and B of the buildings together with a free-standing 2 storey building (Block C) facing onto the High Street would contain a range of uses split between Use Classes A1 (retail), A2 (Financial and Professional Services), A3 (restaurants and cafes), A4 (Drinking Establishments), A5 (Hot Food Takeaways). The total amount of these A-Class uses would represent 2,165 square metres, and there is flexibility about how these uses are divided in the outline permission and S73 submissions made in 2015.
- 5.16 The office building would have car parking spaces provided in 4 levels of underground car parking that would be accessed from the new link road. A total of 155 car parking spaces and 72 cycle spaces would be provided for the office development and 40 short stay cycle spaces for visitors would be provided at street level.
- 5.17 Copies of the main floor plans and principle elevations are attached as an Appendix.

6. CONSULTATIONS

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

Consultee	Comment
County Highway Authority	No objection, development must not overhang the carriageway, satisfied with parking provision for residential and office

Consultee	Comment
	uses and adequate on-street parking controls. Bicycle parking for office element is below standard and needs to be increased.
County Archaeologist	No objection, there is no requirement for any further work, the condition can now be fully discharged.
Environmental Health (Contaminated Land and Dust)	No objection, discharge of outline condition on contamination currently under consideration.
Environmental Health (Air Quality and Kitchen Extraction)	No objection, comment that car parking spaces to be fitted with fast / trickle charging points and ultra-low communal NOx boiler to be installed, required by new condition.
Environmental Health (Noise)	No objection, Environmental Health is satisfied that the noise and vibration requirements are covered by the outline planning consent.
Neighbourhood Services (Waste Collection)	No objection to principle of Waste Management Strategy and amount of storage provision for residential. Outstanding query on issue of manoeuvring storage containers on bin collection day.
Arboricultural Officer	No objection, subject to a condition requiring details of the location, species and size of planting to be agreed by the Council.
BAA	No objection, comments regarding planes / wind turbines to be attached in an informative.
Crime Prevention Officer	No objection, informative recommended requiring the development to achieve Secured by Design award.
Thames Water	No objection.
Network Rail	Observations about future maintenance, drainage, plant and materials, scaffolding, piling, fencing, lighting, noise and vibration, and vehicle incursion. These comments have been added onto the decision as an informative.

Consultee	Comment
SUDS (Surrey County Council)	No comments, the 'Reserved Matters' submission falls outside remit, would expect the Environment Agency to provide comments on flood risk from rivers, including compensatory storage.
Environment Agency	No objection on flood risk grounds, providing flood compensation details and additional 400m ³ of floodplain storage are implemented in accordance with the FRA.
Natural England	No objection, not likely to have significant effect, damage or destroy interest features for which South West London Waterbodies SPA & RAMSAR and Staines Moor SSSI have been classified. Request provision of biodiversity and landscape enhancements.
Surrey Wildlife Trust	No objection, opportunities to restore / provide biodiversity and ecological enhancements such as green roofs, walls, bird / bat boxes and nesting provision of Peregrine Falcon on the tallest building.
Staines Town Society	Objection, excessive size and bulk too large for Staines High Street, office element should be located on frontage and flats protected from traffic fumes to rear of site. Mixture of building design and materials out of character, lack of affordable housing provision, poor layout and standard of residential accommodation and inadequate amenity space, require seating for amenity space. Insufficient public open space and lack of children's play area, unacceptable levels of car parking, two-tier cycle racks difficult to use, suggest Sheffield stands instead, Air Quality Assessment advises annual concentration of NO ₂ is above safety levels.

7. PUBLIC CONSULTATION

7.1 A total number of 154 properties were notified of the application, and at the time of writing a total of two letters of representation had been received objecting to the proposal on the following grounds:

- Overdevelopment of the site, too bulky and tall.
- Inadequate public and private green space, play area and planting.

- Air and noise Pollution
- Glass balconies will overlook a heavily used road.
- Commercial block should be more sensibly positioned along the high street frontage.
- Mixture of fenestration and balcony designs and colours
- Inadequate size of flats
- Insufficient car parking
- Staines Town Centre has been taken over by chain restaurants and charities, the proposed shop units may remain empty.
- Impact upon the flood risk, and the sewage system.
- Construction built to maximise profit.
- Objections to phasing of the link road, highly prejudicial to the future marketing of the Renshaw Industrial Estate, and wider aspirations of the Council to secure the closure of Mill Mead.
- Where will laundry be hung?

8. PLANNING ISSUES

- Principle of Development
- Housing Size / Type
- Affordable Housing
- Housing Density
- Appearance, Landscaping, Layout and Scale
- Residential Amenity
- Standard of Accommodation
- Amenity Space
- Transportation Issues and Parking Provision
- Flooding
- Renewable Energy
- Air Quality
- Ventilation / Kitchen Extraction Equipment
- Waste

9. PLANNING CONSIDERATIONS

Principle of Development

- 9.1 The principle of redeveloping this site has already been approved on appeal and via the 2015 consents, as has the quantum of residential, ground retail and offices.

Housing Size / Type

- 9.2 The 'Reserved Matters' submission proposes a mix of accommodation of studio, 1, 2, 3 bedroom units as set out below:

2 x studio,	(all private)
95 x one bedroom,	(all private)
157 x two bedroom	(all private)
6 x three bedroom dwellings	(all private)

- 9.3 Policy HO4 (a) of the CS & PDPD requires developments of 4 or more units to include at least 80% of their total as one or two bedroom units. This policy requirement is expanded in the SPD "housing size and type", 2012 and the SPD makes it clear that this applies to private housing only. This current application proposes 253 of the private units of which as one and two bedroom units, and represents some 97% of the total, which is in excess of the policy requirement, and is therefore acceptable.

Affordable Housing

- 9.4 Policy HO3 of the CS & P DPD requires up to 50% of housing to be affordable where the development comprises 15 or more dwellings. In order to accord with the requirements attached to the legal agreement signed at the outline stage. Staines Society has noted in their representations that the current scheme does not provide any affordable housing and does not include the Financial Assessment referred to in the legal agreement. However, agents acting for the applicant have provided a detailed Viability Assessment in respect of Affordable Housing which includes confidential financial information. This analysis concludes that it is not possible to provide any affordable housing and to achieve a financially viable scheme. Essentially, this is due to the costs of acquisition by the current owners and determined by the high alternative development value established by the 2011 appeal decision.
- 9.5 Discussions are ongoing with the planning agents with a view to considering the necessary changes to the legal agreement to retain the existing mechanism to carry out further assessments of financial costs and viability on the issue of affordable housing post the commencement of construction works.

Density

- 9.6 The density of the development has already been established by the 2011 appeal, albeit this detailed scheme has a slightly lesser floor space than could have been applied for.
- 9.7 Factually, the proposal involves the creation of 260 residential flats and the proposed housing density is 318 dwellings per hectare (dph). It is important to note that any mathematical density figure is in part a product of the mix of units proposed. In this case some 97% of the units are either studio, 1 bed or 2 bed and accordingly it is possible to accommodate many more small units within a given floor space and an acceptable numerical density can be much higher. The proposed density in any case is considered acceptable in this town centre location and given the existence of the outline consent and the acceptability of the scheme in design terms.

Appearance, Landscaping, Layout and Scale

- 9.8 Policy EN1 of the Core Strategy and Policies DPD (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. Whilst this is a mixed use development, the Council's SPD on the "Design of Residential Extensions and New Residential Development," April 2011 is relevant for the residential element and provides guidance on sunlight, daylight, privacy, minimum separation distances and guidance on minimum amenity space standards for flats.

- 9.9 This Reserved Matters application seeks the approval of the following details, namely; Appearance, Landscaping, Layout and Scale. As already indicated, this application has to be assessed alongside the outline consent issued in 2011 which included a parameter plan showing the maximum heights, setbacks, foot-print and floor space that could be achieved on this redevelopment site. Taking the above into account, the current scheme is principally concerned with considering the 'detailed' design elements of the proposed redevelopment.

Appearance

- 9.10 At the outline stage, it was recognised that a mixture of buildings exist in the area with regards to style, design and massing. In terms of 'appearance' the redevelopment scheme adopts a modern design approach that provides a series of vertical components that are individual and visually separated by adopting the use of different colours, textures and materials. Similarities within each section are repeated with the size and proportions of the window openings, surrounds and balconies as well as the use of detailing and cladding.
- 9.11 Objections have referred to the mixture of building design and materials used in the redevelopment scheme and that this would be out of character with the surroundings. However, it is considered that there is a consistent theme of vertical sections within the form of development and that articulation is provided due to the use of different detailed design elements and similar colours which blend in with the redevelopment scheme as a whole. For this reason, it is not considered that the objections raised on the design and appearance of the proposed development could be sustained in this instance.
- 9.12 The design for this site is of high quality and with the use of light and dark brown warm colours would enable the large scale buildings to fit in with its contemporary neighbours located to the east of the site such as Ash House, but also blend in with the brown brick residential properties to the north on the Mormede Estate. As a result of the above, it is considered that the proposed appearance for the redevelopment scheme is acceptable.

Landscaping and Ecology

- 9.13 Policy EN8 of the CS & P DPD states that the Council will seek to protect and improve the landscape and biodiversity of the Borough by ensuring that new development, wherever possible, contributes to an improvement in the landscape and biodiversity and also avoids harm to features of significance in the landscape or of nature conservation interest.

- 9.14 A detailed landscape master plan and planting scheme has been submitted with the application and includes some substantial tree planting within the site. The current site is cleared and does not contain any existing trees or planting. The Reserved Matters submission has provided a very detailed landscaped master plan for the site which incorporates street trees on the edge of the site, within the public and private amenity spaces and lower level shrub planting. The plans also make provision for both intensive and extensive living roofs (as well as a living wall facing Fairfield Avenue) to be provided which are designed to increase the potential for encouraging wildlife habitats, reduce storm water run-off and reduce energy costs.
- 9.15 The Council's Arboricultural Officer has considered the landscaping proposed for the public space and private amenity areas and has raised no objection to the principle of the planting works. However, this would be subject to an additional condition being imposed on this decision requiring details of the exact location, species and size of planting to be agreed by the Council.
- 9.16 Policy EN8 of the CS and P DPD states that the Council will seek to protect and improve the landscape and biodiversity of the Borough by ensuring that new development, wherever possible, contributes to an improvement in the landscape and biodiversity and also avoids harm to features of significance in the landscape or of nature conservation interest. It is also important to note the guidance regarding protected species in Circular 06/2005. This states that:
- "it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*
- 9.17 The application site has been completely cleared of all buildings and structures some considerable time ago and has a levelled rubble surface of no ecological value. The Council is satisfied that there is no scope for protected species to inhabit or resort to this site.
- 9.18 The site is located some 620 metres from the Shortwood Common SSSI situated to the east and Staines Moor is also located approximately 620 metres from the site. The Staines Reservoir is 525 metres away and together with the adjacent King George IV Reservoir SSSI forms part of the South-West London Waterbodies SPA.
- 9.19 Natural England has been consulted on the 'Reserved Matters' submission and state that the redevelopment is not likely to have a significant effect on, damage or destroy the interest features for which South West London Waterbodies SPA & RAMSAR has been classified. Natural England and Surrey Wildlife Trust (SWT) have both raised no objection on ecological grounds. But have provided detailed comments referring to the potential opportunities for securing biodiversity enhancements. These would include the installation of roosting opportunities for bats and the installation of bird nest boxes including nesting provision for a Peregrine Falcon on the tallest building.

- 9.20 In addition to the above, both Natural England and SWT have similarly commented about the need to provide other landscape enhancements such as the installation of green roofs, green walls as well as encouraging the use of native planting and conservation seed mix. However, the current scheme already incorporates green roofs and a green wall that faces onto Fairfield Avenue which would in principle accord with the comments raised by Natural England and SWT.
- 9.21 Therefore, it is recommended that a further condition be imposed on the decision which requires the above biodiversity and landscape features to be provided and for further details to be submitted to the Council for consideration and approval.
- 9.22 Prior to the submission of the outline application in 2009, the Council issued a Screening Opinion which confirmed that an Environmental Impact Assessment was not required for the redevelopment.

Layout

- 9.23 The layout for the redevelopment of the site has advanced on the basis of the foot-print that was established at the outline stage. However, a number of minor adjustments have been incorporated into this 'Reserved Matters' submission. The position of the angled frontage building has been revised to allow for more space to be provided at pavement level on the busy corner with Fairfield Avenue. The layout has also been amended to provide a direct pedestrianised link northwards to the proposed new link road that would be provided in a double height space that has been created as part of the building design on the northern boundary. This pedestrianised route replaces the eastern pedestrianised access that was originally planned to link up with Fairfield Avenue (as indicated on the illustrative master plan during the outline discussions). A pedestrianised link to Mill Mead and the shopping area of Staines is still included as part of the current proposals. The current application still includes the provision of a central public space that would be surrounded by retail uses that would be available at ground floor level, which is consistent with the outline approval.
- 9.24 The 'Reserved Matters' submission also includes the construction of a new link road to the north of the site which was negotiated as a much needed highway improvement and safer access route than the existing road available in Mill Mead. The provision of this link road has historically been a Council requirement as part of the comprehensive redevelopment of the site.
- 9.25 The submitted layout does not substantially depart from the layout that was indicated at the outline stage within the illustrative master plan that formed part of the outline submission. It is clear that the provision of the public square would provide a central meeting place and provide opportunities for pedestrian activity from residents and employees, to use the surrounding shop units and wider commercial premises in the High Street and the Two Rivers Shopping Centre. Representations which have been received have suggested that the office element be located on the High Street frontage and the residential flats be located to the rear of the site where the residential occupiers would be

protected from traffic fumes. However, the layout as submitted is satisfactory and a refusal on the location of the uses is not considered to be justifiable.

- 9.26 It is considered that the proposed layout would help regenerate this part of the town centre and would provide a vibrant and active space and would satisfy and comply with the outline consent.

Standard of Accommodation

- 9.27 A review of the submitted layouts has confirmed that all of the 260 residential units would accord with the minimum requirements as set out in Spelthorne's Design of Residential Extensions and New Residential Development SPD as well as the National Technical Housing Standards. It is relevant to point out that the minimum size for a 2 bedroom 3 person unit is 61 square metres, and the proposed 1 person studio unit is well above the minimum requirement of 39 square metres, with a gross internal area of 46 square metres. Objections have been received about the small size of the 1 and 2 bedroom units, but this is not considered sustainable given that the standard of accommodation complies with the Council and national housing standards.
- 9.28 It is noted that some of the proposed flats that face onto the communal courtyard garden are single aspect and northward facing. Whilst this is not ideal, given the high quality of the development and that these flats will face directly onto the private landscaped amenity space, it is not considered that an objection could be sustained in this regard. Representations query the appropriateness of the glass balconies overlooking the heavily used adjacent roads. However, it is not unusual for residential accommodation provided on the upper floors to overlook busy roads and this is not something that could justify the refusal of permission.

Scale

- 9.29 At the outline stage, it was acknowledged that the 'scale' of any redevelopment on the site was viewed to be a major issue requiring careful consideration. It is evident that (prior to its demolition), the former Majestic House development was 6 storeys in height, the Telephone Exchange building which is 7 storeys high, the original Centrica building (since demolished) was 12 storeys in height and the commercial development at 1 London Road was approved at 5 storeys with plant on the roof. The outline application allowed under the Parameters Plan the potential for a development to have a maximum height of 8 storeys fronting the High Street / Fairfield Avenue, and 9 storeys (commercial use) or 12 storeys (residential use) on the northern part of the site which it was intended would be the highest part of any redevelopment. (It should be noted that the greater number of floors for any residential use would be the result of lower 'floor to ceiling' heights for residential properties).
- 9.30 The form of the current 'Reserved Matters' submission has evolved with some minor adjustments to the agreed volume of the redevelopment as set out on the parameters plan. These revisions have been necessary due to the change in the emphasis of the redevelopment from a commercially-led mixed use scheme to a more residential-led scheme. It is recognised that the form of the

redevelopment as a whole would project above some areas of the building envelope agreed at outline stage, but this is compensated for in other areas where the consented volume has not been fully utilised. Given that the extent of variation is not significant when compared to the parameters plan, it is considered that the scale of the development is acceptable and consistent with the outline consent, despite the objections raised on grounds of overdevelopment, height and bulk.

Impact on Residential Amenity

- 9.31 The most relevant policy that relates to 'residential amenity' is policy EN1b of the CS & P DPD which 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."

- 9.32 With any town centre there will be an interface at the edges between town centre uses and larger scale buildings generally and the more suburban scale of development that surrounds them. This is particularly the case with Staines. There are already extensive industrial buildings located within the Renshaw Industrial Estate, the neighbouring BT telephone exchange and other dominant commercial buildings that front the High Street. These commercial buildings are located relatively close to residential accommodation on the upper floors of commercial premises located in the High Street and further north within the Mormede Estate.
- 9.33 The closest residential neighbours are located on the upper floors of nos.116,120,129,131,133-135, 149, 151 High Street and nos. 3 and 5 Fairfield Avenue. The closest relationship would be between nos. 3 and 5 Fairfield Avenue and between nos. 129-131 High Street and the residential building fronting the High Street which would be approximately 15 and 18 metres respectively. I am satisfied these distances which includes the existence of intervening roads of the High Street and Fairfield Avenue together with the set-back foot-print layout of the proposed building would avoid any 'significant' harmful impact in terms of overbearing impact.
- 9.34 With regard to daylight, the Council's Supplementary Planning Document on the Design of Residential Extensions and New Residential Development 2011 (SPD) states that no extension (or new dwelling) should break a 25° line as measured from the centre of the main window to a habitable room at a point 2 metres above ground level. The SPD states that the purpose of the 25° guide is to ensure that in the area to the front or rear of a property no extension (or new dwelling) is so close that a significant view of the sky is lost. Importantly the introduction to the SPD sets out the approach to applying the document's requirements:

"Meeting the minimum requirements set out in this document will not guarantee that a scheme will automatically be acceptable. The acceptability of a scheme can only be judged by careful assessment of

how it fits in with the immediate area. Often several issues will need to be carefully weighed which will dictate design solutions well above the minimum requirements. Occasionally there may be good reason why a particular requirement can be relaxed but this will need to be carefully justified.”

- 9.35 Of the residential properties outlined above the most affected neighbouring windows would be mainly located at 1st floor level with several buildings with additional residential accommodation at second floor level. The proposed building which would be part 9 and part 10 storey in height on the southern boundary will have some impact on the outlook and light levels of the neighbouring flats located opposite the site. When applying the SPD standards as highlighted above it is clear that the proposed southernmost building would break the 25° guide when measured from all of the windows of the upper floor accommodation that directly face the site. Because of this technical breach, it has been necessary for more detailed daylighting analysis to be carried out, as suggested by the BRE Guidance Document.
- 9.36 The applicant has submitted a Daylight and Sunlight Report which has fully assessed the impact of the development upon the High Street and Fairfield Avenue residential properties. The Report states that compared with the consented parameters plan, the scheme as now proposed in the Reserved Matters submission would in fact have an improved effect of the daylighting levels for 26 (45%) of the 58 nearby residential windows. The Report demonstrates that there are a number of very minor reductions in the daylighting level for some isolated neighbouring windows on the upper floors of nos. 131, 149, 151 High Street and nos. 3 and 5 Fairfield Avenue when compared to the parameters plan. However it should be noted that where the reductions occur, the figures are extremely marginal.
- 9.37 With regards to levels of sunlight, only residential properties which face within 90° of due south are taken into account for sunlight analysis and the BRE Guidelines considers that sunlight to main living rooms as the most important. The nearest residential properties that face due south of the application site are nos. 3 and 5 Fairfield Avenue. The analysis has revealed that 8 of the windows serving no. 3 Fairfield Avenue would have minor reductions of sunlight reaching the property that would technically represent a change of less than 5.1% of annual probable sunlight hours each year, which would also comply with the BRE annual sunlight targets. As far as no.5 Fairfield Avenue is concerned, there would be no change to the sunlight amenity for 1 of the 4 rooms facing the site, whilst the other 3 rooms would still achieve sunlight levels in excess of the BRE target values. However, the Council is satisfied that there would be no significant sunlight impact upon the occupiers of nearby residential properties from the redevelopment scheme.

Amenity Space

- 9.38 The Council's SPD on Residential Extension and New Residential Development 2011 provides general guidance on minimum garden sizes (Table 2 and paragraph 3.30). In the case of flats it requires 35 square metres per unit for the first 5 units, 10 square metres for the next 5, and 5 square metres per

unit thereafter and allows useable balcony space to be counted. On this basis some 1475 square metres would be required for the 260 units. These requirements are however, generally applicable to suburban sites. In the case of higher density town centre residential development and mixed use schemes paragraphs 4.46 – 4.47 states:

“Such schemes will usually involve high density flatted development. Mixed use schemes will only be appropriate on sites in town or local centres which are already identified for employment or retail use. The opportunities for on-site open space provision will be limited, particularly where ground floor non-residential uses and access/delivery areas occupy most of the site area. Family accommodation is therefore unlikely to be appropriate. Some amenity space can be provided in the form of large balconies as well as at roof level, subject to design and safety considerations.”

- 9.39 A private communal terrace to serve the occupiers of the residential development would be provided 4 levels above ground floor on the roof between the front and rear residential buildings. This raised area would measure 525 square metres and is to contain communal garden and terrace as well as private individual terraces. A variety of planting and materials are proposed to provide a range of formal and informal spaces including provision of seating and playable timber elements and stepping stones. In addition to this, residential units on the ninth floor have access to 2 further separate spaces totalling 625 square metres of communal garden and private terraces. The residential units facing out onto the High Street, Fairfield Avenue, onto the public and private amenity spaces would each have access to enclosed private balconies. It should also be noted that a total of 156 balconies would be provided for the occupiers of the residential accommodation.
- 9.40 The combined amount of amenity space for use by the residential occupiers would total 1,150 square metres, although this calculation excludes the floor space that would be available in the balconies. Allowing for an average floor space of 2 square metres per balcony this would result in a total of amenity space being provided of approximately 1,462 square metres which is marginally below the minimum SPD standard that was calculated at 1,475 square metres. This provision is considered acceptable when the full extent of the redevelopment is appreciated and that a public courtyard of 1,128 square metres would additionally be provided at street level. As a result of the above, objections raised about the amount of amenity space and public open space provided are not considered sustainable.
- 9.41 Policy CO3 of the CS & P DPD requires the provision of public open space for residential developments where existing provision in the locality is inadequate or would become inadequate because of the development. A financial contribution towards the cost of new off-site provision can be made in lieu. In addition, in new housing developments of 30 or more family dwellings (i.e. 2-bed or greater units) the Council requires a minimum of 0.1ha of open space to provide for a children’s play area. Such provision is to be increased proportionally according to the size of the scheme and in this case some 0.4 ha. would normally be required.

9.42 To the north of the site is a small play area off the Moormede residential Estate and Birch Green is only 190 metres away and provides an extensive area of open space. Access to this open space by residents of the development as well as to the Stanwell Moor SSSI is such that the on-site provision of a children's equipped play area is not considered justifiable in this particular case. In addition, it should be recognised that specific areas within the communal amenity space have been designed to provide playable timber elements and the use of stepping stones to provide more active play opportunities. Also it should be noted that the provision of a play area was not something that was negotiated at the outline stage. Taking these factors into account, it is not considered that objections raised on the lack of play space provided could justify the refusal of permission.

Parking / Transportation Issues

9.43 The principle of the provision of the access to the development site and the construction of a new link road has already been considered and approved as part of the outline consent which was issued 2011. In addition to this, a subsequent S73 application has been granted permission which allowed a revision to the location of an access point serving the development

9.44 This application in its original form proposed the 2 phase provision of the link road, which attracted objections and has since been revised and now proposes the construction of the new link road in one phase as per the legal agreement

9.45 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.

9.46 On 20 September 2011 the Council's Cabinet agreed a 'Position Statement' on how Policy CC3 should now be interpreted in the light of the Government's recent parking policy changes. The effect of this is that the Council will give little weight to the word 'maximum' in relation to residential development when applying Policy CC3 and its residential parking standards will generally be applied as minimum (maximum parking standards continue to be applicable in relation to commercial development). The supporting text to the Parking Standards stipulates a number of important exceptional situations where a reduction in parking will only be allowed. One of these situations includes town centre locations where the reduction in parking will be assessed against the distance from a "public transport node", frequency of public transport, availability of pedestrian and cycle routes, and the range and quality of facilities supportive of residential development within reasonable walking distance.

9.47 The development proposes a total of 217 car parking spaces to be provided by the residential occupiers of the development. This would represent a standard of 0.83 car parking spaces per dwelling and 26 of these spaces would provide an accessible car parking space for each of the 26 wheelchair accessible dwellings. Whilst the proposed parking provision is below the Council's normal residential parking standards, it is considered that there are sufficient grounds for justifying a shortfall of this level in this particular town centre location. The site is in the town centre and is also within close walking distance of Staines

Railway Station, which has a fast and frequent service. In addition, the bus station is a short walk away with several bus services in the vicinity, including stops immediately outside the site.

- 9.48 Objections have been received concerning the amount of car parking provided within the scheme, which would also lead to increased car parking pressure upon the surrounding streets. However, it is noted that there is almost no un-restricted kerbside parking within the vicinity of the site and the legal agreement signed at the outline stage already prevents future residential occupiers from applying to park in the nearby Controlled Parking Zone (CPZ).
- 9.49 A total of 276 cycle parking spaces would be provided in designated areas within the basement and ground floor of Block A which are to be used by the residential occupiers.
- 9.50 As far as the office element is concerned, the provision of 155 car parking spaces in 4 basement levels would be identical to the ratio of spaces in relation to the floor space of the building (i.e. 1 space per 56 square metres of GIA) which was agreed at the outline stage. In addition, 72 cycle spaces are to be provided in the underground car park for use by the office workers and the provision of 40 visitor cycle spaces are to be provided at street level.
- 9.51 The County Highway Authority (CHA) is satisfied with the proposed number of car parking spaces for the office and residential uses. The CHA has also confirmed that there would be adequate on street parking controls to prevent parking in dangerous locations and obstructing the free movement of all users of the highway.
- 9.52 The County Highway Authority (CHA) reached the view that the application proposed less than the minimum requirement of one cycle space per 200 square metres of commercial accommodation provided. However, the material contained in the Transport Statement confirms that 72 cycle spaces would be provided in connection with the use of the commercial building, which would be in excess of the bicycle standards (the minimum requirement on the basis of the floor space would require 53 cycle spaces). The application also includes the provision of 40 further cycle spaces for visitors, which is in addition to the commercial cycle provision. On this basis, the amount of cycle parking spaces is therefore considered acceptable.
- 9.53 Staines Town Society has commented that the provision of two-tier cycle racks are difficult to use, although the use of these cycle racks have already been agreed in principle with the County Highway Authority. In any event, agents acting for the applicant have since advised that the design and technology of the latest two tier cycle racks are less cumbersome and easier to use than the original design.
- 9.54 It should be noted that a substantial financial contribution amounting to £451,700 to secure wider transportation improvements and in the Staines area are subject to the recently revised legal agreement relating to this site. This would provide a sustainable package of transport initiatives including the implementation and future monitoring of a Travel Plan on this site.

Flooding

- 9.55 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 permitting residential development or other 'more vulnerable' uses within Zone 3a where flood risks cannot be overcome. The policy also states that the Council will support the redevelopment of existing developed sites in the urban area in Zones 3a and 3b for 'less vulnerable' uses [e.g. commercial] where a minimum increase of flood storage capacity of 20% can be secured, and it reduces impedance to the flow of flood water where there would be flowing flood water. The Council's Supplementary Planning Document (SPD) on Flooding 2012 provides further guidance regarding the Council's policy on flooding. Paragraph 4.36 of the SPD states that circumstances can arise where a site straddles Flood Zone 3a and Zone 2 or immediately abuts Zone 2. In such cases a 'dry route' of escape in a 1 in 100 year event may exist or can be created without adding to flood risk to allow people to leave the building safely.
- 9.56 At the time of the outline submission, the 2008 Flood Risk Assessment (FRA) identified that an area to the west of the site was partially located in Flood Zone 3 and that the 1 in 100 year plus climate change flood level was 15.68m AOD. However, the Environment Agency's current Flood Map indicates that the site is now completely located in zone 2 (which has a medium probability of flooding), although the most recent 1 in 100 year plus climate change flood level has increased by 320mm to 16.00m AOD. The applicant has submitted an updated FRA to accompany the Reserved Matters submission as is required by Policy LO1 of the CS & P DPD.
- 9.57 This Assessment recognises that there would be a requirement to achieve a greater volume of flood water storage within the redevelopment scheme, although the FRA states that this has been constrained by having to provide level access to the buildings and that it is not possible to store the entire floodplain storage volume within the external area. Therefore, the FRA recommends that some flood water be stored within the semi basement level provided within the building to the east of the site. Such an arrangement would clearly have to be suitably managed to ensure that there would be every opportunity for cars parked in the semi basement would be re-located to the upper levels of the car park. Following a fluvial event, any flood water stored with the basement would be pumped out as there would be no opportunity to drain back naturally into the river. Technically this is a deviation from the outline consent, but this is the only option when operating under the approved footprint on a constrained town centre site and to ensure there is no increase in flood risk elsewhere within the site.
- 9.58 The deeper basement located at the west of the site would remain protected by temporary defences in accordance with the outline scheme. The FRA has also confirmed that there would be an additional 400 cubic metres of floodplain storage within the redevelopment scheme, compared to the site before it was cleared which would provide betterment over the existing situation.

- 9.59 The Environment Agency (EA) have been consulted on these 'Reserved Matters' and have raised no objection on flooding grounds providing that the flood compensation details are implemented as detailed in the FRA.
- 9.60 The Lead Local Flood Authority at Surrey County Council has considered the submission and have not made any comments. However, in terms of surface water drainage, a condition already exists on the outline approval which requires full details of a scheme of foul and surface water drainage to be submitted and approved by the Council and to be implemented as approved.
- 9.61 Despite the objections raised on flooding and drainage grounds, this 'Reserved Matters' application is considered acceptable on flooding and drainage grounds and would comply with the requirements of Policy LO1 of the CS & P DPD.

Renewable Energy

- 9.62 Policy CC1 of the CS & P DPD states that the Council will require proposed residential developments to include measures to provide at least 10% of the development's energy demand from on-site renewable energy sources, unless it can be demonstrated that the viability of the scheme would be threatened. It is relevant to note that Combined Heat and Power (CHP) is recognised by the Council as an acceptable type of renewable energy for the purposes of Policy CC1 and the 10% renewable energy requirement.
- 9.63 It is evident that energy and sustainability measures were assessed at the outline stage and where it was established that 10% of the energy requirements generated by the development as a whole is to be achieved by utilising renewable energy methods secured by discharging the renewable energy condition (no. 24) imposed on the outline consent.
- 9.64 The applicant has submitted an Energy Strategy, which considers various renewable energy options for the site. This strategy concludes that that the overall predicted reduction in CO₂ emissions would be approximately 22% which would well exceed the 10% target as required by planning condition 24 of the outline approval.

Archaeology

- 9.65 The site partly lies within a designated Area of High Archaeological Potential and previous archaeological reports have been produced in connection with other planning applications which have been submitted on this site. A previous evaluation has revealed that a large linear feature of Roman date (thought to be a flood protection ditch) as well as the potential for other prehistoric, medieval and post-medieval remains that could be located elsewhere within the site.
- 9.66 As a result an archaeological condition (number 12) was imposed on the outline consent which requires a specification to be secured for the excavation work as well as a watching brief. A detailed Archaeological Assessment has recently been submitted to the Council to formally discharge condition 12. This has been considered by the County Archaeologist who has since confirmed that

there is no requirement for any further work to be carried out and that the condition can now be fully discharged.

Contaminated Land and Dust

- 9.67 At the time that the outline application was approved, a detailed condition (number 10) requiring further site investigation and risk assessment to be done to find out the nature and extent of any contamination on the site. It should be noted that details have recently been submitted to the Council to discharge this condition which are currently being considered by Environmental Health. In addition, a further condition (number 16) requires the submission and approval by the Council of a Construction Method Statement.
- 9.68 Environmental Health initially raised some outstanding concerns about the potential for asbestos contamination following the large fire that occurred at the neighbouring Renshaw Industrial Estate in 2015 and the potential for localised hydrocarbon contamination following past fuel leaks on and adjacent to the site. In addition, it is recognised that buildings have been demolished on site, it is understood that there are below ground structures, foundations and former fuel tanks. This will require careful consideration when considering the discharge of condition 10, especially given the extent of the proposed deep excavations.
- 9.69 In implementing any development on this site it is anticipated that there would be a considerable volume of material excavated from the site that will need to be disposed of off-site. This is likely to result in a large number of total HGV movements associated with the development that would require careful consideration in producing an acceptable and robust Construction Method Statement / Construction Environmental Management. As a consequence, detailed discussions concerning conditions 10 and 16 are ongoing with the Council's Environmental Health department.

Air Quality / Kitchen Extraction Equipment

- 9.70 The current 'Reserved Matters' submission now includes an Air Quality Addendum to the Air Quality Assessment approved at the outline stage. Notwithstanding the objections raised, the Addendum concludes that ambient concentrations of nitrogen dioxide at new residential receptors would be compliant with the national air quality objectives and that traffic generated is expected to be less than that assumed in the outline application air quality assessment. This is principally the result of the emphasis in the scheme changing from a commercially-led development associated with a higher level of traffic and activity compared with the revised scheme with a greater emphasis on the provision of residential accommodation. In addition to this, the applicant has committed to air quality mitigation measures within the existing legal agreement' which would secure a financial contribution of £18,000.
- 9.71 Further detailed comments are provided by Environmental Health requiring a proportion of the commercial and residential car parking spaces to be fitted with fast and trickle charging points and that an ultra-low communal NO_x boiler be installed (to achieve a NO_x rating of less than 40 mg NO_x/kWh) as an additional mitigation measure. In addition, the material accompanying refers to

a mechanical ventilation with heat recovery (MVHR) system being incorporated within the development although it is unclear where the air intake / extract outlets would be located, although it is possible to secure these details separately as a requirement to satisfy part of condition 11 imposed on the outline consent.

- 9.72 The ground floor commercial units are proposed to be in 'flexible' use that could be any combination of uses covering A1, A2, A3, A4 and A5 uses, as approved in the outline planning permission which is controlled by condition number 25 on the approval. Having regard to the potential for restaurant and takeaway uses, an associated kitchen extraction system would need to be installed. The current submission includes a Ventilation Strategy Report which states that in addition to the general ventilation a dedicated kitchen extract riser and space provisions at roof level for an extract fan would be provided to enable a full mechanical kitchen extract system to be introduced.
- 9.73 Environmental Health has advised that where the proposed units are to be tenanted in A3/A5 use, they would need to utilise a riser from the unit to roof level for the kitchen extract ductwork, which will form an integral part of the design of the buildings. The 'fit-out' contractor would then either install extract plant at roof level or install within the kitchen area itself to meet the Environmental Health requirements. The submitted plans show indicative areas for the termination of these risers at roof level, and sufficient indicative areas for any proposed roof top plant. It is important to note that condition 11 imposed on the outline consent also requires further details of any new plant to be installed to be submitted and approved by the Council. This would ensure that the Council would have the ability to influence the odour control measures that introduced as well as retaining the ability to pursue further action in the event that the Environmental Health requirements are not met.
- 9.74 On this basis, officers from Environmental Health are now satisfied that the Ventilation Strategy Report would meet their requirements and no additional conditions or controls (in addition to the conditions already imposed on the outline consent) are necessary for this 'Reserved Matters' submission.

Noise

- 9.75 The 'Reserved Matters' application refers to recommendations that are designed to mitigate and minimise potential adverse effects on the living conditions for the future residential occupiers. These are principally concerned with ensuring that special double glazed units are introduced into the properties overlooking the High Street and normal double glazing units in the quieter areas of the scheme. Such provision is generally considered acceptable, although the exact detail of these noise mitigation measures need to be formally submitted and approved by the Council as required by condition 20 imposed on the outline consent concerning noise. Environmental Health has also confirmed that they are satisfied that the noise and vibration requirements are covered by the outline planning consent.

Refuse Storage and Collection

- 9.76 Four main refuse storage areas (annotated as Core A, B, C and D) would be provided for use by the residential occupiers and would accommodate a number of communal waste bins. Two of the refuse storage areas are proposed at ground floor level and two others would be provided within the basement. The proposed plans show that the storage areas are capable of accommodating a total of 59 'Euro Bin' type refuse communal bins (1100 litre sized), 59 'Euro Bin' type recycling communal bins (1100 litre sized) and 27 food waste bins (140 litre) which collectively would meet the capacity requirements of the household within the redevelopment. This would also appear to be of sufficient capacity to accord with Spelthorne Council's general waste, recycling, and kitchen waste requirements.
- 9.77 In terms of waste collection, this will take place from 2 locations within the development, one off the new link road to the north of the site and the other from Fairfield Avenue. The applicant has provided a detailed Waste Management Strategy which outlines how the waste would be manoeuvred and prepared ready for collection having regard to the existing refuse and recycling collections that are provided by the Council on alternate weeks.
- 9.78 As far as commercial waste is concerned 5 separate refuse storage areas are proposed, although 3 areas would be communal and 2 others will be independent and would service the retail units provided on the High Street and Fairfield Avenue frontages. As the exact end user of the ground floor units have not been finalised, waste provision has been calculated on a worst case scenario and as if all these units are in Class A3 restaurant use. On this basis, a total of 7 'Euro Bin' type refuse communal bins (1100 litre sized), 7 'Euro Bin' type recycling communal bins (1100 litre sized) are to be provided. In fact this provision would exceed the predicted capacity required for commercial waste which would be six refuse and six recycling bins once the commercial uses are operational.
- 9.79 The collection of the commercial waste would take place from the new link road and Fairfield Avenue by a commercial waste contractor that is appointed to collect all the commercial refuse and recycling material.
- 9.80 The Council's Group Head of Environmental Services has been consulted on this submission and has raised no objection to the principle of the Waste Management Strategy and the amount of refuse and storage provision for the residential element of the scheme. However, an outstanding query remains around the issue of managing the storage containers on bin collection day which is currently being considered by the agents acting for the applicants.

Other Matters

- 9.81 Other representations refer to Staines Town Centre being taken over by chain restaurants and charity shops and that the proposed retail units may remain empty. In addition, other comments refer to the redevelopment being constructed to maximise profit for the applicant. However, these comments are not valid planning objections to resist the application.

Conclusion

9.82 It is considered that the 'Reserved Matters' application is regarded as acceptable and would comply with the intentions of the Council's adopted land use, environmental and housing policies contained in the CS & P DPD.

10. RECOMMENDATION

10.1 To GRANT the 'Reserved Matters' and to agree the discharge of condition no. 12 on Archaeology, subject to the following conditions being imposed:-

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

A2577 - 100R2, 101R2, 102R2, 103R2, 104R2, 105R3, 106R3, 150R3, 200R13, 201R8, 202R7, 203R7, 204R8, 205R8, 206R8, 207R7, 208R7, 209R7, 210R7, 211R7, 212R5, 213R1, 220R1, 221R1, 222R1, 223R1, 224R1, 225R1, 226R1, 227R2, 228R2, 229R1, 230R2, 231R2, 232R1, 233R1, 300R3, 301R3, 400R5, 401R5, 402R5, 403R5, 450R2 and 451R2.

Reason

For the avoidance of doubt and in the interest of proper planning.

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

Reason

In accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009

3. Full details of a scheme of biodiversity and landscape enhancement including the installation of green roofs, green wall, bat and bird boxes as well as their maintenance provision shall be submitted to and approved by the Local Planning Authority prior to the occupation of the first building. The development will be implemented in accordance with these approved details and retained thereafter.

Reason

To provide and enhance the biodiversity opportunities within the redevelopment site.

4. Full details of the NOx boiler to be installed indicating its exact location should be submitted to and approved and approved by the Local Planning Authority prior to the occupation of the first building. The development will be implemented in accordance with these approved details and retained thereafter.

Reason

In accordance with policies SP6 and EN3 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009

10.2 A number of informatives are also recommended, which are:-

1. The applicant is reminded that there are a number of conditions imposed on the outline planning permission approved under application number 09/00566/OUT and as amended under application numbers 15/00738/RVC, 15/00739/RVC, 15/00753/RVC, 15/00754/RVC, 15/00755/RVC and 15/00756/RVC, which are required to be discharged before any works commence on site.
2. The applicant is advised to have regard to the comments expressed by the Crime Prevention Officer which are concerned with the buildings in the redevelopment scheme achieving the 'Secured by Design' standards
3. The applicant is advised to have regard to the comments expressed by Network Rail concerning their land. In implementing any work on site, Network Rail require the applicant to ensure that access to their land remains available so that it is possible to carry out future maintenance and works involving drainage, plant and materials, scaffolding, piling, fencing, lighting, noise and vibration and vehicle incursion.



General notes

All setting out must be checked on site
 All levels must be checked on site and refer to Ordnance Datum Newlyn unless alternative Datum given
 All fixings and weatherings must be checked on site
 All dimensions must be checked on site
 This drawing must not be scaled
 This drawing must be read in conjunction with all other relevant drawings, specification clauses and current design risk register
 This drawing must not be used for land transfer purposes
 Calculated areas in accordance with Assael Architecture's Definition of Areas for Schedule of Areas
 This drawing must not be used on site unless issued for construction
 Subject to survey, consultation and approval from all statutory Authorities

Revision Status:
 P=Preliminary
 C=Contract

© 2014 Assael Architecture Limited

Assael Architecture Limited has prepared this document in accordance with the instructions of the Client under the agreed Terms of Appointment. This document is for the sole and specific use of the Client and Assael Architecture shall not be responsible for any use of its contents for any purpose other than that for which it was prepared and provided. Should the Client require to pass electronic copies of the document to other parties, this should be for co-ordination purposes only. The whole of the file should be so copied, but no professional liability or warranty shall be extended to other parties by Assael Architecture in this connection without the explicit written agreement thereto by Assael Architecture Limited.

Drawing notes

Electronic file reference

A2577

Status	Revision	Date	DRN	CHK	CDM
2	Planning Submission	15/1/16	JB	AJ	

Purpose of information

The purpose of the information on this drawing is for:

Planning	Information	Comment	Client approval	Construction
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

All information on this drawing is not for construction unless it is marked for construction.



Client

London Square

Project title

Charter Square Staines

Drawing title

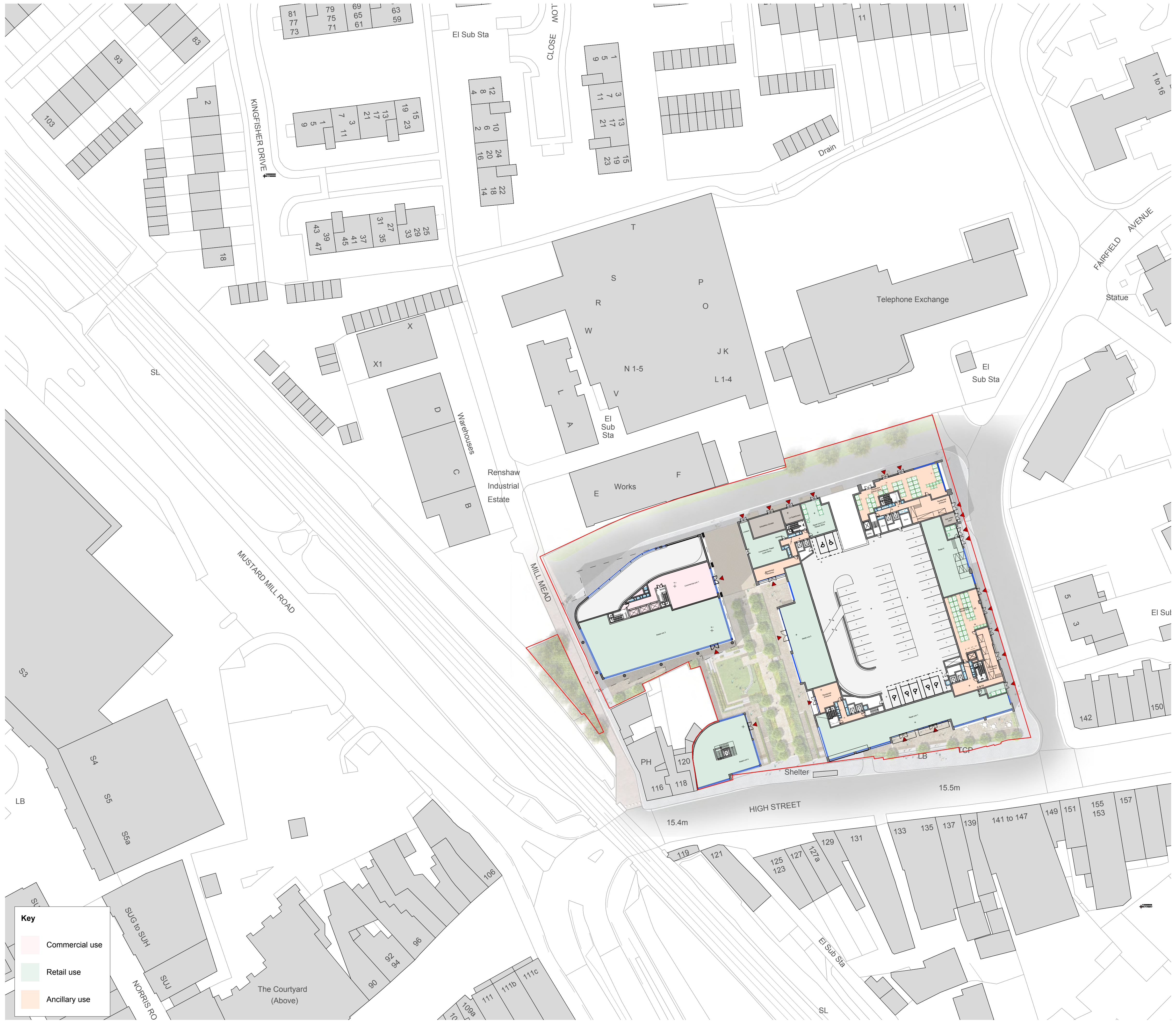
Proposed Site Plan

Scale @ A1 size	Date
1:500	Dec '15
Drawing N°	Status & Revision
A2577 101	R2

Assael

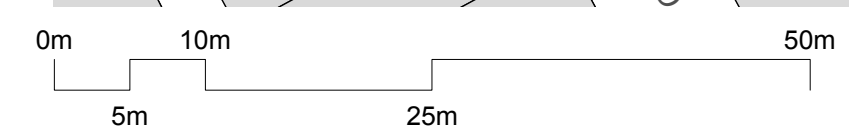
Assael Architecture Limited
 Studio 13
 50 Camwath Road
 London SW6 3EG

T +44(0) 20 7736 7744
 F +44(0) 20 7736 6677
 E info@assael.co.uk
 W www.assael.co.uk



Key

- Commercial use
- Retail use
- Ancillary use





General notes
 All setting out must be checked on site
 All levels must be checked on site and refer to Ordnance Datum Newlyn unless alternative Datum given
 All fixings and weathers must be checked on site
 All dimensions must be checked on site
 This drawing must not be scaled
 This drawing must be read in conjunction with all other relevant drawings, specification clauses and current design risk register
 This drawing must not be used for land transfer purposes
 Calculated areas in accordance with Assael Architecture's Definition of Areas for Schedule of Areas
 This drawing must not be used on site unless issued for construction
 Subject to survey, consultation and approval from all statutory Authorities

Revision Status:
 P=Preliminary
 C=Contract

© 2014 Assael Architecture Limited
 Assael Architecture Limited has prepared this document in accordance with the instructions of the Client under the agreed Terms of Appointment. This document is for the sole and specific use of the Client and Assael Architecture shall not be responsible for any use of its contents for any purpose other than that for which it was prepared and provided. Should the Client require to pass electronic copies of the document to other parties, this should be for co-ordination purposes only. The whole of the file should be so copied, but no professional liability or warranty shall be extended to other parties by Assael Architecture in this connection without the explicit written agreement thereto by Assael Architecture Limited.
 Drawing notes

Electronic file reference
 A2577

Status	Revision	Date	DRN	CHK	CDM
2	Planning Submission	15/1/16	JB	AJ	

Purpose of information

The purpose of the information on this drawing is for:	Planning	Information	Comment	Client approval	Construction
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

All information on this drawing is not for construction unless it is marked for construction.



Client
London Square

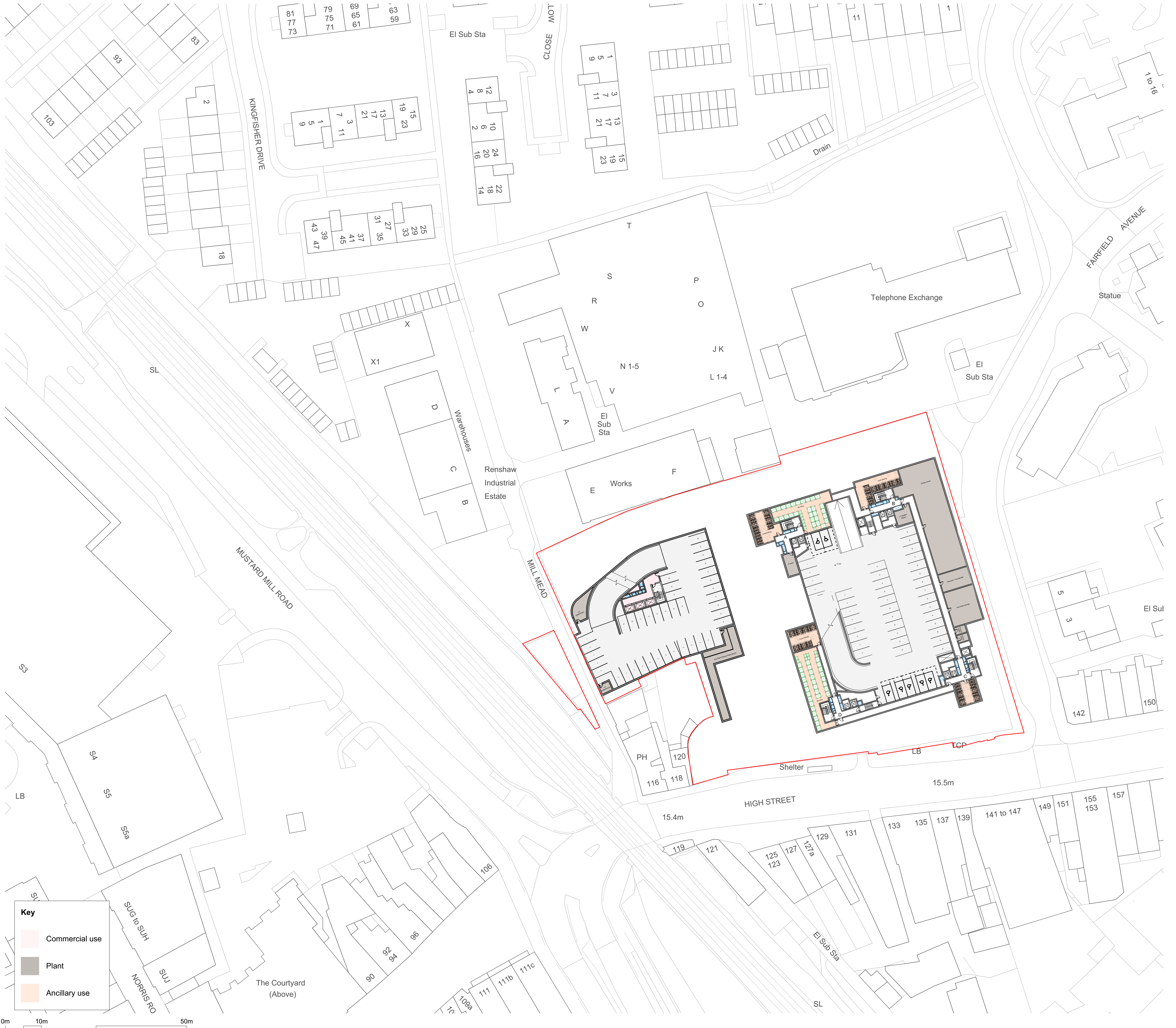
Project title
Charter Square Staines

Drawing title
Proposed Site Plan: Basement

Scale @ A1 size	Date
1:500	Dec '15
Drawing N°	Status & Revision
A2577 102	R2

Assael

Assael Architecture Limited
 Studio 13
 50 Camwath Road
 London SW6 3EG
 T +44(0) 20 7736 7744
 F +44(0) 20 7736 6677
 E info@assael.co.uk
 W www.assael.co.uk



General notes

All setting out must be checked on site
 All levels must be checked on site and refer to Ordinance Datum Newlyn unless alternative Datum given
 All fixings and weathers must be checked on site
 All dimensions must be checked on site
 This drawing must not be scaled
 This drawing must be read in conjunction with all other relevant drawings, specification clauses and current design risk register
 This drawing must not be used for land transfer purposes
 Calculated areas in accordance with Assael Architecture's Definition of Areas for Schedule of Areas
 This drawing must not be used on site unless issued for construction
 Subject to survey, consultation and approval from all statutory Authorities

Revision Status:
 P= Preliminary
 C= Contract

© 2014 Assael Architecture Limited

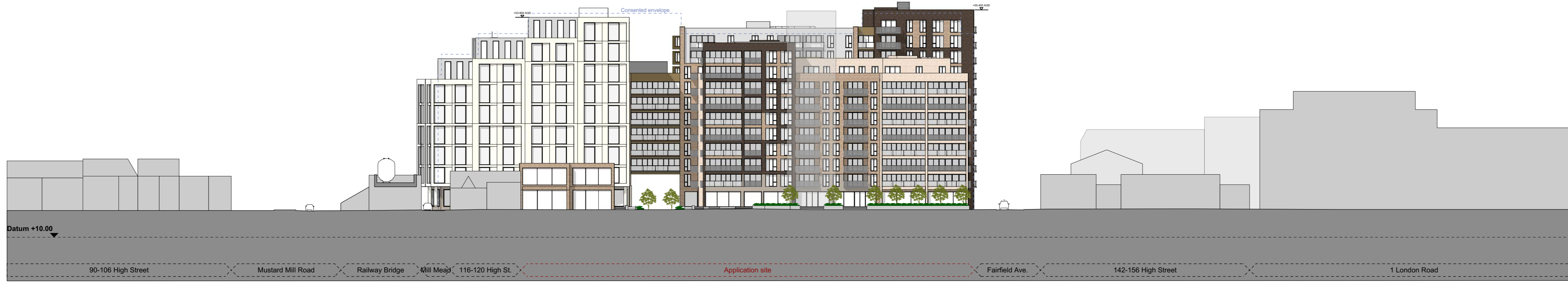
Assael Architecture Limited has prepared this document in accordance with the instructions of the Client under the agreed Terms of Appointment. This document is for the sole and specific use of the Client and Assael Architecture shall not be responsible for any use of its contents for any purpose other than that for which it was prepared and provided. Should the Client require to pass electronic copies of the document to other parties, this should be for co-ordination purposes only, the whole of the file should be so copied, but no professional liability or warranty shall be extended to other parties by Assael Architecture in this connection without the explicit written agreement thereto by Assael Architecture Limited.

Drawing notes

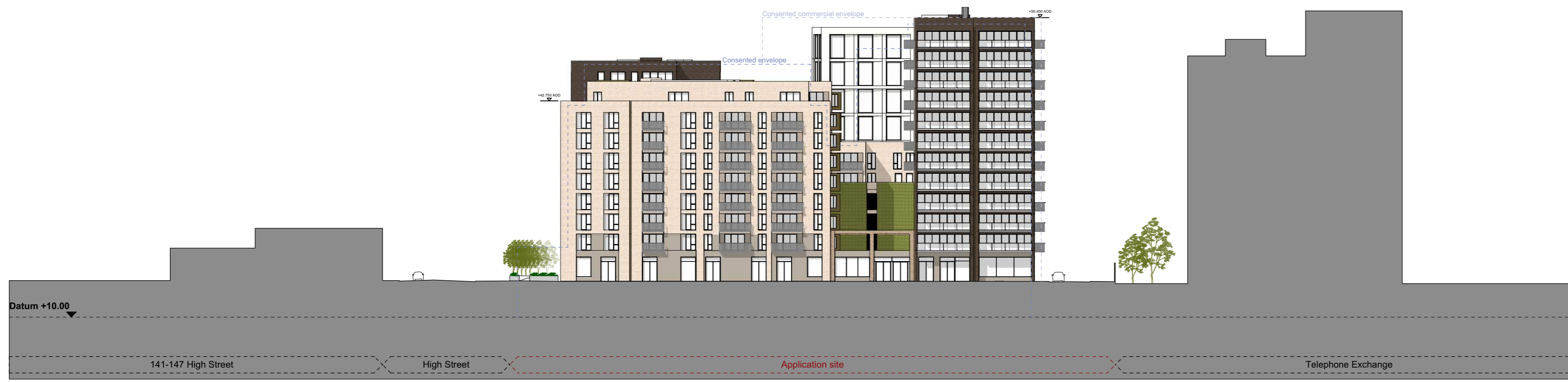
Electronic file reference

A2577 400 AB Elevations

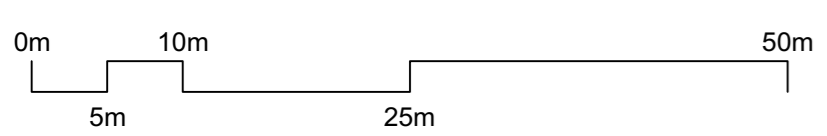
Status R:	Revision	Date	DRN	CHK	CDM
2	Planning Submission	9/5/16	BL	DJ	



A-A High Street Elevation
 Scale 1:500



B-B Fairfield Avenue Elevation
 Scale 1:500



Purpose of information

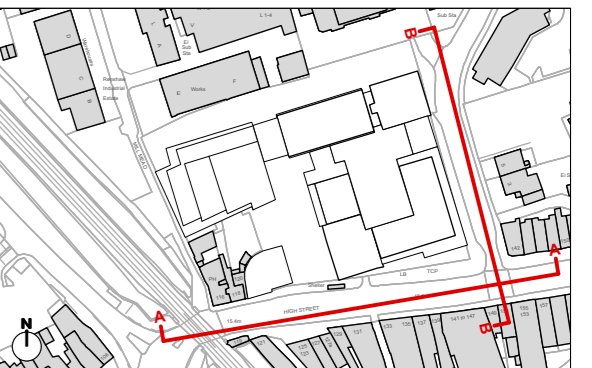
The purpose of the information on this drawing is for:

- Planning
- Information
- Comment

All information on this drawing is not for construction unless it is marked for construction.

- Client approval
- Construction

Key



Client

London Square

Project title

Charter Square
 Staines

Drawing title

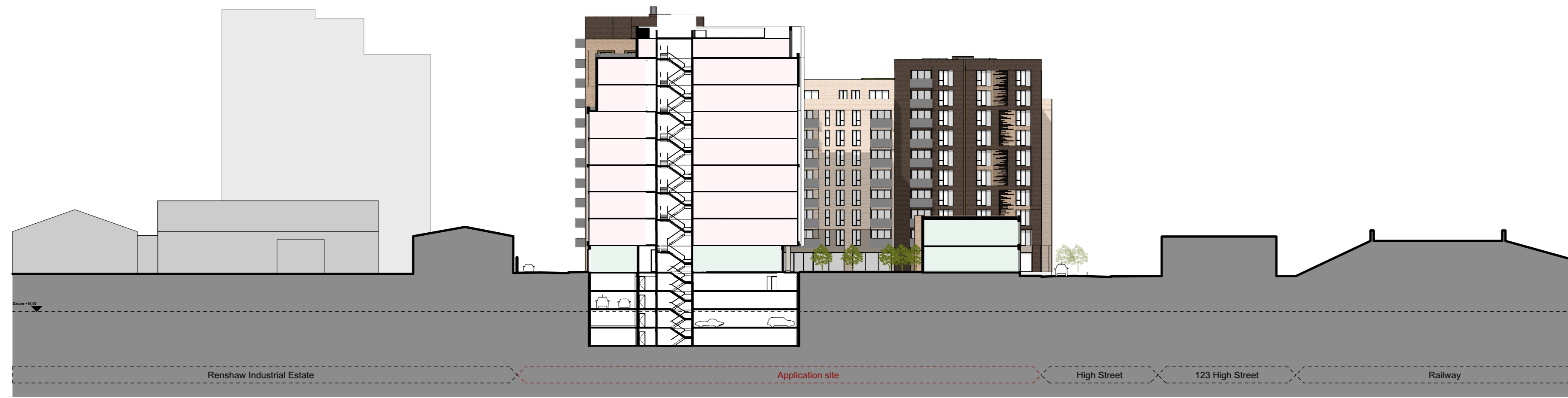
Proposed Context Elevations
 High Street and Fairfield Ave

Scale @ A1 size	Date
1:500	Dec '15
Drawing N°	Status & Revision
A2577 105	R2

Assael

Assael Architecture Limited
 Studio 13
 50 Canewell Road
 London SW6 3EG

T +44(0) 20 7736 7744
 F +44(0) 20 7736 6677
 E info@assael.co.uk
 W www.assael.co.uk

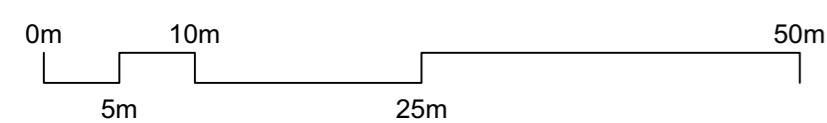


Section A-A
1:500 @ A1



Section B-B
1:500 @ A1

- Key**
- Residential use
 - Commercial use
 - Retail use
 - Ancillary use



General notes

All setting out must be checked on site and refer to
 Ordinance Datum Newlyn unless alternative Datum given
 All fixings and weathers must be checked on site
 All dimensions must be checked on site
 This drawing must not be scaled
 This drawing must be read in conjunction with all other relevant drawings, specification clauses and current design risk register
 This drawing must not be used for land transfer purposes
 Calculated areas in accordance with Assael Architecture's Definition of Areas for Schedule of Areas
 This drawing must not be used on site unless issued for construction
 Subject to survey, consultation and approval from all statutory Authorities

Revision Status:
 P=Preliminary
 C=Contract

© 2014 Assael Architecture Limited

Assael Architecture Limited has prepared this document in accordance with the instructions of the Client under the agreed Terms of Appointment. This document is for the sole and specific use of the Client and Assael Architecture shall not be responsible for any use of its contents for any purpose other than that for which it was prepared and provided. Should the Client require to pass electronic copies of the document to other parties, this should be for co-ordination purposes only, the whole of the file should be so copied, but no professional liability or warranty shall be extended to other parties by Assael Architecture in this connection without the explicit written agreement thereto by Assael Architecture Limited.

Drawing notes

Electronic file reference

A2577

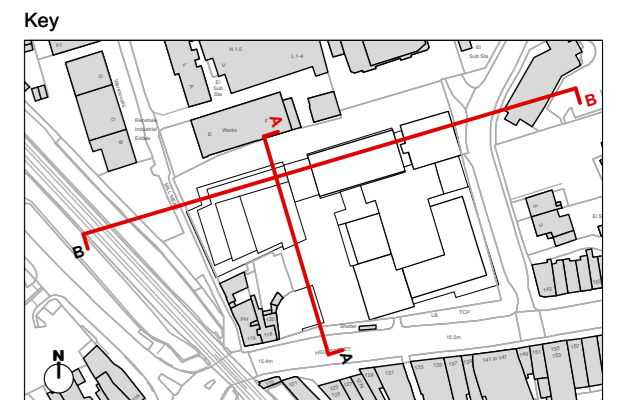
Status R:	Revision	Date	DRN	CHK	CDM
	3	Planning Submission	10/5/16	BL	DJ

Purpose of information

The purpose of the information on this drawing is for:

Planning	<input checked="" type="checkbox"/>
Information	<input type="checkbox"/>
Comment	<input type="checkbox"/>
Client approval	<input type="checkbox"/>
Construction	<input type="checkbox"/>

All information on this drawing is not for construction unless it is marked for construction.



Client
London Square

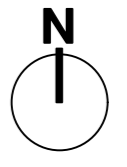
Project title
**Charter Square
Staines**

Drawing title
**Proposed Context Sections
AA, BB**

Scale @ A1 size	Date
1:500	Dec '15
Drawing N°	Status & Revision
A2577 106	R3

Assael

Assael Architecture Limited
 Studio 13
 50 Canewth Road
 London SW6 3EG
 T +44(0) 20 7736 7744
 F +44(0) 20 7736 6677
 E info@assael.co.uk
 W www.assael.co.uk



General notes

All levels must be checked on site and refer to Ordinance Datum Newlyn unless alternative Datum given

All dimensions must be checked on site

This drawing must not be scaled

This drawing must be read in conjunction with all other relevant drawings, specification clauses and current design risk register

This drawing must not be used for land transfer purposes

Calculated areas in accordance with Assael Architecture's Definition of Areas for Schedule of Areas

This drawing must not be used on site unless issued for construction

Subject to survey, consultation and approval from all statutory Authorities

Revision Status:
P=Preliminary
C=Contract

© 2014 Assael Architecture Limited

Assael Architecture Limited has prepared this document in accordance with the instructions of the Client under the agreed Terms of Appointment. This document is for the sole and specific use of the Client and Assael Architecture shall not be responsible for any use of its contents for any purpose other than that for which it was prepared and provided. Should the Client require to pass electronic copies of the document to other parties, this should be for co-ordination purposes only, the whole of the file should be so copied, but no professional liability or warranty shall be extended to other parties by Assael Architecture in this connection without the explicit written agreement thereto by Assael Architecture Limited.

Drawing notes

- Key**
- Studio Residential Unit
 - 1B 2P Residential Unit
 - 2B 3P Residential Unit
 - 2B 4P Residential Unit
 - 3B 6P Residential Unit
 - Commercial use
 - Retail use
 - Ancillary use
 - Plant

Page 39



Electronic file reference

A2577 Charter Square

Status R:	Revision	Date	DRN	CHK	CDM
8	Design Development	03/5/16	ED	JB	

Purpose of information

The purpose of the information on this drawing is for:	Planning	Information	Comment	Client approval	Construction
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

All information on this drawing is not for construction unless it is marked for construction.



Client

London Square

Project title

Charter Square Staines

Drawing title

Fourth Floor Plan

Scale @ A1 size

1:200

Date

Aug '15

Drawing N°

A2577 204

Status & Revision

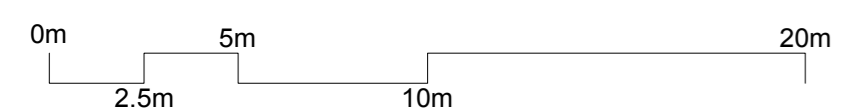
R8

Assael

Assael Architecture Limited
Studio 13
50 Camrath Road
London SW6 3EG

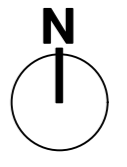
T +44(0) 20 7736 7744
F +44(0) 20 7736 6677
E info@assael.co.uk
W www.assael.co.uk

1 Fourth Floor Plan (Podium)
Scale: 1:200



Key

- Studio Residential Unit
- 1B 2P Residential Unit
- 2B 3P Residential Unit
- 2B 4P Residential Unit
- 3B 6P Residential Unit
- Commercial use
- Retail use
- Ancillary use
- Plant



General notes

All setting out must be checked on site
 All levels must be checked on site and refer to Ordinance Datum Newlyn unless alternative Datum given
 All fixings and weatherrings must be checked on site
 All dimensions must be checked on site
 This drawing must not be scaled
 This drawing must be read in conjunction with all other relevant drawings, specification clauses and current design risk register
 This drawing must not be used for land transfer purposes
 Calculated areas in accordance with Assael Architecture's Definition of Areas for Schedule of Areas
 This drawing must not be used on site unless issued for construction
 Subject to survey, consultation and approval from all statutory Authorities

Revision Status:
 P=Preliminary
 C=Contract

© 2014 Assael Architecture Limited

Assael Architecture Limited has prepared this document in accordance with the instructions of the Client under the agreed Terms of Appointment. This document is for the sole and specific use of the Client and Assael Architecture shall not be responsible for any use of its contents for any purpose other than that for which it was prepared and provided. Should the Client require to pass electronic copies of the document to other parties, this should be for co-ordination purposes only, the whole of the file should be so copied, but no professional liability or warranty shall be extended to other parties by Assael Architecture in this connection without the explicit written agreement thereto by Assael Architecture Limited.

Drawing notes

Electronic file reference
 A2577 Charter Square

Status R:	Revision	Date	DRN	CHK	CDM
	7	Design Development	03/5/16	ED	JB



Purpose of information

The purpose of the information on this drawing is for:

Planning	<input checked="" type="checkbox"/>
Information	<input type="checkbox"/>
Comment	<input type="checkbox"/>
Client approval	<input type="checkbox"/>
Construction	<input type="checkbox"/>

All information on this drawing is not for construction unless it is marked for construction.



Client
London Square

Project title
Charter Square Staines

Drawing title
Ninth Floor Plan

Scale @ A1 size
1:200

Date
Aug '15

Drawing N°
A2577-209

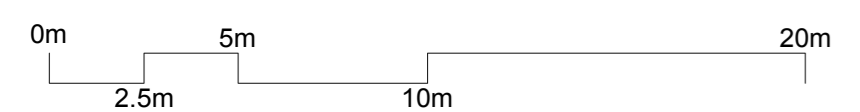
Status & Revision
R7

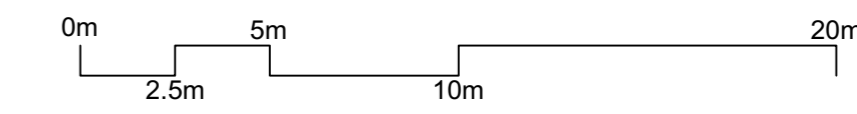


Assael Architecture Limited
 Studio 13
 50 Camrath Road
 London SW6 3EG

T +44(0) 20 7736 7744
 F +44(0) 20 7736 6677
 E info@assael.co.uk
 W www.assael.co.uk

1 Ninth Floor Plan
 Scale: 1:200





General notes

All setting out must be checked on site
 All levels must be checked on site and refer to Ordinance Datum Newlyn unless alternative Datum given
 All fixings and weathers must be checked on site
 All dimensions must be checked on site
 This drawing must not be scaled
 This drawing must be read in conjunction with all other relevant drawings, specification clauses and current design risk register
 This drawing must not be used for land transfer purposes
 Calculated areas in accordance with Assael Architecture's Definition of Areas for Schedule of Areas
 This drawing must not be used on site unless issued for construction
 Subject to survey, consultation and approval from all statutory Authorities

Revision Status:
 P=Preliminary
 C=Contract

© 2014 Assael Architecture Limited
 Assael Architecture Limited has prepared this document in accordance with the instructions of the Client under the agreed Terms of Appointment. This document is for the sole and specific use of the Client and Assael Architecture shall not be responsible for any use of its contents for any purpose other than that for which it was prepared and provided. Should the Client require to pass electronic copies of the document to other parties, this should be for co-ordination purposes only, the whole of the file should be so copied, but no professional liability or warranty shall be extended to other parties by Assael Architecture in this connection without the explicit written agreement thereto by Assael Architecture Limited.

Drawing notes

Electronic file reference
 A2577 400 AB Elevations

Status R:	Revision	Date	DRN	CHK	CDM
5	Planning Submission	5/5/16	BL	DJ	

Purpose of information

The purpose of the information on this drawing is for:

Planning	<input checked="" type="checkbox"/>
Information	<input type="checkbox"/>
Comment	<input type="checkbox"/>
Client approval	<input type="checkbox"/>
Construction	<input type="checkbox"/>

All information on this drawing is not for construction unless it is marked for construction.



Client
London Square

Project title
Charter Square Staines

Drawing title
Proposed Elevations North and South

Scale @ A1 size
1:200

Date
Dec '15

Drawing N°
A2577 400

Status & Revision
R5

Assael

Assael Architecture Limited
 Studio 13
 50 Canewth Road
 London SW6 3EG
 T +44(0) 20 7736 7744
 F +44(0) 20 7736 6677
 E info@assael.co.uk
 W www.assael.co.uk

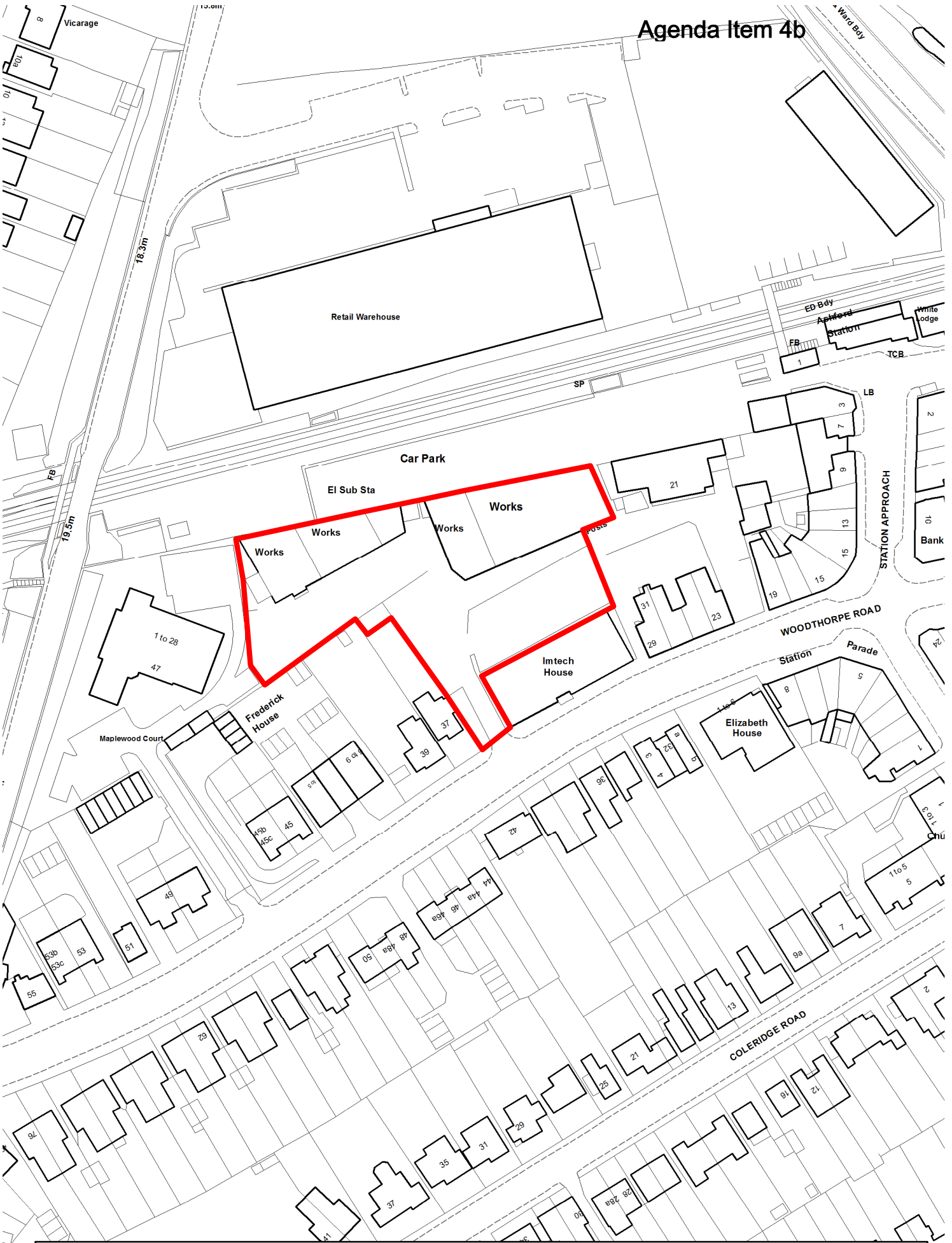
2 North Elevation
 Scale 1:200



1 South Elevation
 Scale 1:200





This page is intentionally left blank



16/00196/FUL
Land to rear of Imtech House
33-35 Woodthorpe Rd & part of 37 Woodthorpe Road
Ashford TW15 2RP

(c) Crown Copyright and database rights 2015 Ordnance Survey 100024284.


 1:1,250


SPELTHORNE
 BOROUGH COUNCIL

Planning Committee

01 June 2016



Application Nos.	16/00196/FUL		
Site Address	Land at the rear of Imtech House, 33 – 35 Woodthorpe Road, and part of 37 Woodthorpe Road, Ashford		
Proposal	Demolition of existing commercial buildings and erection of a part 3-storey, part 4-storey residential development comprising 26 flats (7 no. 1-bed, 17 no. 2-bed and 2 no. 3-bed) together with associated parking and amenity space. Reconfiguration of existing office car park and installation of car stackers.		
Applicant	Mr Anthony Thorpe		
Ward	Ashford		
Call in details	N/A		
Case Officer	Paul Tomson		
Application Dates	Valid: 08.03.2016	Expiry: 07.06.2016	Target: Under 13 weeks
Executive Summary	<p>This application involves the demolition of the existing industrial/commercial buildings located towards the rear of the site and the creation of a new residential development comprising 26 flats (7 no. 1-bed, 17 no. 2-bed and 2 no. 3-bed) together with associated car parking and amenity space. In addition, the existing office car park for Imtech House is to be reconfigured and includes the installation of car stackers.</p> <p>The site is located within the urban area and the principle of redeveloping it for residential purposes is considered acceptable. Whilst the proposed buildings will be part 4-storey/part 3-storey and of a contemporary design, they will be sited behind the Woodthorpe Road frontage and in an area characterised by other buildings of similar scale. Consequently the effect on the character of the area is considered acceptable. The provision of 1 parking space per unit is sufficient for this particular location close to the train station and Ashford Town Centre. The scheme is considered to have an acceptable relationship with neighbouring properties. Whilst no affordable housing is proposed, the applicant has submitted a financial viability appraisal which demonstrates that it is not viable to provide any affordable housing on the site (or an off-site contribution) due to the existing use value of the site.</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)
- HO3 (Affordable Housing)
- HO4 (Housing Size and Type)
- HO5 (Density of Housing Development)
- EM1 (Employment Development)
- EN1 (Design of New Development)
- EN3 (Air Quality)
- EN11 (Development and Noise)
- EN15 (Development on Land Affected by Contamination)
- CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
- CC2 (Sustainable Travel)
- CC3 (Parking Provision)

2. Relevant Planning History

FUL/P10698	The erection of a five storey building comprising showroom and entrance hall on ground floor level with three storeys of offices above and three flats having a total of eleven habitable rooms on the fourth floor, all on approximately half an acre of land, together with three garages and off-street parking of 38 cars.	Approved 27/01/1969
------------	--	------------------------

(Officer note: this building is now Imtech House)

P14075	Change of use of ground and fourth floors of 33/35 Woodthorpe Road, Ashford, to offices	Approved 22/02/1972
92/00090/FUL	Demolition of workshop/storage buildings, and provision of circulation and car parking for adjoining premises.	Approved 01/04/1992

3. Description of Current Proposal

- 3.1 The application relates to land to the rear of Imtech House (33 – 35 Woodthorpe Road) in Ashford. The site is 0.29 hectares and comprises some relatively old industrial buildings and associated car parking and turning areas. The application site also includes the car park at the rear of Imtech House, the access road from Woodthorpe Road, and a small area of the rear garden of the residential property of 37 Woodthorpe Road. The office block of Imtech House (occupied) does not form part of the application site, although it is within the ownership of the applicant. The site is located within the urban area. Imtech House and its car park and access road is within a designated Employment Area.
- 3.2 To the north lies Ashford Train Station car park. To the south are the residential properties of 37, 39 Woodthorpe Road and the flatted development of Frederick House. To the east is the parade of commercial properties in 23 – 29 Woodthorpe Road. There are some flats on the upper floors of these properties. To the north-east is the commercial building of The Powerhouse, 21 Woodthorpe Road. To the west is the relatively new flatted development of Maplewood Court. The surrounding area is characterised by a mixture of commercial and residential properties.
- 3.3 The proposal involves the demolition of the existing mainly single storey industrial/commercial buildings of some 1554m² and the erection of a part 3-storey, part 4-storey residential development comprising 26 flats (7 no. 1-bed, 17 no. 2-bed and 2 no. 3-bed). The western block (referred to as Block A on the submitted plans) will be part 3-storey and part 4-storey in height. It will be laid out in an “L-shape” and measure 29.2m in length, between 10.2m – 25.8m in depth, and between 10.2m – 12.6m in height. The proposed eastern block (Block B on the submitted plans) will be 3-storeys and measure 34.5m in length, between 8.4m – 17.5m in depth, and 10.2m in height up to the main roof (staircase block is 12.6m in height). The buildings will be of a contemporary design and will be faced in buff and brown coloured brickwork, grey coloured zinc cladding, and timber panelling. A total of 26 residential parking spaces (1 per unit) will be provided on the site. All of the units will be occupied as market housing. The proposal also involves reconfiguring the existing office car park to Imtech House to provide 47 spaces on the area immediately to the rear of the office block. The scheme involves the installation of car stackers in part of the car park thereby providing parking spaces on 2 levels.
- 3.4 Copies of the proposed site layout and elevations are provided as an Appendix.

4. Consultations

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

Consultee	Comment
County Highway Authority	No objection subject to conditions. Requests a condition requiring a new bus shelter and raised kerb to be provided on

	Woodthorpe Road to encourage the use of the nearby bus service, outside the office block of Imtech House.
Environmental Health (Pollution)	Requests conditions relating to contaminated land. No objection on air quality grounds subject to conditions relating to demolition and construction (including dust and asbestos), and the installation of trickle charging (for electric vehicles).
Valuation Advisor	Confirms that it is not financially viable to provide affordable housing on the site.
Thames Water	No objection on sewerage infrastructure capacity. Made various comments regarding sewerage and surface water drainage. Requests a condition relating to piling during construction, and an informatives relating to groundwater. A copy of the response has been forwarded to the applicant.
Sustainability Officer	No objection.
Environmental Health (Noise)	No objection subject to conditions.
Network Rail	No objection. Made various comments in view of the protection of Network Rail assets and train operators and requests that the applicant is made of them. A copy of the reponse has been forwarded to the applicant.
Street Scene	No objection to the proposed access and bin store. Requests a dropped kerb and road lined hatchings to prevent anyone parking outside the bin store.
Local Lead Flood Authority (Surrey County Council)	Does not recommend planning permission is granted as the proposed surface water strategy does not comply with the requirements laid out in the Technical Standards.
Crime Prevention Officer	Made various comments relating to security. Requests a condition to require the development to achieve the Secure by Design award. A copy of the response has been forwarded to the applicant.
Tree Officer	No objection

5. **Public Consultation**

71 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. 18 letters of objection have been received raising the following issues:

- Overlooking/loss of privacy
- Increase in the use of the existing access road (currently it is only used during working hours). Increase in traffic generation.
- Concern regarding highway safety.
- Noise and disturbance from the development, including noise from the proposed car stacker
- Increase pressure on local infrastructure.
- The design and appearance is not in keeping with the area.
- Loss of light
- Inadequate parking provision. Increase pressure on existing on-street parking.
- Overdevelopment of the site. The site boundary includes the car park of Imtech House, which represents a substantial area of land not part of the residential development.
- No cycle path is provided
- Lack of affordable housing

6 Planning Issues

- Principle of the development
- Housing density
- Design and appearance
- Impact on neighbouring properties
- Affordable housing
- Amenity space
- Parking provision
- Size of units

7 Planning Considerations

Principle of the Development

- 7.1 The site is located in the urban area and is occupied by some relatively old, largely single storey, industrial/commercial buildings. These particular buildings are not located within a designated Employment Area and the principle of demolishing them and redeveloping the site for residential purposes is considered acceptable. Whilst the existing Imtech House car park (and the access road) is located within an Employment Area, this element will be maintained and continue to be used for the office building and is therefore acceptable. The development will bring about a substantial improvement of this site which, whilst to the rear of properties in Woodthorpe Road, backs immediately onto the Ashford Station Car Park and is very visible from the Station and users of the railway line. It will significantly improve this particular entrance point to Ashford.

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 to 75 dwellings per hectare (dph). Higher density development may be acceptable where it is demonstrated that the development complies with Policy EN1 on design, particularly in terms of its compatibility with the character of the area and is in a location that is accessible by non car-based modes of travel.
- 7.3 After discounting the area covered by the reconfigured office car park, the application site area is 0.2279 hectares. The proposed density is therefore 114 dwellings per hectare (dph), which is above the recommended 40 to 75 dph range stipulated in Policy HO5. It is important to note that any mathematical density figure is in part a product of the mix of units proposed. In this case some 92% of the units are either 1 bed or 2 bed and accordingly it is possible to accommodate many more small units within a given floorspace and an acceptable numerical density can be much higher. The proposal is considered to comply with Policy EN1 on design in this edge of town centre location, which is explained in more detail in the following paragraphs. It is also situated a short walk away from Ashford Railway Station and the amenities of the town centre. Accordingly the proposed housing density is considered acceptable.

Design and Appearance

- 7.4 Policy EN1 of the Core Strategy and Policies DPD (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 The character of the area is mixed. The existing buildings on the site are part single storey/part 2-storey and used for commercial/industrial purposes. Imtech House is a flat roofed 5-storey office block. Maplewood Court is 3-storeys with a 3rd floor within its substantial roof. Fredicerick House is 3-storeys, whilst No.s' 37, 39 and 45 (maisonettes) Woodthorpe Road are 2-storey. Immediately to the north of the railway is the substantial retail warehouse. In view of the mix and various design and scale of buildings in the area and that the application site is situated to the rear of the Woodthorpe Road street scene, it is considered that the proposed part 3-storey/part 4-storey residential development with its contemporary design will be acceptable and comply with the requirements of Policy EN1. Furthermore, it is considered that the proposed external materials comprising buff and brown brickwork, zinc cladding and other associated materials is acceptable in this location.

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 There are a number of residential properties in Woodthorpe Road, and the flatted development of Maplewood Court to the west, which adjoins the application site. The proposed Block A which is situated towards the western end of the site will be part 3-storey/part 4-storey in scale and be visible from surrounding properties. The block is laid-out in an “L-shape”. The southern part of the block (i.e. the part nearest to the neighbouring properties) will be orientated so that its main windows face in an east and west direction. Its eastern elevation will face onto the new communal garden and the far end of No. 39 Woodthorpe Road’s plot. The proposed western elevation will face towards Maplewood Court.
- 7.8 With regard to No. 37 Woodthorpe Road, the proposed impact on its amenity is considered acceptable. This particular property is selling-off the far northern end of its rear garden to form part of the application site. Consequently, the main eastern elevation of Block A will not directly overlook this property’s remaining rear garden. Furthermore, Block A’s 3-storey southern elevation located to the rear of No. 37 will be set back between 14m – 17m from the neighbouring property’s revised rear boundary which is considered acceptable. The separation distance to No.37’s main 2-storey rear elevation will be at least 37m which is also considered acceptable.
- 7.9 With regard to No. 39 Woodthorpe Road, this dwelling is on a relatively large plot measuring 46m in depth and 16m in width. The far northern end of the plot is occupied by a garage, turning area and outbuilding with the garden situated further towards the house. Whilst the proposed southern wing of Block A will be situated close to part of No. 39’s northern boundary, given the intervening garage/turning area I do not consider there would be a harmful loss of amenity. The nearest part of the block will in any case be single storey. The proposed first and second floor flank elevation will be set back by between 2m – 3m from the boundary, with the fourth floor set back by a further 0.9m. All of the windows in the proposed flank elevation are secondary windows to living rooms and a condition can be imposed requiring all the the upper floor ones to be obscure glazed and non-opening in order to safeguard privacy. The habitable room windows in the proposed eastern elevation of Block A will not face towards the house and garden of No. 39 and I am satisfied there will be no adverse overlooking from these windows. There will be a separation distance of between 10m - 15m from the proposed main southern elevation of Block A and No. 39’s rear boundary. Whilst this is a relatively short gap, as mentioned above, the far end of No.39’s plot is occupied by a garage, turning area and outbuilding which act as a buffer between its garden further away. The separation distance between the proposed southern elevation and the end of No. 39’s rear garden is between 23m – 28m (it will be approximately 40m away from the back of the house) and I therefore considered the relationship will be acceptable. I do however, consider it is necessary to remove part of the proposed fourth floor roof terrace and some lower level balconies and I have asked the applicant to

amend the plans accordingly. I will update Members on this issues orally at the meeting.

- 7.10 With regard to the existing flatted development of Frederick House, there will be a separation distance of at least 28m between the proposed first and second floor flank elevation of Block A and the rear elevation of the neighbouring building, which is considered acceptable. Frederick House has a block of garages at the rear of its block, which will act as a buffer between the proposed development and its communal rear garden.
- 7.11 It is noted that the Council has received a number of letters of objection from residents living in the adjacent block of Maplewood Court. This particular building is orientated so that most of habitable room windows (on the eastern half) face north-east and south-west and do not directly face towards the application site. The proposed four-storey western elevation of Block A will be set back from the boundary with Maplewood Court by some at least 7m. The separation distance between the proposed block and the eastern corner of Maplewood Court will be 13.445m, although this is very much a “pinch-point” and the existing windows in the neighbouring block’s south-eastern flank elevation will be situated further away and not directly face the new development. Likewise, views of the proposed Block A from the windows in the main north-eastern elevation of Maplewood Court will be oblique and I do not consider that the development will be overbearing. Whilst there will be some fourth floor roof terraces proposed on the western elevation of Block A, these will face onto the car park and garden area of Maplewood Court, which is already overlooked by many of the existing flats (including balconies) in that development. Consequently, I consider the relationship with Maplewood Court to be acceptable.
- 7.12 There will be a separation distance of at least 25.475m between proposed Block B and the upper floor flat of 29A Woodthorpe Road, which is considered acceptable. I also consider the impact on the other residential flats and commercial buildings in the area to be acceptable. The building immediately to the east of Block B (The Powerhouse, 21 Woodthorpe Road) is in commercial use, as is the office building of Imtech House to the south of Block B.
- 7.13 It is not considered that an objection could be raised from noise and disturbance associated with the new residential development. Whilst it is acknowledge that the existing commercial use operates during working hours only these are not controlled by any planning condition. The proposed residential use is low key in nature and likely to be significantly quieter than the existing industrial workshops. The Council’s Environmental Health section has not raised any objection on noise grounds.

Affordable Housing

- 7.14 Policy HO3 of the CS & P DPD requires up to 50% of housing to be affordable where the development comprises 15 or more dwellings. The Council seeks to maximise the contribution to affordable housing provision from each site having regard to the individual circumstances and viability, including the availability of any housing grant or other subsidy, of development on the site.

Negotiation is conducted on an 'open book' basis. The policy also states that in proposals for housing development a financial contribution in lieu of provision for affordable housing will only be acceptable where on-site provision is not achievable and where equivalent provision cannot readily be provided by the developer on an alternative site.

- 7.15 All of the proposed units are to be privately owned (market housing) and there will be no affordable housing on the site. The applicant has submitted a financial viability report to show why it is not viable in this particular case to provide any affordable housing, taking into account the existing use value of the site and other considerations. The report was forwarded to the Council's Valuation Advisor (Kempton Carr Croft), who have responded by agreeing with its conclusions. In particular, they state that the scheme will be in [relatively small] deficit in financial terms after accounting for a developer's profit of 15.6%. Consequently, it is not considered that an element of on-site affordable housing, nor an financial contribution towards off-site affordable housing, can justified.

Amenity Space

- 7.16 The Council's SPD on Residential Extension and New Residential Development 2011 provides general guidance on minimum garden sizes (Table 2 and paragraph 3.30). In the case of flats it requires 35 sqm per unit for the first 5 units, 10 sqm for the next 5, and 5 sqm per unit thereafter and allows useable balcony space to be counted. On this basis some 265 sqm would be required for the 26 units.
- 7.17 Communal gardens have been provided at the front and rear of Block A and to the rear and side of Block B. The combined area of the garden is 1,256 sqm, which is well above the minimum SPD standard of 265 sqm. In further support of the scheme various balconies, private patios and roof terraces have been provided. The balconies are each 2 sqm in area. Accordingly, the proposed amenity space is considered acceptable.

Parking Provision

- 7.18 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.
- 7.19 On 20 September 2011 the Council's Cabinet agreed a 'Position Statement' on how Policy CC3 should now be interpreted. The supporting text to the Parking Standards and associated 'Position Statement' stipulates a number of exceptional situations where a reduction in parking will be allowed. One of these situations includes town centre locations where the reduction in parking will be assessed against, amongst other transport considerations, the range and quality of facilities within reasonable walking distance. The main shopping area of Ashford, Ashford Railway Station and bus routes are all within a short walking distance of the site.
- 7.20 The proposed residential parking provision is 26 spaces (i.e. 1 space per unit), whilst the minimum parking standard for a scheme of this size is 39 (1.5

per unit). The proposed provision is therefore some 13 spaces below the minimum standard. However, the site is located on the edge of the town centre and is very 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 and therefore attractive to those who do not wish to have a car. Consequently, I consider that there are sufficient grounds to justify the level of parking in this particular case. I also consider that the reconfiguration of the office car park (47 spaces) to be acceptable.

Other Matters

- 7.21 24 out of the 26 units will be one or two bedroom in size (92%). The development will therefore comply with Policy HO4 of the CS & P DPD which requires developments, including conversions, of four or more dwellings to include at least 80% of their total as one or two bedroom units.
- 7.22 The floorspace of the proposed units comply with the minimum standards stipulated in the SPD. All of the flats will have a dual aspect and are considered to have an acceptable level of outlook.
- 7.23 The applicant is proposing to install photovoltaic solar panels on the roof in order to achieve the minimum 10% renewable energy requirement stipulated in Policy CC1 of the CS & P DPD. A condition is to be imposed requiring full details to be submitted and to ensure that the renewable energy facilities are implemented.
- 7.24 The submitted plans show the provision of a communal bin store within the site. The Council's Group Head of Neighbourhood Services considers the size and location of the bin store to be acceptable. Whilst they have raised concerns about vehicles parking in front of the bin store, this is very unlikely to occur as it would also impede vehicles parked in spaces 21 & 22 from entering or exiting. Accordingly the proposed bin store arrangement is considered acceptable.
- 7.25 With regard to the Crime Prevention Officer's comments, I do not consider it is appropriate to impose a condition requiring the applicant to apply for the "Secured by Design" award. Many of the requirements are very detailed (e.g. laminated glazing), elements which are not normally covered and enforced under the planning regulations. Conditions are to be imposed requiring an external lighting scheme to be implemented, partly for security purposes. However, a copy of the officer's response has been forwarded to the applicant and it is proposed to add a relevant informative to the decision notice (see below).
- 7.26 The proposed car stackers are to be sited to the rear of the existing office block of Imtech House and will not be visible from Woodthorpe Road. The stackers will be sited a considerable distance away from the nearest residential property and are not considered to cause adverse harm in noise and disturbance grounds. Whilst I do not consider the stackers will create any visible amenity issues in this location, it is recommended that a condition is imposed requiring the final design details to be submitted for approval.

- 7.27 The County Highway Authority has not raised any objection to the proposal on highway safety grounds. They have requested several highway/transport related conditions to be attached to the decision notice. I do not however, consider that their request to impose a condition requiring a new bus shelter and raised kerb on Woodthorpe Road to be reasonable in context with the scale and nature of the development. It would not, in my opinion, meet the tests set out in paragraphs 203 to 206 of the NPPF and details in the Planning Practice Guidance. In particular, it is not considered that the proposed residential development would become unacceptable in planning terms in the absence of this condition. It is not considered necessary given the scheme is already in a very sustainable location in close walking distance to the centre of Ashford.
- 7.28 The site is not within a high risk flood zone. The existing site is entirely covered with buildings and hardstanding (concrete or tarmac) and has a 100% impermeable cover with no permeable garden areas. The proposal will introduce substantial areas of communal garden and space for landscaping and this will clearly improve and reduce the level of surface water run-off. The applicant is proposing to install “Storm Cells” (or attenuation cells) as a suitable form of a Sustainable Drainage System (SuDS). These operate in a similar way to soakaways. The Lead Local Flood Authority (Surrey County Council) were consulted and have responded by stating they cannot recommend that planning permission be granted because the proposed surface water strategy does not comply with the requirements laid out under the Technical Standards. This is the subject on ongoing discussions and it is anticipated that this issue will be resolved prior to the meeting. I will update Members orally at the meeting.
- 7.29 This proposal will see substantial visual improvement to a prominent site when viewed from Ashford Station and also the provision of much needed housing. 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:

1504 PL(2-)01 Rev. C;/ 02 Rev. B; /03 Rev. B; /10 Rev. D; /11 Rev. B; /12; /13; /15 Rev. C; /16 Rev. D; /18 Rev. C; /19; /21 Rev. D; /23; /24 Rev. A; /25 Rev. A; /26; /27; /28; /29 received 10 February 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 buildings and surface material for parking areas be submitted to and approved by the Local Planning Authority.

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

4. No development shall take place until:-

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

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

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

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

Reason:-

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

NOTE

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

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. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be maintained exclusively for its designated use.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users.

11. No development shall take place until a Construction Environmental Management Plan, to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) measures to prevent the deposit of materials on the highway
 - (e) a dust management planhas been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

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 safeguard the amenity of neighbouring properties.

12. Notwithstanding the submitted plan 1504 PL 2 10 Rev E the development hereby approved shall not be occupied until the existing vehicular access to Woodthorpe Road has been provided with tactile paving and dropped kerbs at the pedestrian crossing points across the access in accordance with a detailed revised scheme to be submitted to and approved in writing by the Local Planning Authority, all to be permanently retained.

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.

13. Notwithstanding the submitted plan 1504 PL 2 10 Rev E the development hereby approved shall not be occupied until a footpath measuring a minimum width of 2 metres has been provided on the western side of the access road in accordance with a detailed revised scheme to be submitted to and approved in writing by the Local Planning Authority, all to be permanently retained.

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.

14. Notwithstanding the submitted plan 1504 PL 2 10 Rev E the development shall not be occupied until a footpath measuring a minimum width of 2 metres has been provided on the east side of the access road, between the northern elevation of Imtech House next to the parking space numbered one on the plan (Imtech House parking area), and the piece of land that is marked as parking space 46 within the Imtech House parking area, in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority, all to be permanently retained.

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.

15. Notwithstanding the submitted travel statement, prior to the occupation of the development a revised travel statement shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, and Surrey County Council's "Travel Plans Good Practice Guide". And then the approved travel statement shall be implemented upon first occupation and for each and every subsequent occupation of the development, thereafter maintain and develop the travel statement to the satisfaction of the Local Planning Authority.

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

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

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

17. 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 be maintained.

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.

18. Prior to the occupation of the development hereby permitted the kitchen/living/dining room windows on the southern elevation of Units A5, A9 and A13 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 windows shall thereafter be permanently retained as installed.

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

19. 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.

20. No new development shall be occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for one trickle charging point to be installed within 20% of the available parking spaces for the flats. The trickle charging point shall be retained exclusively for its designated purpose.

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

21. No demolition or building operations shall commence until a Demolition Method Statement detailing the proposed methodology for demolishing the existing structures and the mitigations measures to be implemented has been submitted to and approved in writing by the Local Planning Authority. The Demolition Method Statement shall include the submission of a Pre-Demolition Asbestos Survey. The agreed

methodology and mitigation measures shall be implemented in accordance with the approved details.

Reason:- To safeguard the amenity of neighbouring properties.

22. Prior to construction of the development hereby approved the following drawings need to be supplied:

- Long or cross sections of each Sustainable Drainage System (SuDS) Element including the associated elements such as manholes, hydrobrake, pumping station, and other associated works

These must be submitted to and approved by the local planning authority.

Reason: To ensure the drainage design meets the technical standards

23. Before the commencement of the construction of the buildings hereby approved details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite, must be submitted to and approved by the local planning authority.

Reason: To ensure that the proposal has fully considered flood events exceeding design capacity.

24. Prior to construction of the development, details of the proposed maintenance regimes for each of the Sustainable Drainage System (SuDS) elements and confirmation of who will own and maintain these features must be submitted to and approved by the local planning authority.

Reason: To ensure the drainage system is maintained throughout its life time to an acceptable standard.

25. Before the commencement of the construction of the buildings hereby approved, details of how the Sustainable Drainage System will be protected and maintained during the construction of the development shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with those approved details.

Reason: To ensure that the construction works do not compromise the functioning of the agreed Sustainable Drainage System.

26. Prior to operation, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the Sustainable Drainage System is built to the approved designs.

27. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure.

28. The dwellings hereby permitted shall be designed to ensure that the following internal noise levels specified by BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings are not exceeded due to environmental noise:

Bedrooms - 35dB LAeq T *, 30 dB LAeq T † , 45dB LAFmax T *

Living rooms- 35dB LAeq T †

Dining room - 40 dB LAeq T †

* - Night-time 8 hours between 23:00-07:00

† - Daytime 16 hours between 07:00-23:00.

Reason:- To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Planning Policy Framework 2012.

29. The habitable rooms within the development sharing a party wall/party ceiling/floor element shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall/ceiling/floor meets a minimum of 5dB improvement on the Building Regulations standard set out in Approved Document E.

Reason:- To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the adjacent premises accordance with the National Planning Policy Framework 2012.

30. Private and communal external amenity areas shall be designed to attain 50dB(A) LAeq, 16hr: Daytime - 16 hours between 07:00-23:00hrs.

Reason:- To ensure that the users of the proposed development do not suffer a loss of amenity by reason of excess environmental noise in accordance with the National Planning Policy Framework 2012.

31. Prior to the commencement of development details of the design, appearance and operation of the proposed car stackers shall be submitted to and approved in writing by the Local Planning Authority.

The car stackers shall be implemented in accordance with the approved details and thereafter maintained.

Reason:- In the interest of the amenities of neighbouring occupiers

Informatives

1. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.
2. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
3. 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.
4. The applicant's attention is drawn to the ACPO/Home Office Secured by Design (SBD) award scheme, details of which can be viewed at www.securedbydesign.com.
5. Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.
6. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."
7. 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.





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.

BLOCK A	GIA (m2)
GROUND	397
FIRST & 2ND FLOORS	364X2
3RD FLOOR	222
TOTAL	1347

BLOCK B	GIA (m2)
GROUND - 2ND FLOOR	388x3
TOTAL	1164

	1BED 2 PERSON FLAT
	2BED 4 PERSON FLAT
	3BED 5 PERSON FLAT
	COMMUNAL CIRCULATION AND STORE AREA



Page 64

Status	Description	date	drawn by	checked by
-	FOR DISCUSSION	10.07.2015	JH	PM
A	PRE-PLANNING APPLICATION	21.07.2015	JH	PM
B	REDRAWN	16.12.2015	MS	MS
C	NOTES UPDATED	05.01.2016	MS	MS
C	BIN STORE MOVED	18.01.2016	MSS	MS

"copyright and ownership of this drawing is vested in paul murphy architects whose prior written consent is required for its use, reproduction or for publication to any third party. all rights reserved by the law of copyright and by international copyright conventions are reserved to paul murphy architects and may be protected by court proceedings for damages and/or injunctions and costs."

do not scale this drawing
all written dimensions are in millimetres
any inconsistencies to be reported to the architect immediately

© paul murphy architects 2007

PaulMurphyArchitects

The Foundry
7 Glenthorne Mews
London W6 0LJ

T 020 8846 2520
F 020 8846 2521

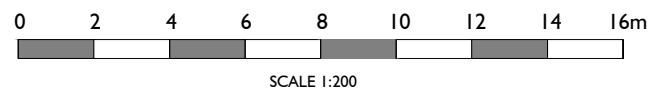
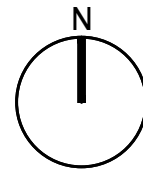
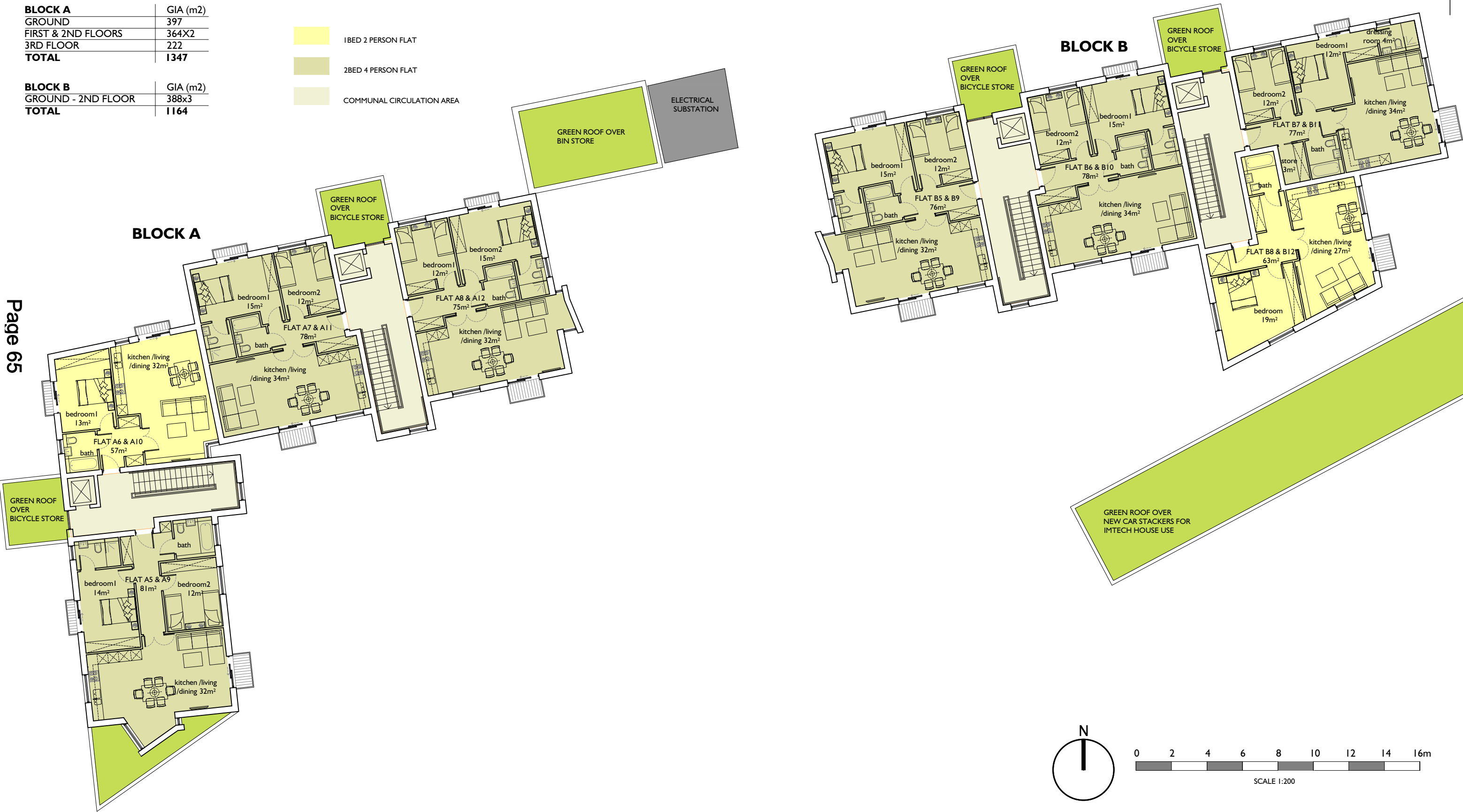
info@paulmurphyarchitects.co.uk
www.paulmurphyarchitects.co.uk

client SRG Capital Ltd
project IMTECH HOUSE
drawing PROPOSED GROUND FLOOR PLAN
stage 3 scale 1:200 @ A3
no 1504 PL(2)-15 rev C

BLOCK A	GIA (m2)
GROUND	397
FIRST & 2ND FLOORS	364X2
3RD FLOOR	222
TOTAL	1347

BLOCK B	GIA (m2)
GROUND - 2ND FLOOR	388x3
TOTAL	1164

- 1BED 2 PERSON FLAT
- 2BED 4 PERSON FLAT
- COMMUNAL CIRCULATION AREA



Status	Description	date	drawn by	checked by
-	FOR DISCUSSION	10.07.2015	JH	PM
A	PRE-PLANNING APPLICATION	21.07.2015	JH	PM
B	REDRAWN	16.12.2015	MS	MS
C	NOTES UPDATED	05.01.2016	MS	MS
D	BIN STORE RELOCATED	21.01.2016	MSS	MS

"copyright and ownership of this drawing is vested in paul murphy architects whose prior written consent is required for its use, reproduction or for publication to any third party.
all rights reserved by the law of copyright and by international copyright conventions are reserved to paul murphy architects and may be protected by court proceedings for damages and/or injunctions and costs."

do not scale this drawing
all written dimensions are in millimetres
any inconsistencies to be reported to the architect immediately

© paul murphy architects 2007

PaulMurphyArchitects

The Foundry
7 Glenthorne Mews
London W6 0LJ

T 020 8846 2520
F 020 8846 2521

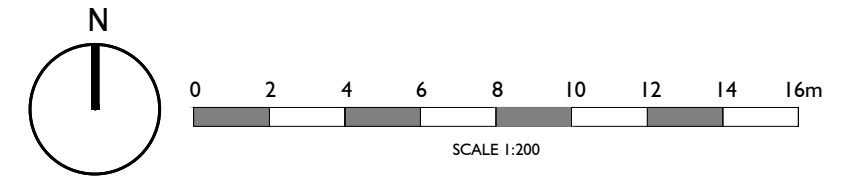
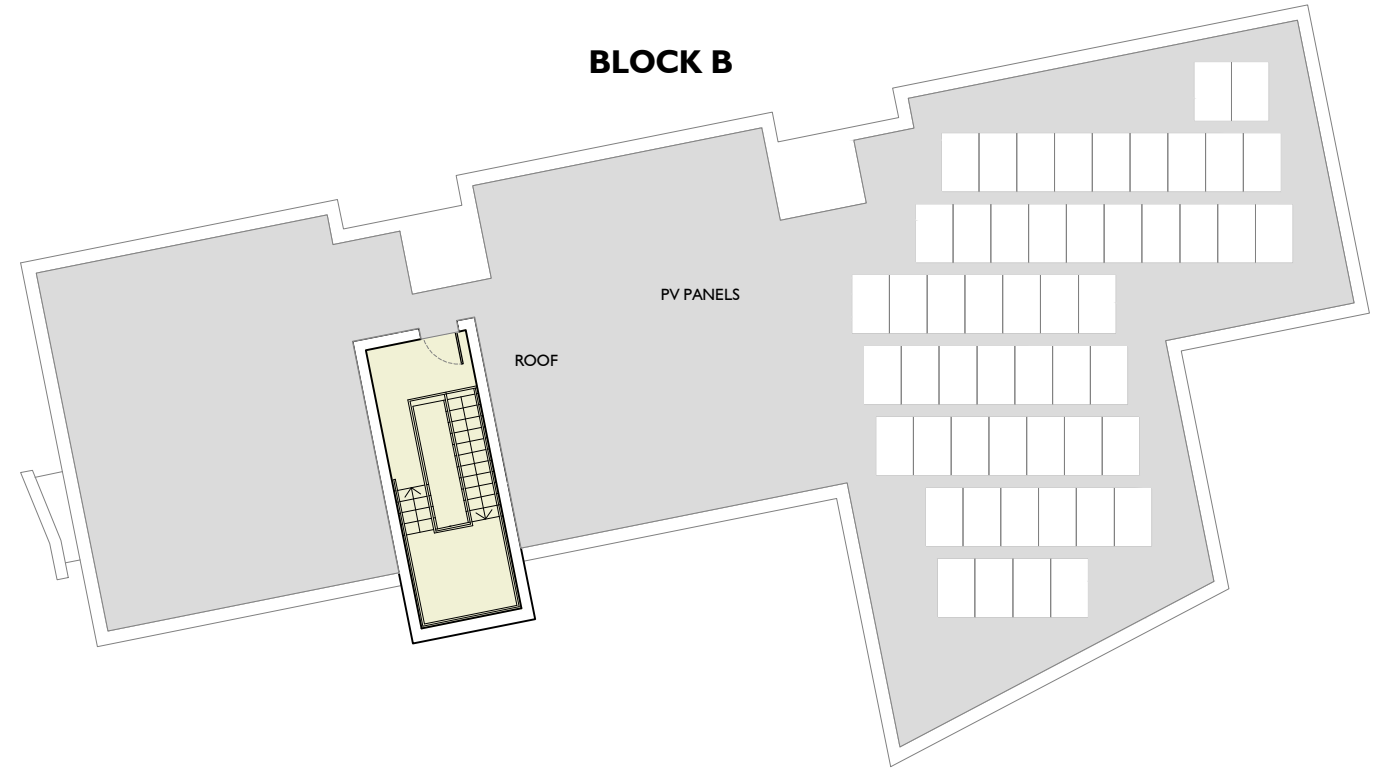
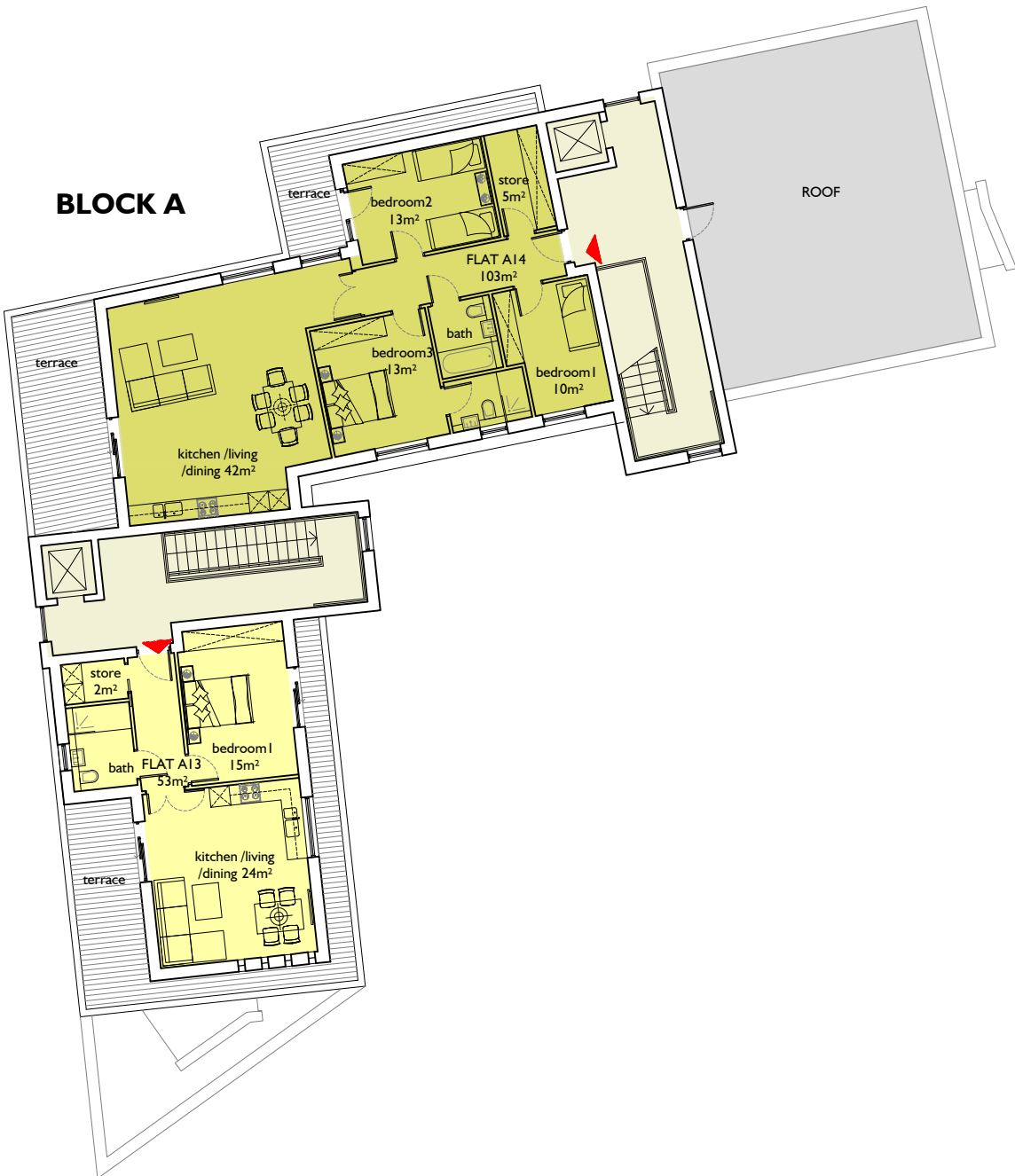
info@paulmurphyarchitects.co.uk
www.paulmurphyarchitects.co.uk

client SRG Capital Ltd
project IMTECH HOUSE
drawing PROPOSED FF&2ND FLOOR PLAN
stage 3 scale 1:200 @ A3
no 1504 PL(2)-16 rev D

BLOCK A	GIA (m2)
GROUND	397
FIRST & 2ND FLOORS	364x2
3RD FLOOR	222
TOTAL	1347

BLOCK B	GIA (m2)
GROUND - 2ND FLOOR	388x3
TOTAL	1164

- 1BED 2 PERSON FLAT
- 3BED 5 PERSON FLAT
- COMMUNAL CIRCULATION AREA



status	Description	date	drawn by	checked by
-	FOR DISCUSSION	10.07.2015	JH	PM
A	PRE-PLANNING APPLICATION	21.07.2015	JH	PM
B	REDRAWN	16.12.2015	MS	MS
C	PV PANELS RELOCATED	21.01.2016	MSS	MS

"copyright and ownership of this drawing is vested in paul murphy architects whose prior written consent is required for its use, reproduction or for publication to any third party.
all rights reserved by the law of copyright and by international copyright conventions are reserved to paul murphy architects and may be protected by court proceedings for damages and/or injunctions and costs."

do not scale this drawing
all written dimensions are in millimetres
any inconsistencies to be reported to the architect immediately

© paul murphy architects 2007

PaulMurphyArchitects

The Foundry
7 Glenthorne Mews
London W6 0LJ

T 020 8846 2520
F 020 8846 2521
info@paulmurphyarchitects.co.uk
www.paulmurphyarchitects.co.uk

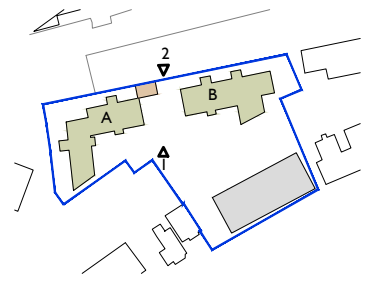
client SRG Capital Ltd
project IMTECH HOUSE
drawing PROPOSED 3RD FLOOR PLAN
stage 3 scale 1:200 @ A3
no 1504 PL(2-18) rev C



BLOCK A - PROPOSED SOUTH ELEVATION (1)
scale 1:200



BLOCK B - PROPOSED SOUTH ELEVATION (1)
scale 1:200



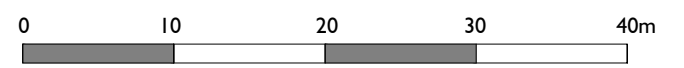
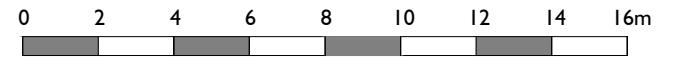
REFERENCE PLAN (NTS)



BLOCK A&B - PROPOSED SOUTH ELEVATION (1)
scale 1/500

LEGEND

- 1- ZINC CLADDING
- 2- PPC ALUMINIUM FRAMED GLAZING
- 3- "BUFF" BRICK WALL
- 4- PAINTED METAL RAILING TO BALCONY
- 5- "LIGHT BROWN" BRICK WALL
- 6- "LIGHT BROWN" PATTERNED BRICK WALL
- 7- TIMBER PANEL INFILL



Status	Description	date	drawn by	checked by
-	FOR DISCUSSION	10.07.2015	JH	PM
A	PRE-PLANNING APPLICATION	21.07.2015	JH	PM
B	REDRAWN	16.12.2015	MS	MS
C	NORTH ELEVATION OMITTED, DRAWING RE-SCALED AND RENAMED	05.01.2016	MS	MS
D	BIN STORE RELOCATED	21.01.2016	MS	MS

"copyright and ownership of this drawing is vested in paul murphy architects whose prior written consent is required for its use, reproduction or for publication to any third party.
all rights reserved by the law of copyright and by international copyright conventions are reserved to paul murphy architects and may be protected by court proceedings for damages and/or injunctions and costs."

do not scale this drawing
all written dimensions are in millimetres
any inconsistencies to be reported to the architect immediately

© paul murphy architects 2007

PaulMurphyArchitects

The Foundry
7 Glenthorne Mews
London W6 0LJ

T 020 8846 2520
F 020 8846 2521

info@paulmurphyarchitects.co.uk
www.paulmurphyarchitects.co.uk

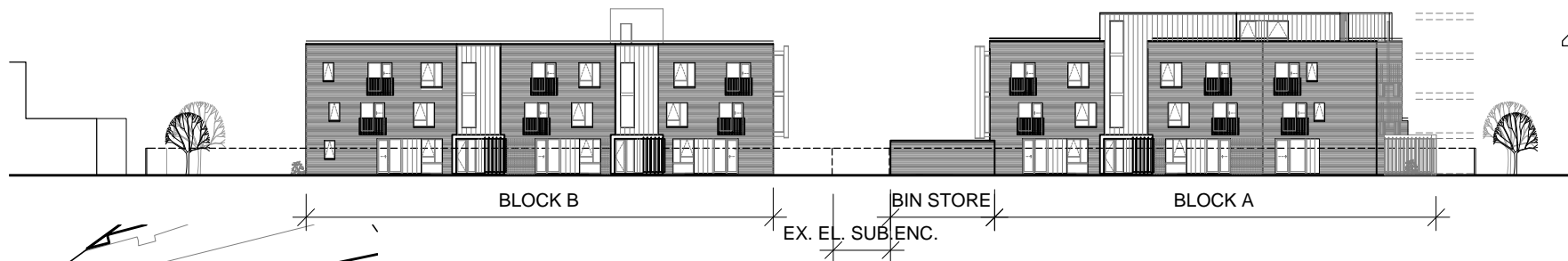
client SRG Capital Ltd
project IMTECH HOUSE
drawing PROPOSED SOUTH ELEVATION
stage 3 scale 1:200 & 1: 500@ A3
no 1504 PL(2-)21 rev D



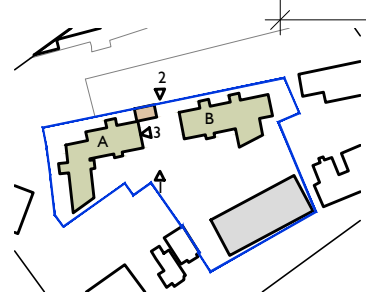
BLOCK B - PROPOSED NORTH ELEVATION (2)
scale 1:200



BLOCK A - PROPOSED NORTH ELEVATION (2)
scale 1:200

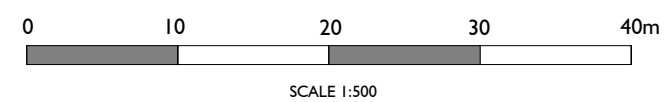
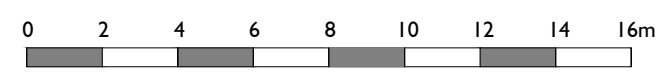


BLOCK A&B - PROPOSED NORTH ELEVATION (2)
scale 1/500



REFERENCE PLAN (NTS)

- LEGEND**
- 1- ZINC CLADDING
 - 2- PPC ALUMINIUM FRAMED GLAZING
 - 3- "BUFF" BRICK WALL
 - 4- PAINTED METAL RAILING TO BALCONY
 - 5- "LIGHT BROWN" BRICK WALL
 - 6- "LIGHT BROWN" PATTERNED BRICK WALL
 - 7- TIMBER PANEL INFILL
 - 8- TIMBER FINNS AND GLAZING



BLOCK A - PROPOSED EAST ELEVATION (3)
scale 1:200

Status	Description	date	drawn by	checked by
-	FOR DISCUSSION	-	-	-
A	BIN STORE ADDED	21.01.2016	MS	MS

"copyright and ownership of this drawing is vested in paul murphy architects whose prior written consent is required for its use, reproduction or for publication to any third party.
all rights reserved by the law of copyright and by international copyright conventions are reserved to paul murphy architects and may be protected by court proceedings for damages and/or injunctions and costs."

do not scale this drawing
all written dimensions are in millimetres
any inconsistencies to be reported to the architect immediately

© paul murphy architects 2007

PaulMurphyArchitects

The Foundry
7 Glenthorne Mews
London W6 0LJ

T 020 8846 2520
F 020 8846 2521

info@paulmurphyarchitects.co.uk
www.paulmurphyarchitects.co.uk

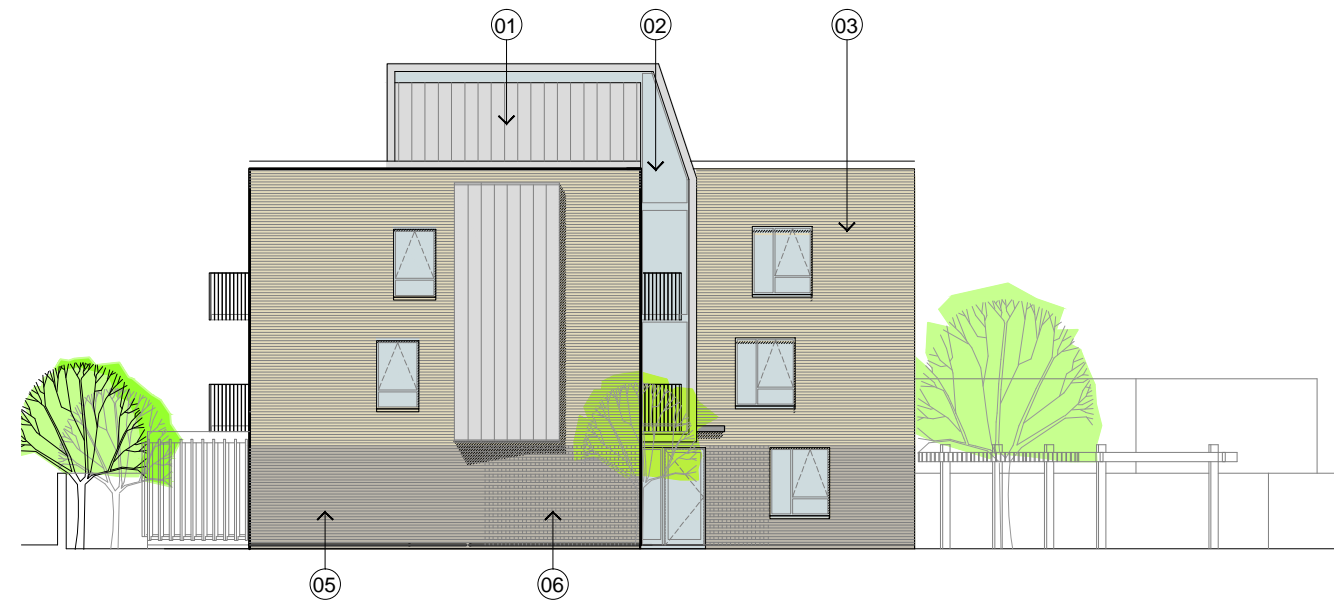
client SRG Capital Ltd
project IMTECH HOUSE
drawing PROPOSED NORTH & BLOCK A EAST ELEVATION
stage 3
no 1504 PL(2)-25
scale 1:200 & 1: 500@ A3
rev A



PROPOSED EAST ELEVATION (3)



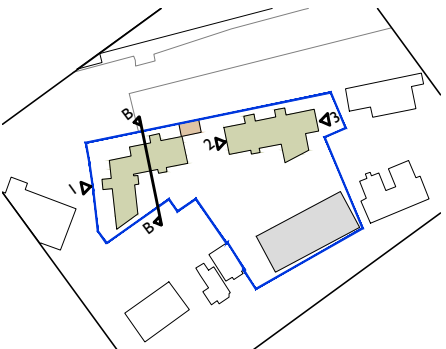
PROPOSED WEST ELEVATION (1)



BLOCK B WEST ELEVATION (2)



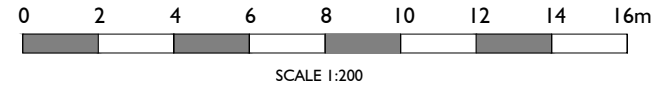
BLOCK A SECTION B-B



REFERENCE PLAN (NTS)

LEGEND

- 1- ZINC CLADDING
- 2- PPC ALUMINIUM FRAMED GLAZING
- 3- "BUFF" BRICK WALL
- 4- PAINTED METAL RAILING TO BALCONY
- 5- "LIGHT BROWN" BRICK WALL
- 6- "LIGHT BROWN" PATTERNED BRICK WALL
- 7- TIMBER PANEL INFILL
- 8- TIMBER FINIS AND GLAZING



Status	Description
-	FOR INFORMATION
A	NOTE ADDED - DRAWING RE-SCALED

date	drawn by	checked by
16.12.2015	MS	MS
05.01.2016	MS	MS

"copyright and ownership of this drawing is vested in paul murphy architects whose prior written consent is required for its use, reproduction or for publication to any third party. all rights reserved by the law of copyright and by international copyright conventions are reserved to paul murphy architects and may be protected by court proceedings for damages and/or injunctions and costs."

do not scale this drawing
all written dimensions are in millimetres
any inconsistencies to be reported to the architect immediately

© paul murphy architects 2007

PaulMurphyArchitects

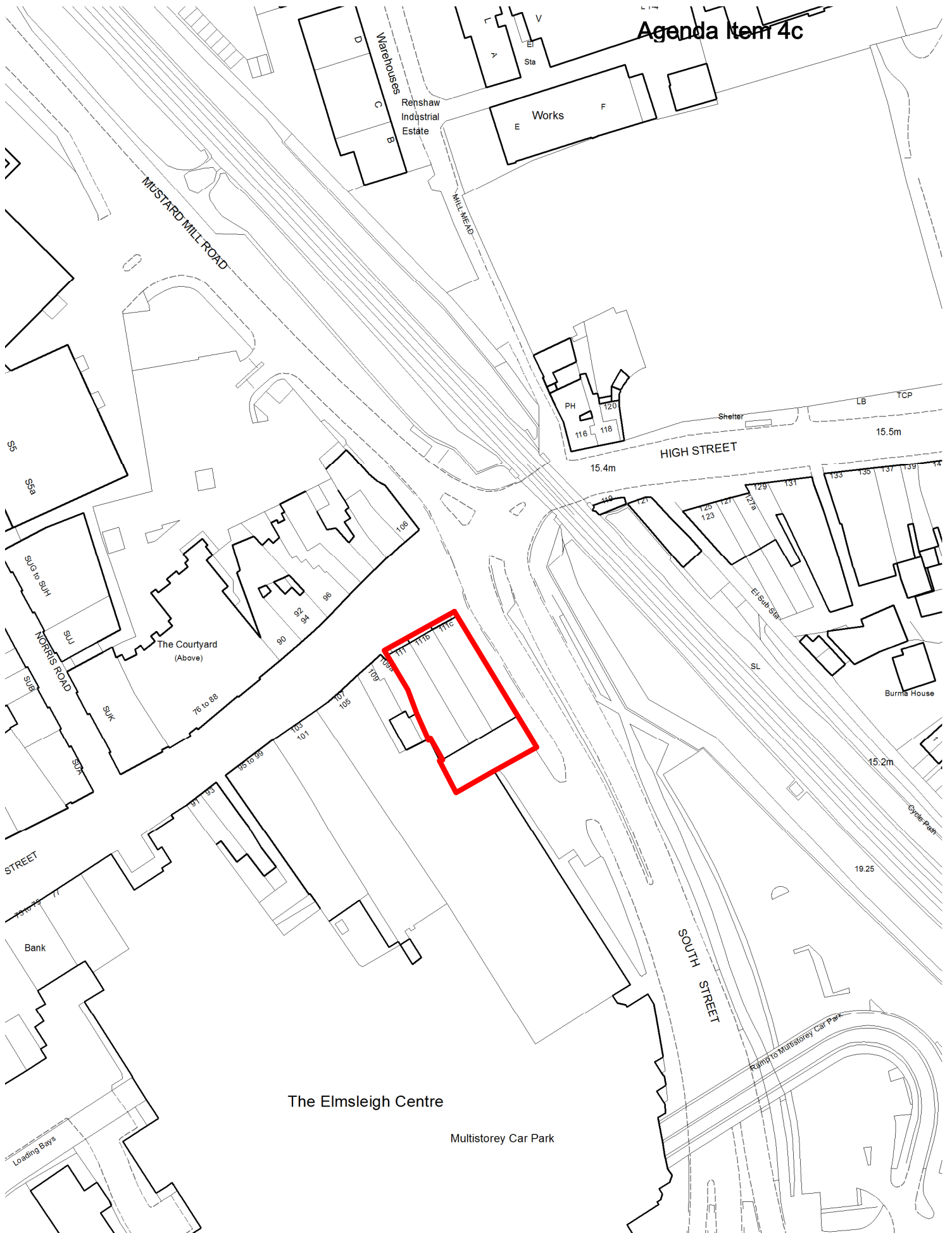
The Foundry
7 Glenthorne Mews
London W6 0LJ

T 020 8846 2520
F 020 8846 2521

info@paulmurphyarchitects.co.uk
www.paulmurphyarchitects.co.uk

client SRG Capital Ltd
project IMTECH HOUSE
drawing PROPOSED SIDE ELEVATIONS AND SECTION
stage 3 scale 1:200 @ A3
no 1504 PL(2)-24 rev A

This page is intentionally left blank



The Elmsleigh Centre

Multistorey Car Park

15/01603/FUL

111 High Street, Staines-upon-Thames, TW18 4PQ



1:1,250

(c) Crown Copyright and database rights 2015 Ordnance Survey 100024284.

Application No.	15/01603/FUL		
Site Address	111 High Street, Staines Upon Thames		
Proposal	Erection of extensions to form three storey building providing 5 no. two bed and 4 no. one bed flats above existing shops.		
Applicant	Rodenhurst Estates Ltd		
Ward	Staines		
Call in details	None		
Case Officer	Peter Brooks		
Application Dates	Valid: 07.01.16	Expiry: 03.03.16	Target: Over 8 weeks
Executive Summary	<p>The application site comprises an existing part two storey, part single storey flat roofed building located at the eastern end of Staines High Street, on the junction with South Street. The High Street frontage is two storey with a large glazed window at first floor level, with the rear of the site being single storey, and a small yard area to the rear of this. The existing ground floor is occupied by retail shop units with the first floor accommodation above used for office space and ancillary storage to the ground floor units. The existing building is of a different design and appearance to the adjoining properties within the High Street.</p> <p>The proposal would involve the addition of extensions to form a three storey building which would provide 4 no. two bed flats and 5 no. one bed flats above the existing building. The extensions would comprise one additional floor above the front element which would contain 3 no flats, and two additional floors over the existing single storey rear element which would contain 6 no. flats. There would be a central private courtyard area between the two elements of the extension, which would be linked with walkways. The extensions would in effect be viewed as two separate blocks.</p> <p>The design would enable the provision of additional residential units and a substantial visual improvement of this prominent town centre site.</p>		
Recommended Decision	This application is recommended for approval subject to conditions.		

MAIN REPORT

1 DEVELOPMENT PLAN

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

- EN1 - Design of New Development
- LO1 – Flooding
- HO4 – Housing Size and Type
- CC3 - Parking Provision
- CC1 - Renewable Energy
- EM1 – Employment Development

2 RELEVANT PLANNING HISTORY

2.1 The existing building on site was built before South Street was constructed in 1973 and buildings which previously existed on that part of the High Street frontage were demolished. Its flank wall, which is now so prominent, formed a side access the rear of the site. Permission was granted in 2003 for an almost identical proposal (in terms of number of units proposed, massing, and location), although the design for this proposal has been altered to now give a more contemporary appearance:

03/00855/FUL

Erection of extensions to form three storey building providing 4 no. two bed and 5 no. one bed flats above existing shops with parking at rear.

Grant Conditional 17.10.2003

3 DESCRIPTION OF CURRENT PROPOSAL

3.1 The application site comprises an existing part two storey, part single storey flat roofed building located at the eastern end of Staines High Street, on the junction with South Street. The High Street frontage is two storey with a large glazed window at first floor level, with the rear of the site being single storey, and a small yard area to the rear of this. The existing ground floor is occupied by retail shop units with the first floor accommodation above used for office space and ancillary storage to the ground floor units. The existing building is of a different and more utilitarian design and appearance compared to the adjoining art deco Marks and Spencers building. The existing building has a particularly bland/functional side and rear elevation to South Street. This is because it was built prior to the adjoining section of the High Street being demolished to make way for the new road in 1973 and these elevations were not designed to be so prominent, and are considered to be unsightly now. The proposal would improve this prominent corner building in the town centre.

- 3.2 The proposal would involve the addition of extensions to form a three storey building which would provide 4 no. two bed flats and 5 no. one bed flats above the existing building. The extensions would comprise one additional floor above the front element which would contain 3 no flats, and two additional floors over the existing single storey rear element which would contain 6 no. flats. There would be a central private courtyard area between the two elements of the extension, which would be linked with walkways. The extensions would in effect be viewed as two separate blocks. The building would have a flat roof over, and have a tower feature located on the north east corner of the building. The building would be rendered above first floor level, and have brick facing at ground floor level. Timber louvres would be used on the South Street elevation to obscure the private courtyard area and clad the rear stairwell.
- 3.3 The extension on the High Street frontage would be set back from the front of the building, which would reduce its mass when viewed from within the High Street, and allow the creation of private terraces for the 3 no. units which front the High Street. The tower feature would act as a visual marker, and create a distinctive corner feature on this prominent corner location. Its height above the proposed flat roof would allow the creation of a more distinctive entrance to the High Street, which the current building does not provide. It should be noted that an application on the opposite corner for a mixed use hotel and retail scheme is currently under consideration, providing further opportunity to bring about a significant enhancement of this entrance to the High Street. The adjoining buildings within the High Street comprises a variety of designs, but with a fairly uniform height (no more than 4 stories high, and in this part of the High Street no more than 3 stories). There is a mix of roof designs.
- 3.4 The proposed new South Street frontage to the application site would improve the appearance of the existing building, which currently is a flat roofed red brick building which pays little regard to its prominence in the streetscene. The proposed South Street elevation would provide a view of the two 'blocks' of flats, which would be finished above first floor level with render, with brick facing at ground floor. The mix of render and brick, and incorporation of the projecting tower feature, Juliette balconies and timber louvres to link to the two blocks, and timber cladding to the rear stairwell, would provide a flank elevation which provides visual interest, and improves the appearance of this corner of the High Street and South Street. To the rear of the building is the service yard area for Marks and Spencers (which is located within the Elmsleigh Centre). This yard area is prominent and the existing rear of the application site appears visually to be part of this yard. The proposed extensions significantly improve this rear but prominent elevation.
- 3.5 The building would be served by a communal amenity area (over 110sqm) which would be provide in a central courtyard area at first floor level. There would be no onsite parking, and space would be provided to the rear of the building for cycle storage (one space for each unit) and refuse storage.

4 CONSULTATIONS

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

Consultee	Comment
County Highway Authority	No objection in principle (final comments and conditions yet to be received)
The Council's Tree Officer	No objection
Sustainability Officer	No objection subject to renewable energy condition
Councils Heritage Officer	No objections
Group Head of Neighbourhood Services	No objection, scheme should provide space for 4x1100L waste bins and 1x140L food bin
Environment Agency	No objections
Environmental Health	No objections
County Archaeologist	No objections

5 PUBLIC CONSULTATION

24 neighbour notification letters were sent, with 4 responses to date. These letters all objected along similar grounds, which were:

- lack of parking
- access and operation of existing retail units
- not in keeping with the scale and character of the area
- loss of light to shop/office units

6 PLANNING ISSUES

- Principle
- Design, Appearance and Visual Impact
- Residential Amenity
- Housing Size, Type and Density
- Parking
- Flooding
- Impact on employment zone

7 PLANNING CONSIDERATIONS

Principle

- 7.1 The previous application approved on the site in 2003 (reference 03/00855/FUL) found the principle of an extension to the existing building to provide 9 no. flat units to be acceptable in this town centre location. Both national and local planning policy has changed since the time of this decision, and so any application must be assessed in light of the current policy framework. The National Planning Policy Framework (NPPF) amongst other

matters gives particular emphasis to providing more housing and supporting town centres.

- 7.2 At the time of the previous decision the adopted development plan was the Councils Local Plan (April 2001). This has now been superseded by the Councils Core Strategy and Development Plan Document (February 2009) (CSDPD) and a number of Supplementary Planning Documents (SPDs) on flooding, design and parking. The CSDPD provides a comprehensive set of strategic policies to guide new development, and ensure it makes a positive contribution to the borough.
- 7.3 It is considered the proposal under consideration here would make a positive contribution to the borough, and would not only improve the visual appearance of this important part of the High Street, but also provide residential accommodation in a sustainable town centre location. The principle of residential development in this location has been accepted previously, and even in light of more recent policy continues to command considerable weight.

Design, Appearance and Visual Impact

- 7.4 The Proposed extensions would be located above the existing building, and the only additional built footprint would be the stairwell used to access the proposed flats at the rear of the site, and a cycle store. The existing High Street frontage is two storey, with a projecting glass triple bay window at first floor level. The proposed extension over this element would involve the addition of one more storey (with 3 no. flats), which would also include a tower element on the north east corner of the building. This tower would project forward of the 2nd storey of residential units, and would act as a gateway feature to the High Street. This second storey would extend over the whole of the existing two storey element. The extension over the rear of the building (with 6 no. flats) would involve the addition of two stories over the existing single storey element of the building. The flats in this section would be provided over two floors. The proposed extensions would have an open courtyard area in between, which would be screened from South Street by timber louvres.
- 7.5 The fundamental layout of the scheme remains unchanged from that which was granted permission in 2003. The design in terms of its visual appearance has been altered to incorporate a more contemporary design, making greater use of materials and architectural detailing, to enhance the appearance of the existing building and provide a landmark building on this prominent corner site. The use of render above first floor level, with a brick skin at ground floor level would brighten the existing building. The use of Juliette balconies, timber louvres and timber cladding would add elements of visual interest, and be a marked improvement over the previous approval which featured a large flank of brick work.
- 7.6 The proposal would have a flat roof over, and so would pay regard to the existing flat roof of the property. The tower feature would project forward of the building and create a distinctive feature.
- 7.7 The 3 units located on the High Street frontage would have their main aspect facing the High Street, and would be set back from the main frontage of the

building to reduce its impact on the streetscene. The extension on the High Street frontage would be 2m higher than the adjoining property, but would be set back to reduce its bulk when viewed from within the High Street. Such a height difference would have no adverse visual impact. These units would have private terraces to provide an exterior amenity area. The amenity area located between the two blocks would be at first floor level, and be screened from view from the outside of the site by a wooden louvre on the South Street frontage. There are raised walkways which link the two blocks at second floor level, which is considered to create an interesting feature which would allow circulation for occupants. The units at the rear of the site have their primary frontage facing south, which face towards the adjoining Marks and Spencers building to the south, which is 1.4m higher than the proposed extension.

- 7.8 The proposed extensions are considered to create an attractive building which improves the appearance of the existing building, and allows the creation of a distinctive building to mark the beginning of the pedestrianised High Street. The tower feature, use of materials and design features would create an attractive building which would enhance the character and appearance of this prominent site.

Residential Amenity

- 7.9 The proposed extensions and alterations would have an acceptable impact upon the amenities of the adjoining neighbouring properties. The buildings which directly adjoin the site are in retail/commercial use and are not residential in nature. The nearest residential properties are located 28m to the west (The Courtyard, no's 76-88 High Street). The building adjoining the site to the west no. 109 High Street is occupied by 'Quicksilver', an arcade containing slot and game machines. The properties on the opposite side (17m at its closest point) of the street are currently hoarded off, and are part of an application site (90-106 High Street) for a comprehensive mixed use scheme comprising a hotel and retail use (reference 15/01518/FUL). This application has not yet been determined. The proposal is considered to have an acceptable impact on the adjoining commercial uses.
- 7.10 The proposed flats would all meet the Councils minimum floorspace requirements for new development. (50sqm for 1 bed 2 person, 61sqm for 2 bed 3 person and 70sqm for 2 bed 4 person). The primary outlook from the proposed flats would be the front of the rear of the development, with a secondary outlook which face into the communal area. These windows have been positioned to reduce any potential for direct overlooking by virtue of their staggered layout in relation to each other. It is noted there are windows which serve Marks and Spencers, but these are used as offices and it is considered sufficient separation to not lead to any loss of privacy for proposed occupiers.
- 7.11 The proposal would not meet the mathematical figure for the amount of amenity space (policy requires as standard 215sqm, 157.9sqm in total provided), but the proposal would nevertheless provide an enclosed communal amenity area over 110sqm, and all but two of the units have private amenity space in the form of balconies or terraces (44.9sqm in total). The Council accepts that in town centre locations flatted development occupiers would accept a lesser provision of amenity space, and one would expect this in a town centre location. The provision of amenity space is therefore considered acceptable.

7.12 The flats would be accessed from a stairway at the rear of the building. This would lead to the central courtyard area where stairs lead to a walkway to access the second floor flats.

Housing Size, Type and Density

7.13 All of the proposed units would be either 1 or 2 bed (4 x 1B2P, 1 x 2B3P, 4 x 2B4P) and so would comply with Policy HO4 which requires new development of over four units to provide at least 80% of new units as one or two bedroom. These smaller units are well suited to a town centre location.

7.14 The proposed site would have a density unchanged from the previous 2003 approval, which is 102 dwellings per hectare (DPH). This figure is in line with density guidelines as stipulated in policy HO5, which seeks that developments in Staines town centre should be above 75DPH.

Parking

7.15 The proposal would not provide any onsite car parking. The Councils Parking Supplementary Planning Guidance states a reduction for parking requirements will normally be allowed in the following situations within town centre locations in the borough: a) distance from transport nodes ie train or bus station b) frequency and quality of train service c) frequency and quality of bus service d) availability of pedestrian and cycle routes e) range and quality of services ie retail, leisure, education, employment. This site is considered to be well located and well provisioned by high quality public transport links (rail service to London and Reading, as well as the wider network, and busses to the surrounding area, including Heathrow airport). The town centre contains a wide range of services which would reduce the need for car based travel by occupiers. This location is therefore considered to be one which would be able to accommodate no onsite parking provision, and that any proposed occupiers would be aware of its town centre location and access to public transport.

7.16 The proposal would provide secure cycle parking to the rear of the building at ground floor level.

Flooding

7.17 The application site is mainly within the 1:100 year flood event area (flood zone 3a), and it abuts the 1:1000 year event area (flood zone 2) to the west. The applicants submitted Flood Risk Assessment (FRA) has demonstrated that the level of flooding during a 1:100 year event would not surround the building, and that a dry access would be available onto the High Street. The units therefore have a dry means of escape out of the flood risk area and will be safe for their lifetime. The units are raised above the flood level as they are located at first and second floors. A flood risk management plan to inform occupiers of actions to be taken building up to, and during a flood, can be imposed by condition, which would ensure appropriate measures are taken prior to any major flooding event. The proposal complies with Policy LO1. The Environment Agency were consulted on the proposal and raised no objections.

7.18 The proposal is therefore considered to be acceptable in terms of flooding. It would not increase flood risk elsewhere and it would be safe for occupiers.

Renewable energy

- 7.19 The site can produce at least 10% of the developments energy need from on-site renewable energy sources, and this can be secured by a suitable planning condition.

Impact on employment zone

- 7.20 The existing retail/business uses would remain on site, and so the application would comply with policy EM1 which seeks to retain employment development in Staines Town centre.

Conclusion

- 7.21 In concept, the proposal is fundamentally the same to that was approved in 2003. However its design has been altered so that it makes a more positive contribution to this prominent location at the end of the pedestrianised High Street. Whilst the proposal has less amenity space than the Council's policies require and there is no parking (albeit this town centre site has very good access to alternative means of transport), it is considered those minor technical points in this instance are more than outweighed by the merits of a substantial visual improvement of this prominent town centre site and by providing 9 additional residential units. The impacts on the flood zone are acceptable, and the proposal would not increase risk elsewhere and would be safe for occupiers. The lack of onsite car parking is in this town centre location considered to be acceptable. The proposal would make a positive contribution to the streetscene, and would provide small units in a sustainable town centre location.

8 RECOMMENDATION

- 8.1 The application is recommended for approval subject to the following conditions:

CONDITIONS

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

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

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

Reason:-. To ensure that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the

locality, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

3. Prior to the first occupation of the residential units a Flood Risk Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. This plan should be in accordance with the recommendations for such a plan as outlined in the Flood Risk Assessment (reference 35942/4001 – November 2015) by Peter Brett Associates.

Reason:-. To ensure the development remains safe for its lifetime.

4. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority for the storage of a minimum of nine bikes in a secure, covered and accessible location. Thereafter the bike storage area shall be retained and maintained for its designated purpose.

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 CC3 (Parking) of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

5. 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 (4 no. 1100 litre bins and 1 no. 140 litre food waste bin), 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.

6. Prior to the occupation of the development hereby permitted the bathroom/toilet windows 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 windows shall thereafter be permanently retained as installed.

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

7. 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.

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 and shrubs shall be planted on the site within a period of 12 months from the date on which development hereby permitted is first commenced, or such longer period as may be approved by the Local Planning Authority, and that the planting so provided shall be maintained as approved for a period of 5 years, such maintenance to include the replacement in the current or next planting season whichever is the sooner, of any trees or shrubs that may die, are removed or become seriously damaged or diseased, with others of similar size and species, unless the Local Planning Authority gives written permission to any variation.

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

9. The development hereby permitted shall be carried out in accordance with the following approved plans L681_P(0)010, L681_P(0)020, L681_P(0)000 received 27.11.2015. L681_P(0)201, SV(0)103 received 07.01.2016. L681-P(0)300, L681_P(0)200 rev A received 15.02.2016. L681_P(0)104 rev A, L681_P(0)102 rev B, L681_P(0)101 rev B received 13.04.2016. L681_P(0)103 rev C received 10.05.2016

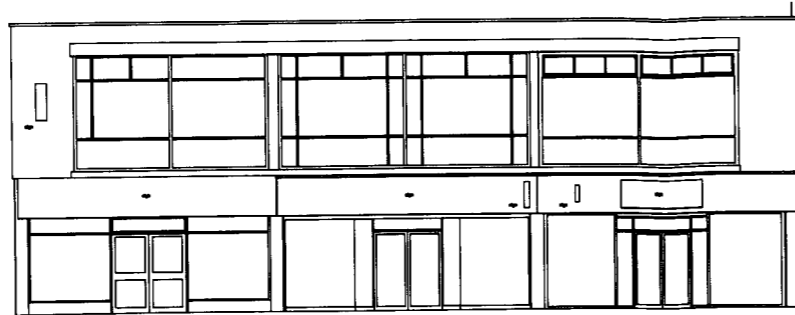
Reason:-. For the avoidance of doubt and in the interest of proper planning.

10. HIGHWAYS CONDITION/S TO BE UPDATED

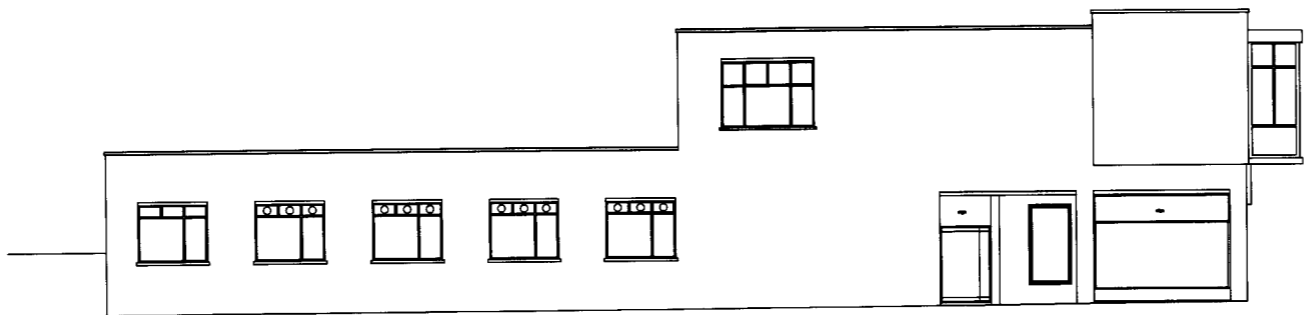
INFORMATIVES TO APPLICANT

- 1 The permission hereby granted shall not be construed as authority to carry out works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a licence must be obtained from the Highway Authority Local Transportation Service before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see <http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice/ordinary-watercourse-consents>.

- 2 The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damages the highway from unclean wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
- 3 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.



Existing High Street Elevation
Trees removed for clarity



Existing South Street Elevation

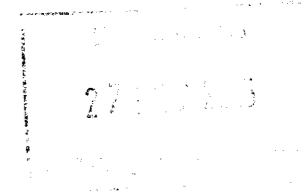


Existing Rear Elevation

ELEVATIONS ONLY - 15/01603/FUL



15/01603



This drawing is copyright. This drawing must not be scaled. Figured dimensions, levels etc. are only to be used. Any inaccuracies, etc. must be notified to the architect. Detail drawings and larger scale drawings take precedence over smaller scaled drawings.

Revisions

Project: **111 High Street, Staines TW18 4PQ**

Title: **Existing Elevations**

Number: **L681_P(0)020**

Scale: **1:100@A1 or 1:200@A3**

Date: **August 2015**

Drawn: **CS**

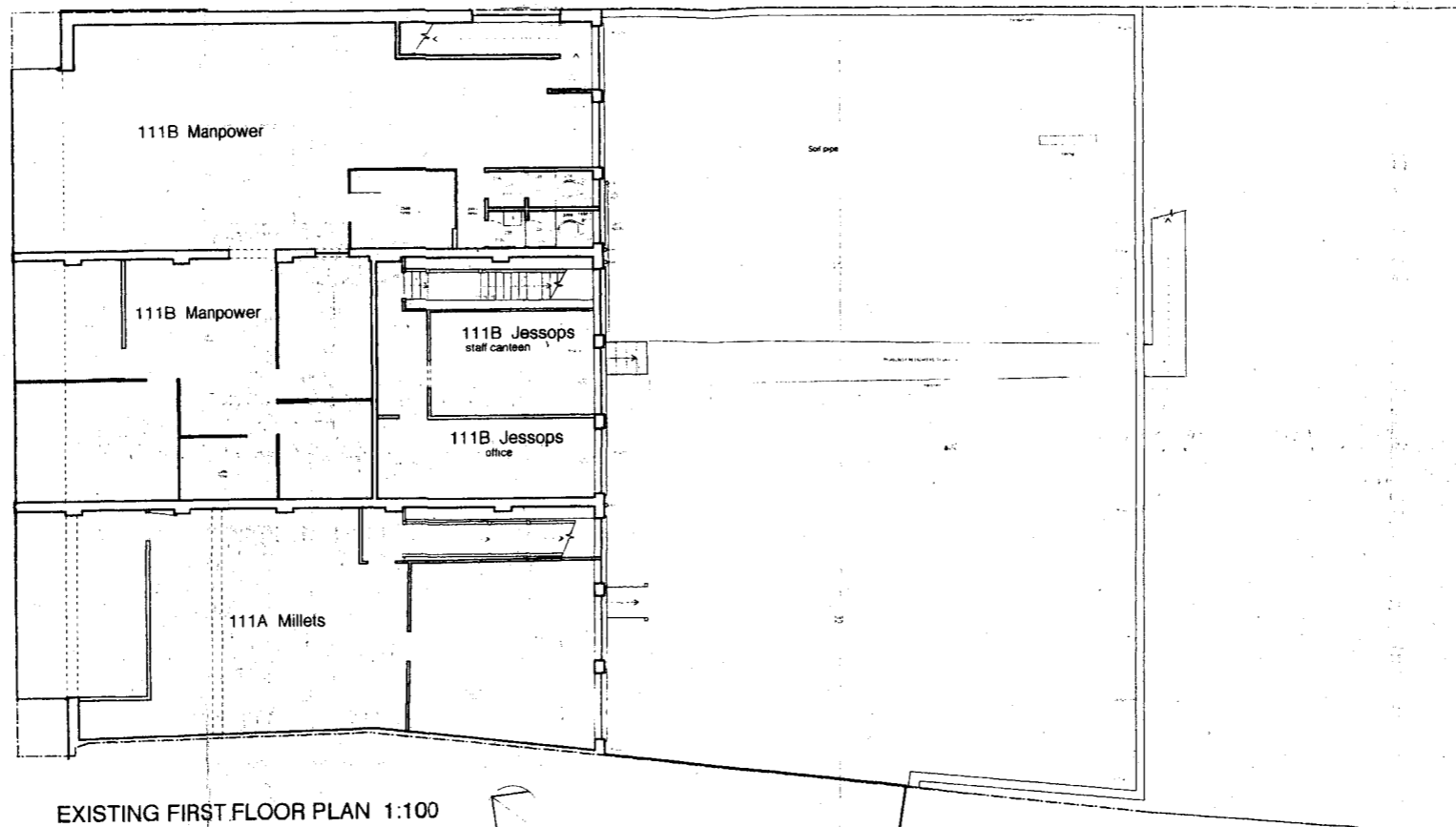
Checked:

colwynfoulkes

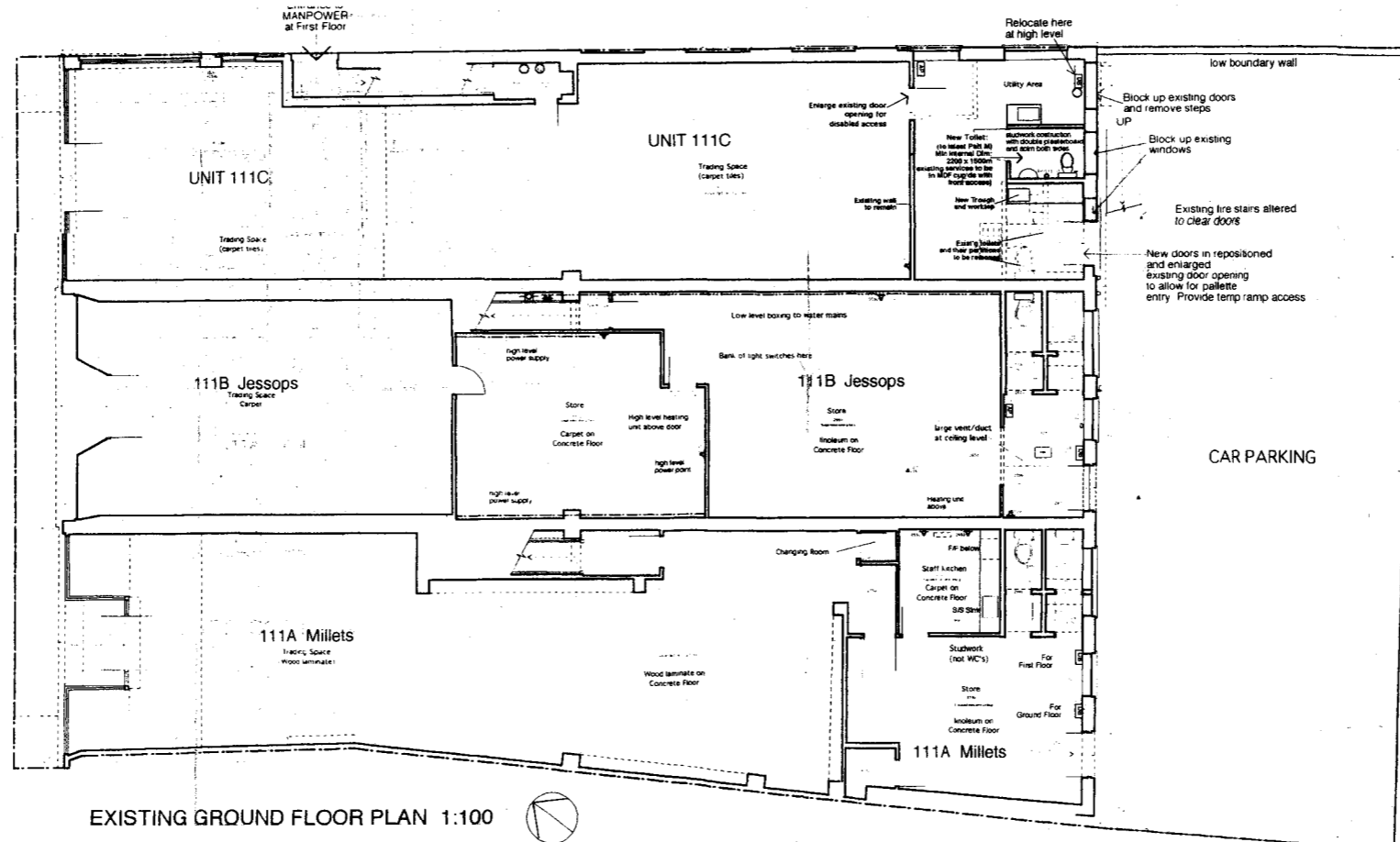
Architecture and Planning

London
Tel 020 7938 2454

e-mail
london@colwynfoulkes.co.uk



EXISTING FIRST FLOOR PLAN 1:100



EXISTING GROUND FLOOR PLAN 1:100

15/01603



FLOOR PLANS ONLY - 15/01603/FUL



This drawing is copyright. This drawing must not be scaled. Figured dimensions, levels etc. are only to be used. Any inaccuracies, etc. must be notified to the architect. Detail drawings and larger scale drawings take precedence over smaller scaled drawings.

Revisions

Project: **111 High Street, Staines TW18 4PQ**

Title: **Existing Ground and First Floor Plan**

Number: **L681_P(0)010**

Scale: **1:100@A1 or 1:200@A3**

Date: **August 2015**

Drawn: **CS**

Checked:

colwynfoulkes

Architecture and Planning

London
Tel 020 7938 2464
e-mail: london@colwynfoulkes.co.uk

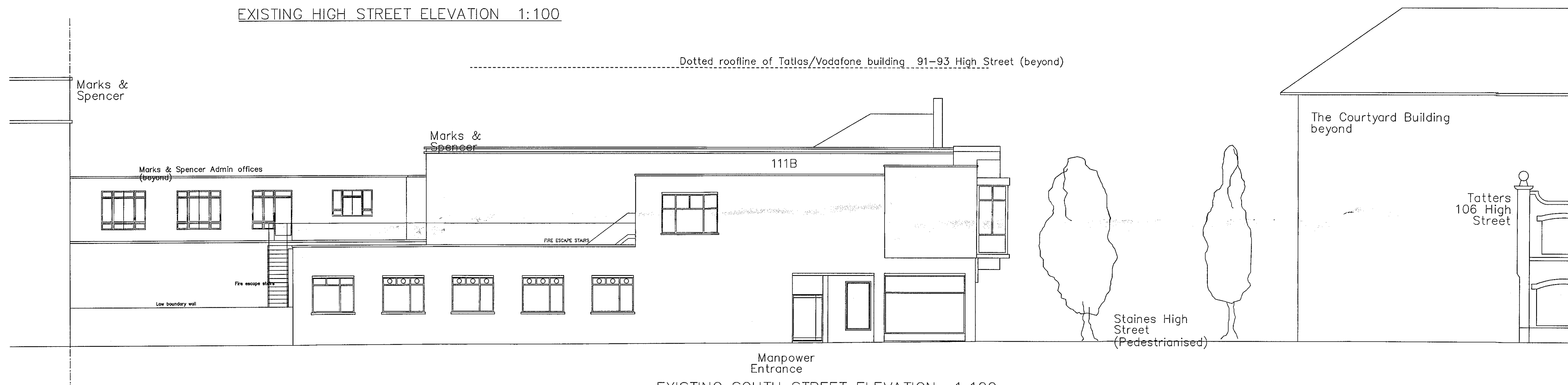
NOTES:
All dimensions must be checked on site and not scaled from this drawing.

Dotted roofline of Tatlas/Vodafone building 91-93 High Street



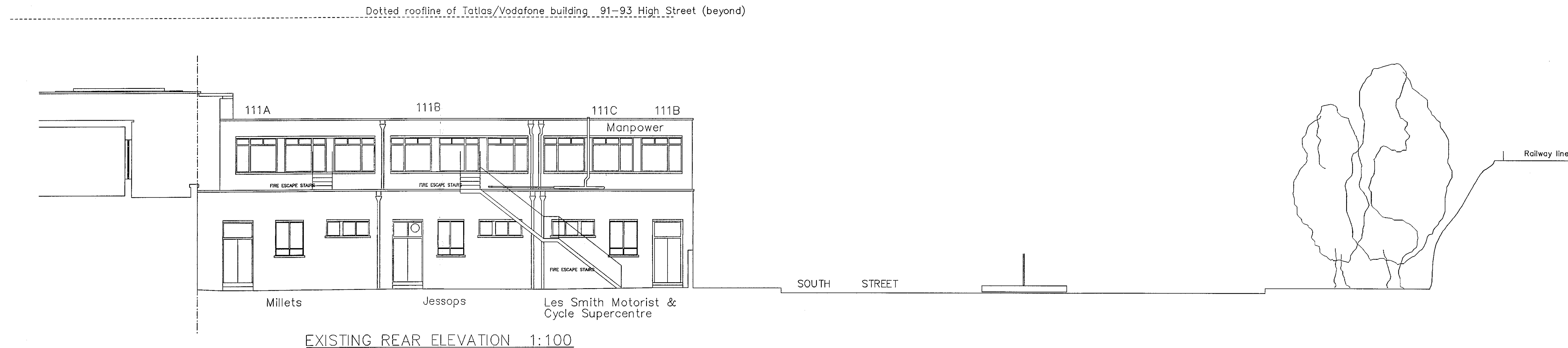
EXISTING HIGH STREET ELEVATION 1:100

Dotted roofline of Tatlas/Vodafone building 91-93 High Street (beyond)



EXISTING SOUTH STREET ELEVATION 1:100

Dotted roofline of Tatlas/Vodafone building 91-93 High Street (beyond)



EXISTING REAR ELEVATION 1:100

No.	Date	Revisions
1		copyright

RAFFOUL · DARRER · ARCHITECTS
CHARTERED ARCHITECTS

Kings Yard Ennismore Avenue
Chiswick London W4 1SE
Telephone: 0208-994 2Facsimile: 0208-994 0302
E-mail: Naz41@aol.com www.rdaarchitects.com

Job No: HSS/30190

Client
STAINES PROPERTIES LTD

Job Title
PROPOSED DEVELOPMENT
111 HIGH STREET
STAINES
MIDDLESEX TW18 4PQ

Drawing Title
Existing Survey:
Elevations 1:100
07 JAN 2016
SPELTHORNE BOROUGH COUNCIL
15/01603

Scale 1:100

Date October 2002 Drawn by TB

Drng No. SV(0)103 Rev

ELEVATIONS ONLY - 15/01603/FUL

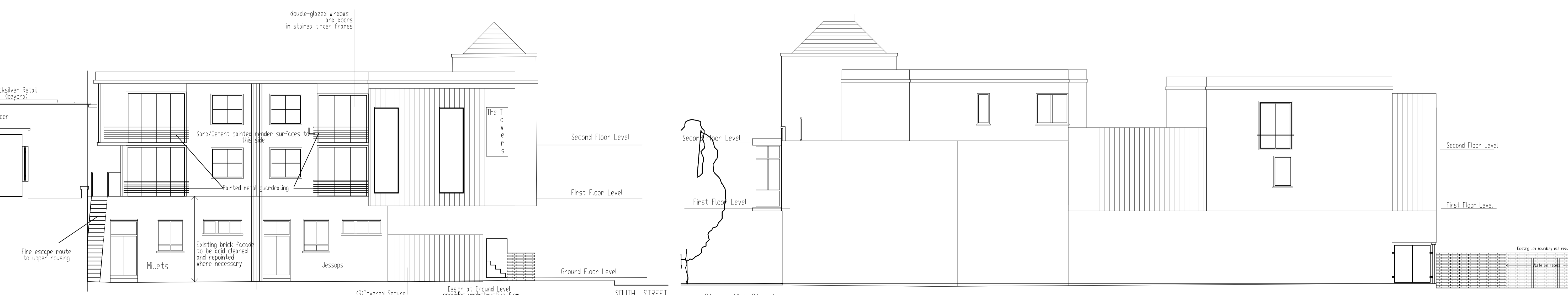




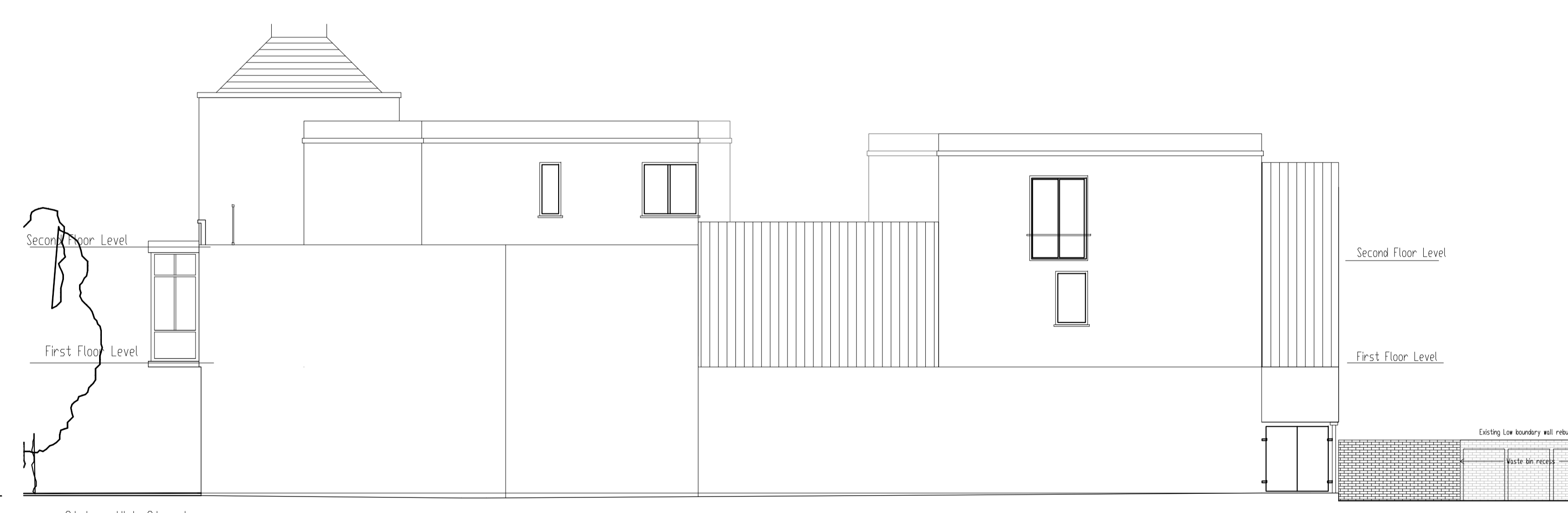
Proposed High Street Elevation
Trees removed for clarity



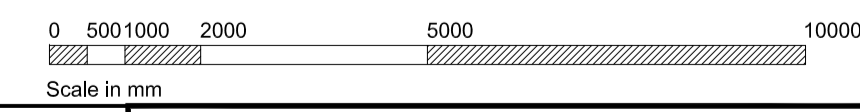
Proposed South Street Elevation



Proposed Rear Street Elevation



Proposed Rear Longitudinal Street Elevation



This drawing is copyright. This drawing must not be scaled. Figured dimensions, levels etc. are only to be used. Any inaccuracies, etc. must be notified to the architect. Detail drawings and larger scale drawings take precedence over smaller scaled drawings.

Revisions		
A	02-03-2016	Revised Elevations
B	06-04-2016	Two rear elevations included
C	11-05-2016	Minor amendments materials rear elevation

Project: **111 High Street, Staines TW18 4PQ**

Title: **Proposed Elevations**

Number: **L681_P(0)103** Revision: **C**

Scale: **1:100@A1 or 1:200@A3**

Date: **August 2015**

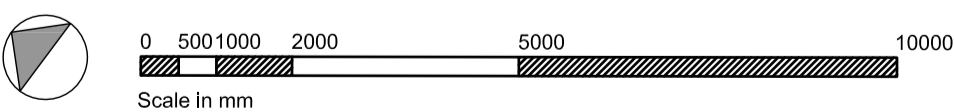
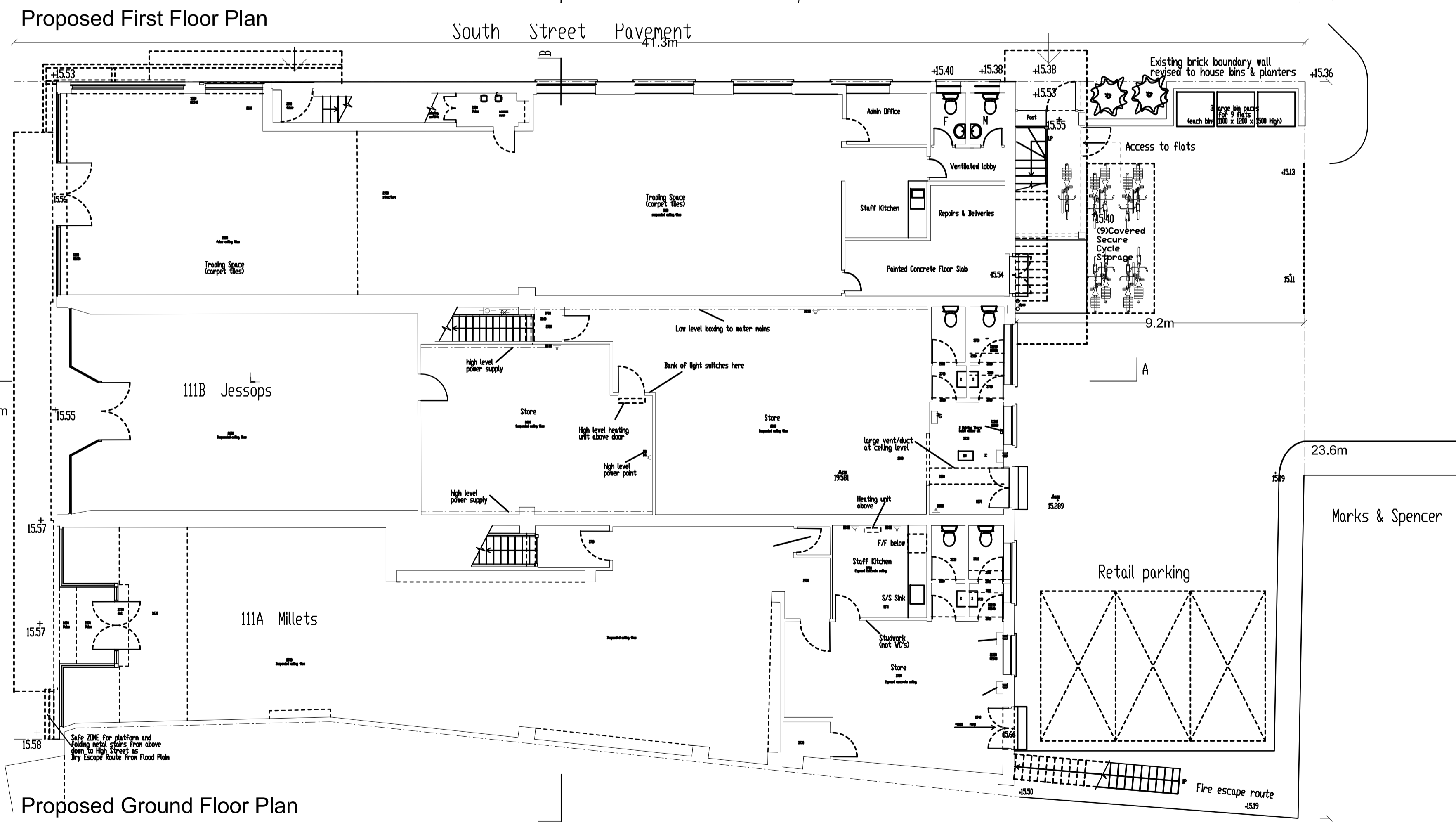
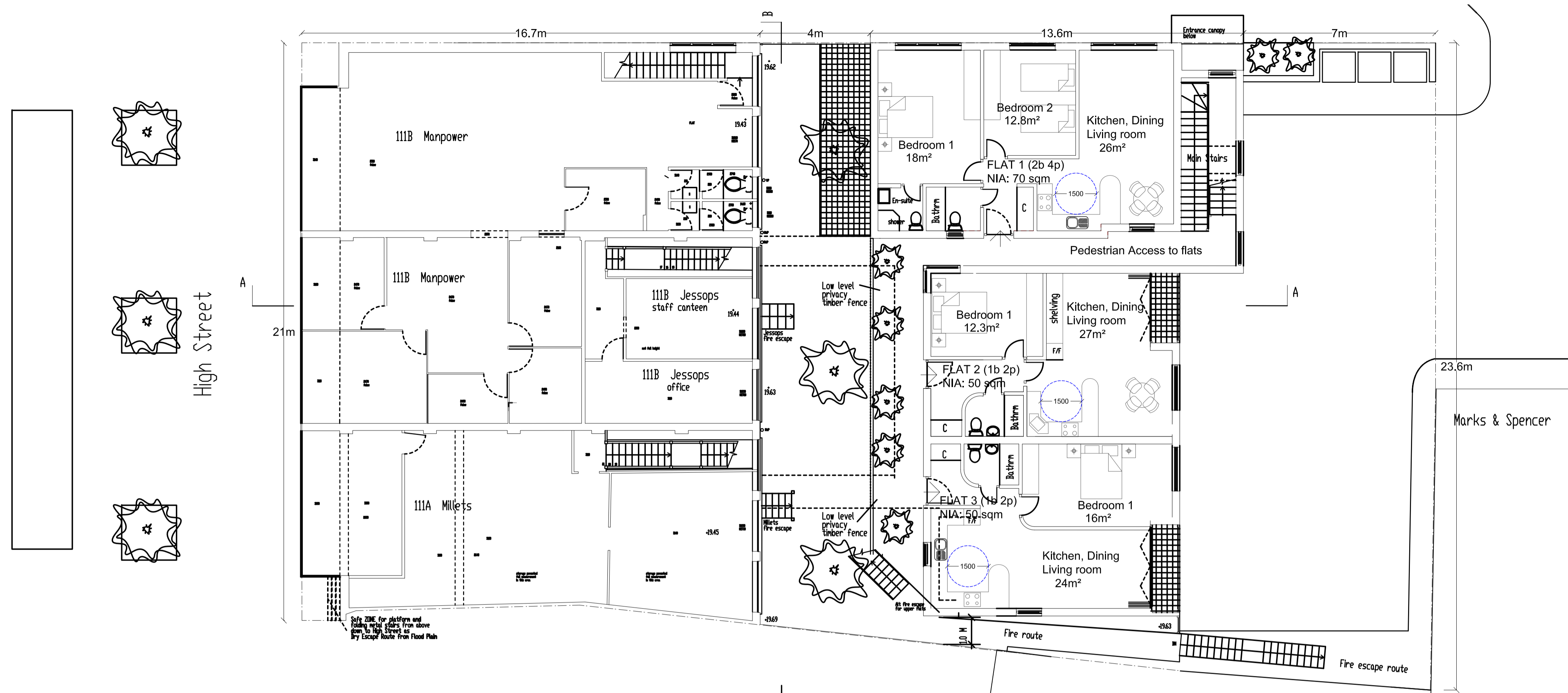
Drawn: **CS**

Checked:

colwynfoulkes

Architecture and Planning

London
Tel 020 7938 2464
e-mail:
london@colwynfoulkes.co.uk



This drawing is copyright. This drawing must not be scaled. Figured dimensions, levels etc. are only to be used. Any inaccuracies, etc. must be notified to the architect. Detail drawings and larger scale drawings take precedence over smaller scaled drawings.

Revisions		
A	15-02-2016	Cycle notes
B	24-03-2016	Plans altered to match elevations

Project: **111 High Street, Staines TW18 4PQ**

Title: **Proposed Ground and First Floor Plan**

Number: **L681_P(0)101**

Scale: **1:100@A1 or 1:200@A3**

Date: **March 2016**

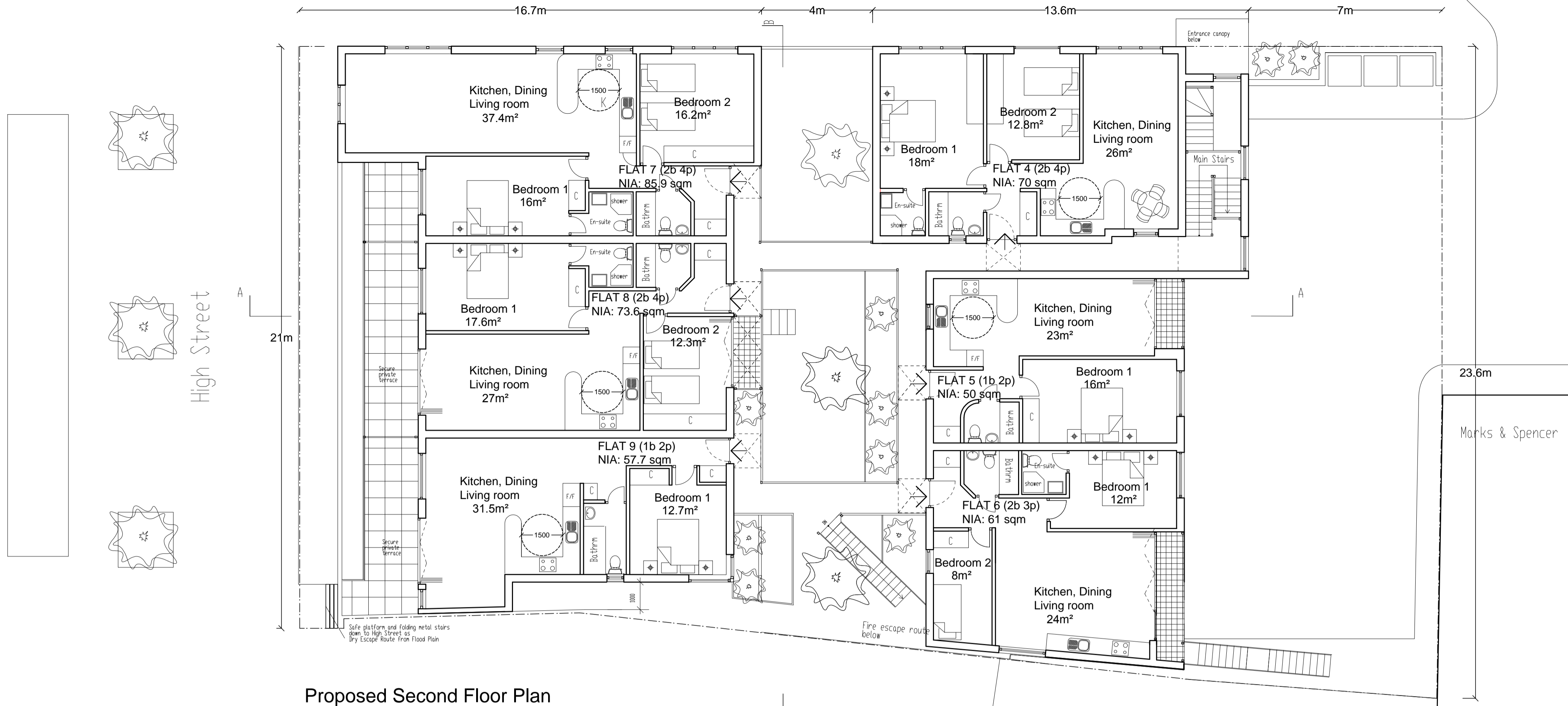
Drawn: **GB**

Checked:

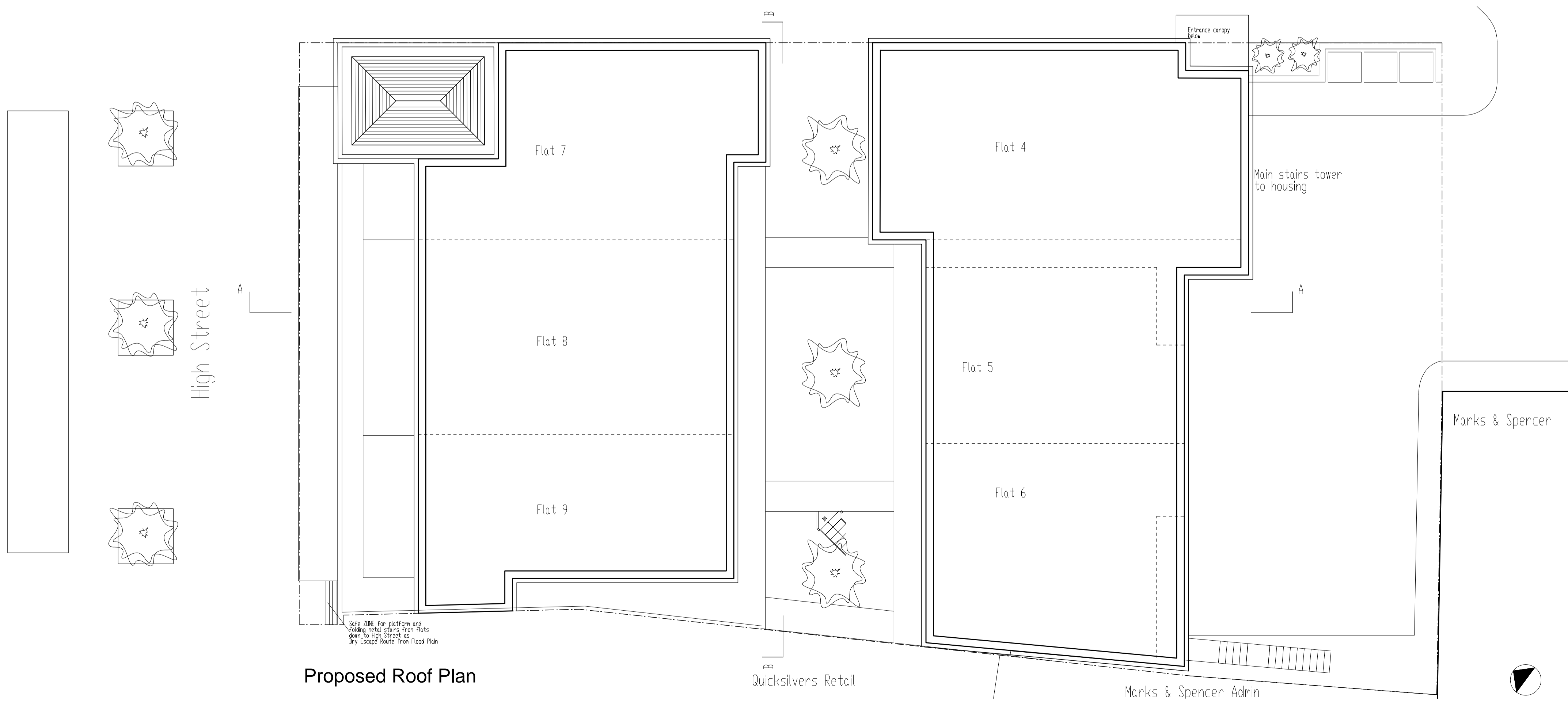
colwynfoulkes

Architecture and Planning

London
Tel 020 7938 2464
e-mail:
london@colwynfoulkes.co.uk



Proposed Second Floor Plan



Proposed Roof Plan

This drawing is copyright. This drawing must not be scaled. Figured dimensions, levels etc. are only to be used. Any inaccuracies, etc. must be notified to the architect. Detail drawings and larger scale drawings take precedence over smaller scaled drawings.

Revisions		
A	24-03-2016	Plans altered to match elevations
B	06-04-2016	Roof revised

Project: **111 High Street, Staines TW18 4PQ**

Title: **Proposed Second and Roof Plan**

Number: **L681_P(0)102** Revision: **B**

Scale: **1:100@A1 or 1:200@A3**

Date: **August 2015**

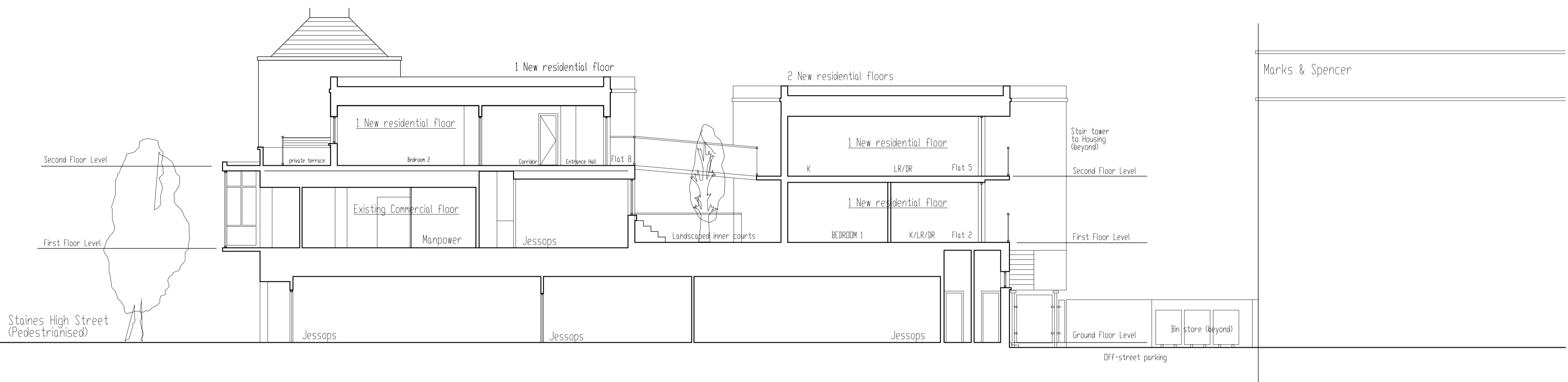
Drawn: **GB**

Checked:

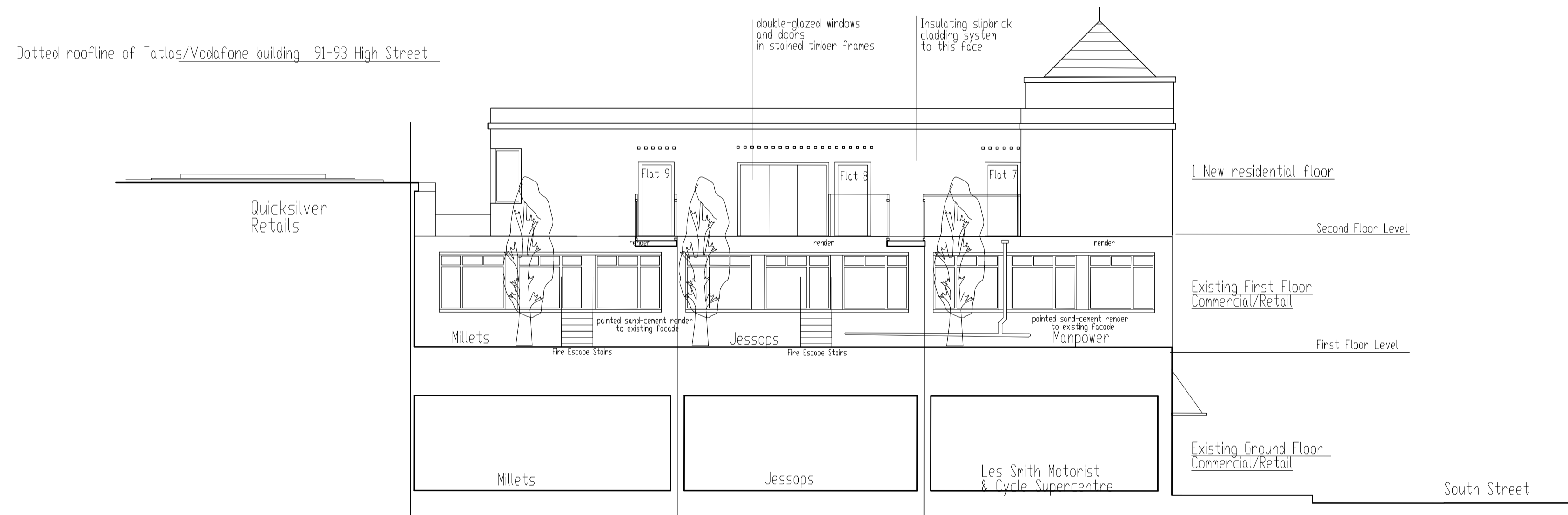
colwynfoulkes

Architecture and Planning

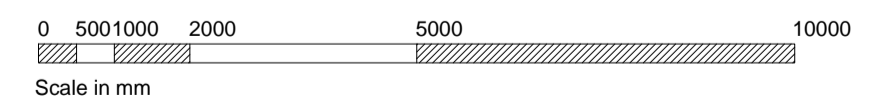
London
Tel 020 7938 2464
e-mail:
london@colwynfoulkes.co.uk



Proposed Section A-A



Proposed Section B-B



This drawing is copyright. This drawing must not be scaled. Figured dimensions, levels etc. are only to be used. Any inaccuracies, etc. must be notified to the architect. Detail drawings and larger scale drawings take precedence over smaller scaled drawings.

Model name and location
I:\L-681 111 High Street Staines\Cad\02-Sheets\Planning (P-series)\L681_P(0)104 - 111 High Street, Staines - Proposed Sections - Rev A.dwg

Revisions		
A	6-4-2016	Amended as per the new plans with the tower

Project:

111 High Street, Staines TW18 4PQ

Title:

Proposed Sections

Number:
L681_P(0)104

Revision:
A

Scale:
1:100@A1 or 1:200@A3

Date:
April 2016

Drawn:
CS

Checked:

colwynfoulkes

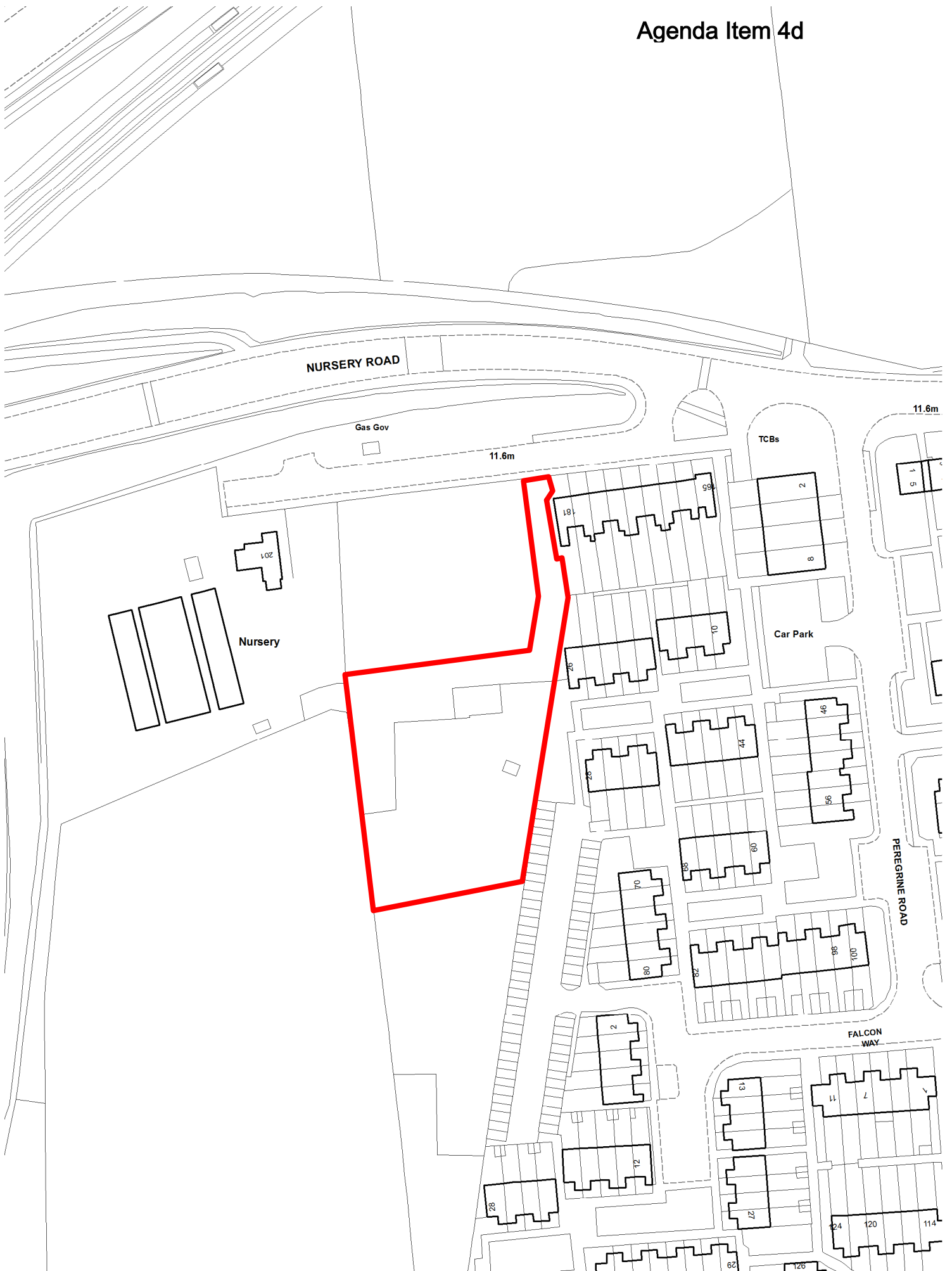
Architecture and Planning

London

Tel 020 7938 2464

e-mail:

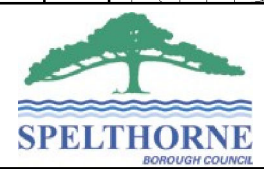
london@colwynfoulkes.co.uk



1:1,250

16/00560/FUL
Land to west of 26 & 28 Peregrine Road and 181 Nursery Road
(Formerly 187 Nursery Road) Sunbury

(c) Crown Copyright and database right 2013 Ordnance Survey 100024284.



Planning Committee

01 June 2016



Application Nos.	16/00560/FUL		
Site Address	Land to the west of 26 and 28 Peregrine Road and 181 Nursery Road (formerly 187 Nursery Road), Sunbury		
Proposal	<p>Erection of a detached two-storey building for the purposes of special needs housing (Use Class C2) together with associated entrance gates, access, parking and landscaping.</p> <p>As shown on plan nos.' L2321/03; / 04A; 07G; /10A; /11A; /13; /14A; /16 and L1774/LPA received 31 March 2016.</p>		
Applicant	Mr C. Hamilton (London Care Partnership)		
Ward	Halliford and Sunbury West		
Call in details	This application has been called-in by Councillor Evans on the grounds that <i>"overwhelming need for facilities of this nature overrides the marginal infringement of the Green Belt noting that smaller facility to fit the existing footprint would not be operationally viable."</i>		
Case Officer	Paul Tomson		
Application Dates	Valid: 31.03.2016	Expiry: 26.05.2016	Target: Over 8 weeks
Executive Summary	<p>This application seeks the erection of a detached building for the purposes of special needs accommodation (Use Class C2). The building will comprise 8 bedrooms, 2 lounges, dining room, kitchen, office and other associated facilities. It will cater for up to 8 people.</p> <p>The site is located within the Green Belt. The proposed development constitutes <i>'inappropriate development'</i> in the Green Belt and will cause an unacceptable loss of openness. Whilst there is a planning permission on the site for a new dwellinghouse, the proposed building and its associated plot will be substantially greater in scale and it is not considered there are any <i>'very special circumstances'</i> that would outweigh the substantial harm to the Green Belt.</p>		
Recommended Decision	This application is recommended for refusal		

MAIN REPORT

1. Development Plan

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

- EN1 (Design of New Development)
- CC3 (Parking Provision)

1.2 The following saved policy of the Spelthorne Borough Local Plan 2001 is considered relevant to this proposal:

- GB1 (Green Belt)

2. Relevant Planning History

95/00296/FUL	Erection of detached two-storey dwelling and double garage with a gross floorspace of 215m2.	Approved 16/08/1995
99/00815/FUL	Renewal of planning permission PA/95/0815 for the erection of a detached two-storey dwelling and double garage with a gross floorspace of 215 square metres.	Approved 08/02/2000
04/01131/FUL	Renewal of planning permission PA/95/0815 (originally approved under PA/95/0296) for the erection of a detached two-storey dwelling and double garage with a gross floorspace of 215 square metres.	Approved 24/01/2005
09/00754/REN	Renewal of planning permission (ref. no. 04/01131/FUL) which was original approved under PA/95/0296 for the erection of a detached two-storey dwelling and double garage with a gross floorspace of 215 square metres.	Approved 22/12/2009
12/01176/REN	Renewal of planning permission (09/00754/REN) which was originally approved under PA/95/0296 for the erection of a detached two-storey dwelling and double garage with a gross floorspace of 215 square metres.	Approved 19/10/2012
16/00054/FUL	Erection of a detached two-storey building for the purposes of special needs accommodation (Use Class C2) together with associated entrance gates, access, parking and landscaping.	Withdrawn 11/04/2016

- 2.1 It can be seen from the above planning history that planning permission was originally granted in 1995 for the erection of a detached house and garage with a gross floorspace of 215 sqm. That consent was not implemented and the applicant has reapplied to renew the permission several times. The last planning permission to be renewed and granted was 12/01176/REN granted on the 19th October 2012. This permission was valid for a period of 3 years expiring on the 19/10/2015. In order to keep this permission alive the applicant has installed the foundations (i.e. commenced the development) and discharged a number of conditions attached to that consent. Whilst no further building works to the house has been carried out, the Council is satisfied that the 2012 planning permission has not expired and that the development has commenced. It was noted at the site visit that some construction works have been implemented regarding the laying of the access road from Nursery Road.
- 2.2 Planning application 16/00054/FUL was for an identical scheme to the current proposal. It was withdrawn because the Council informed the applicant that the proposal was unacceptable on Green Belt grounds and would be refused.

3. Description of Current Proposal

- 3.1 The application relates to an area of open land located to the west of 26 & 28 Peregrine Road and 181 Nursery Road in Sunbury. I understand that the site originally formed part of a larger nursery site that included the land further to the west. There are some remnants of old greenhouses to the west of No. 201 Nursery Road, and many years ago there existed a house known as 187 Nursery Road. However, that particular house has not existed for a considerable period of time. Much of the site is covered with trees and other vegetation. Whilst there has been some site clearance and work on laying an access road, viewed from the surrounding area the site appears free of development and is characterised by trees and other vegetation. The application site is accessed from Nursery Road and comprises 0.33 hectares. The site is located within the Green Belt.
- 3.2 The proposal involves the erection of a detached two-storey building for the purposes of special needs housing (Use Class C2) together with associated entrance gates, access, parking and landscaping. The proposed building will measure 18.7m in width, 11.9m in depth and up to 7.8m in height. The external walls will be faced in multi-stock brickwork, whilst the roof will be laid with slates. The care home will accommodate up to 8 persons. A staff bedroom and office is provided within the building. 4 no. off-street parking spaces will be provided. The applicant states that:

“London Care Partnership is unique in the provision of specialist residential support; being the only provider solely catering for young individuals with autism, learning disabilities and complex needs locally and throughout West London.”

“The residential option that London Care Partnership propose is not a one-size fits all and is only an appropriate choice for some individuals. These individuals are likely to be the most disadvantaged and inappropriately

supported at the time of referral. Virtually all placements are young adults transitions coming from education establishments where there are few specialist move-on options. London Care Partnership have a 100% success rate in supporting all individuals with no placement breakdowns to-date.

Surrey would be offered first option on any placement at the Nursery Road site as demand for provision far exceeds any supply locally. This is a major benefit to the young local eligible individuals and their families.”

3.3 Members may be aware that London Care Partnership operate a similar facility at the care home in School Walk in Sunbury (adjacent to the Scouts and Guides building), which was approved under 12/01277/FUL on 19 February 2013.

3.4 Copies of the proposed site layout, floor plans and elevations are provided as an Appendix.

4. Consultations

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

Consultee	Comment
County Highway Authority	No objection subject to a condition.
Environmental Health (Pollution)	No objection subject to a condition relating to contaminated land.
Surrey Wildlife Trust	No objection
Tree Officer	Raised concern about the potential loss of trees. Has requested the applicant submits a woodland management plan to clarify the extent of clearance and future aims.
Thames Water	Any comments will be reported orally at the meeting. Did not raise any objection to the previous (identical) application 16/00054/FUL)

5. Public Consultation

39 neighbouring properties were notified of the planning application. No letters of objection had been received.

6 Planning Issues

- Green Belt
- Impact on neighbouring properties

7 Planning Considerations

Green Belt

- 7.1 Section 9 of the NPPF sets out the Government's policy with regard to protecting Green Belt Land. It states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The policy is similarly reflected in the Council's Saved Local Plan Policy GB1.
- 7.2 The proposal involves the erection of a new two-storey building to provide special needs accommodation. The NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Although the NPPF does list a limited number of exceptions at paragraphs 89 and 90, the proposed new building on the application site does not fit into any of these categories. Accordingly, the proposal constitutes "*inappropriate development*" in the Green Belt. The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. '*Very special circumstances*' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 7.3 The proposed development is considered to cause a substantial loss of openness to the Green Belt. The new building is substantial in scale measuring some 18.7m in length and 11.9m in depth, and is two-storey in scale. The proposed building will effectively result in built-up area of Sunbury being extended into the Green Belt by some 27m, and reduce the already narrow strip of open land between Sunbury and Upper Halliford. Up until recently the site was free of any development and was covered with trees and other vegetation. It is also considered that the access road, parking spaces (and associated parked vehicles), fencing, paving areas and other associated development will diminish the openness of the Green Belt. The creation of a substantial new plot to be used for Use Class C2 purposes on land which was open and free of development would conflict with the purposes of including land in the Green Belt. Three of the five purposes of the Green Belt are particularly pertinent to this case: "*to check the unrestricted sprawl of large built-up areas*"; "*to prevent neighbouring towns merging into one another*, and "*to assist in safeguarding the countryside from encroachment*". The proposal would effectively reduce the existing Green Belt gap between the built-up areas of Sunbury and Upper Halliford, which at this point is currently only 180 metres, and because of its limited extent is of particular importance.
- 7.4 The proposal is also considered to cause harm to the visual amenities of the Green Belt. The site and surrounding open land is visible from the elevated section of Nursery Road and Upper Halliford Road. Although there is hedging alongside the pavements, there are public views down towards the site and the houses in Peregrine Road. The proposed building will be visible above the existing trees and detract from the current outlook create a more built-up appearance to the area. The upper part of the building will also be visible from

the public amenity area situated between 10 – 26 Peregrine Road and 28 – 44 Peregrine Road.

7.5 The applicant has set out some considerations in support of the application and they consider these justify the development in the Green Belt. These considerations are summarised below. I have then responded to each point: -

1. The proposed development should be assessed in the context of the extant planning permission, which has been lawfully implemented. With that in mind, the proposed development could be legitimately treated as a proposal for a replacement building or buildings with a residential use. It should therefore be deemed acceptable in accordance with Green Belt policy.

Response

Only the footings of the approved dwelling house granted in 2012 have been laid. Moreover, the planning permission is for a dwellinghouse (Use Class C3), whilst the proposed building is for a care home (Use Class C2) and which is substantially bigger. The proposal is not therefore replacing an existing building, is not within the same use, and does not accord with Green Belt policy.

2. The proposed dwelling house for use as special needs housing will have a similar footprint, floor area and volume to the previously approved and currently implemented planning permission. Therefore the proposal should be deemed equally acceptable in Green Belt policy terms and the need to demonstrate very special circumstance should not be necessary.

Response

The proposed building is substantially greater in footprint, floorspace and volume compared to the approved dwellinghouse, as shown in the table below. Moreover, the proposed plot with its associated boundary fencing is substantially greater. The impact on the openness of the Green Belt will therefore be significantly greater.

	Footprint	Floorspace	Volume	Plot Size
Approved House (12/01176/REN)	92 sqm	179 sqm	546 m3	0.16 ha.
Approved House and Garage (12/01176/REN)	128 sqm	215 sqm	661 m3	0.16 ha.
Proposed Building	198 sqm	375 sqm	1240 m3	0.33 ha.

3. There would be no material difference between the implemented planning permission and the proposed development. The consequential impacts established by the implemented planning permission would be similar in respect of the proposed development.

Response

As demonstrated by the figures above, there will clearly be a substantial material increase in the scale of the new building compared to the approved house. The proposed footprint will be 55% greater than the approved house and garage. The proposed floorspace is 74% greater. The proposed volume is 88% greater. Furthermore, the average width of the proposed plot will be 46m, whilst the average width of the approved dwelling plot is 23m. Consequently, the proposed plot is approximately double the size.

4. Policy HO4 of the Core Strategy and Policies DPD states that there is a need for up to 400 units of extra care housing in Spelthorne by 2026.

Response

The extra care housing referred to in Policy HO4 of the Core Strategy and Policies DPD relates to the needs of older people. Indeed, the Policy states that The Council will ensure that the size and type of housing reflects the needs of the community by:

“b) encouraging the provision of housing designed to meet the needs of older people including the provision of 400 units of extra care housing on suitable sites over the period 2006 to 2026.”

The Core Strategy makes clear that all housing identified in the plan (of which the 400 is part) can be met within the urban area. Whilst the importance of special care facilities is recognised, no explanation has been given why a facility cannot be provided in the urban area as is the case of the proposal at School Walk. No evidence has been submitted to show a suitable site could not be found in the urban area.

5. The proposed development would fulfil an important sustainable objective in that it would deliver a dwelling unit for special needs housing accommodation through the re-use of a previously developed site.

Response

The site is not considered to constitute “*previously developed land*” as defined in Annex 2 of the National Planning Policy Framework. The site has been free of development for many years. No justification has been given why the proposed use needs to be in the Green Belt.

6. The proposal would deliver significant economic, social and community, and sustainability benefits.

Response

Whilst it is noted that the proposed development will provide some economic, social and community and sustainability benefits, these would equally apply to a site in the urban area. These points have no added justification for the development in terms of justifying the unacceptable harm to the Green Belt, or why such provision cannot be made in the urban area.

7. If planning permission is not granted, the site would continue to operate as it has done with various dilapidated buildings and overgrown trees and hedges.

Response

A site visit carried out by the planning officer on the 22/03/2016 did not reveal the existence of any old buildings. The tree cover is of merit and the Council's Tree Officer recommends a Woodland Management Plan.

- 7.6 To conclude, the development constitutes inappropriate development in the Green Belt and this, in itself, weighs heavily against the merits of the scheme. In addition, the proposal results in a reduction in the openness of the Green Belt, and will harm the visual amenities of the Green Belt. The development will conflict with three of the five core purposes of the Green Belt in paragraph 80 of the NPPF, namely to check the unrestricted sprawl of large built areas, to prevent neighbouring towns merging into one another, and to assist in safeguarding the countryside from encroachment. The NPPF para 88 requires 'substantial weight' to be given to this harm. No 'very special circumstances' have been put forward by the applicant to weigh against the 'significant harm'. Indeed, there is no evidence why the proposal should be built in the Green Belt. The proposal is therefore contrary to the Section 9 of the NPPF and saved Local Plan Policy GB1

Other Matters

- 7.7 There will be a separation distance of 14m from the proposed building and the neighbouring dwelling of 26 Peregrine Road. The separation distance between the new building and 28 Peregrine Road will be 19m. There is a 3m high brick wall running along the boundary and I consider the relationship with these properties to be acceptable. With regard to 181 Nursery Road, there will be a 2m – 3m wide landscape buffer between the new access road and the boundary, which in amenity terms is considered acceptable. I also consider the physical relationship with 201 Nursery Road to be acceptable.
- 7.8 The proposed building will be set back from the cul-de-sac element of Nursery Road. The care home will be faced with multi-stock brickwork and a slate roof. Taken in isolation the building is acceptable in terms of design and appearance, however in principle it is inappropriate development and visually filling part of the narrow Green Belt gap between Sunbury and Upper Halliford. I also consider the proposed entrance gates and pillars to be acceptable only in visual terms.
- 7.9 4 no. off-street parking spaces will be provided on the site, 2 of which are disabled parking spaces. The Council's minimum parking standards stipulate 5 no. parking spaces for the "first 10 residents". As only 8 residents are proposed, the proposed parking provision is considered acceptable. Given the size of the access road and turning area, there would be scope to accommodate further parked vehicles on the site if required.
- 7.10 The applicant has submitted an ecological survey which confirms that there are no bats roosting within the site. No other protected species would be

affected by the development and the site is considered to be of low ecological value. The Surrey Wildlife Trust were consulted and have raised no objection subject to conditions relating to wildlife enhancement measures and the need for a precautionary working method statement (as recommended in the report).

- 7.11 There are a number of existing trees on the site and the Council's Tree Officer was consulted on the application. The Tree Officer has raised concerns regarding the potential loss of trees as the amount of tree removal is unclear. He has therefore recommended the submission of a Woodland Management Plan to clarify the extent of clearance and future aims. If the plan was otherwise acceptable, a condition could be imposed requiring that it is implemented. I have informed the applicant of this issue and it is anticipated that the plan will be submitted prior to the meeting. I will update Members orally at the meeting.
- 7.12 Given the lack of any evidence to justify what is inappropriate development in the Green Belt, the application is recommended for refusal.

8. Recommendation

8.1 REFUSE for the following reason: -

1. The proposal represents inappropriate development in the Green Belt for which no very special circumstances have been demonstrated including no evidence why the facility cannot be provided in the urban area. It will result in the site having a more urban character, will diminish the openness and harm the visual amenities of the Green Belt, and conflict with three of the five purposes of Green Belts. It is therefore contrary to Policy GB1 of the Spelthorne Borough Local Plan 2001 and Section 9 (Protecting Green Belt Land) of the Government's National Planning Policy Framework 2012.

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

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



VEHICLE AND PEDESTRIAN ACCESS GATE

1.8m HIGH BRICK WALL

SITE LAYOUT ONLY - 16/00560/FUL



G GATES POST ADDED	AJ	14/01/16
F ENTRANCE GATE AMENDED, 2 CPS ADDED	AJ	13/01/16
E ENTRANCE GATE DETAIL ADDED		
D BOUNDARY TREATMENT UPDATED		
C POUL, DRAINAGE INDICATED		
B DETAILS ADDED		
A OUTLINE OF THE APPROVED BUILDING ADDED		
REVISION	CHECKED	DATE



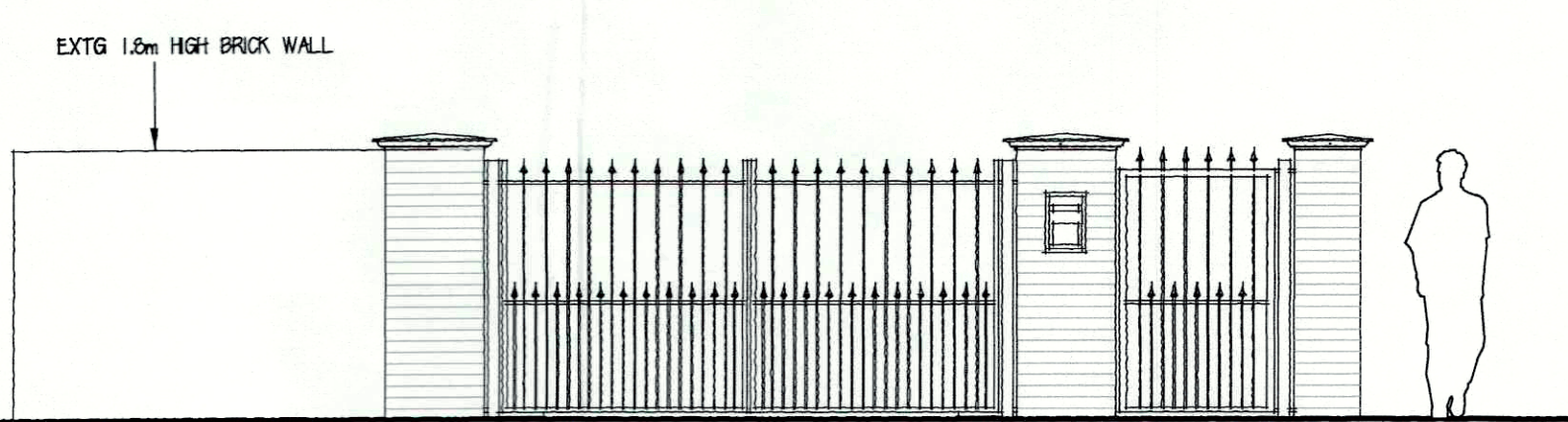
ROBERT DAVIES JOHN WEST LIMITED
RIBA Chartered Practice

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

DATE: 12/01/16
SCALE: 1:200 @ A1
DRAWN: AJ
CHECKED:

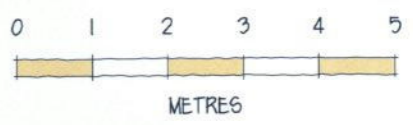
PROPOSED SITE PLAN

16/00560
DWG NO: **L2321/07** REV: G



VEHICLE AND PEDESTRIAN ACCESS GATE STREET VIEW, scale 1:50

PROPOSED ELEVATIONS



REAR ELEVATION

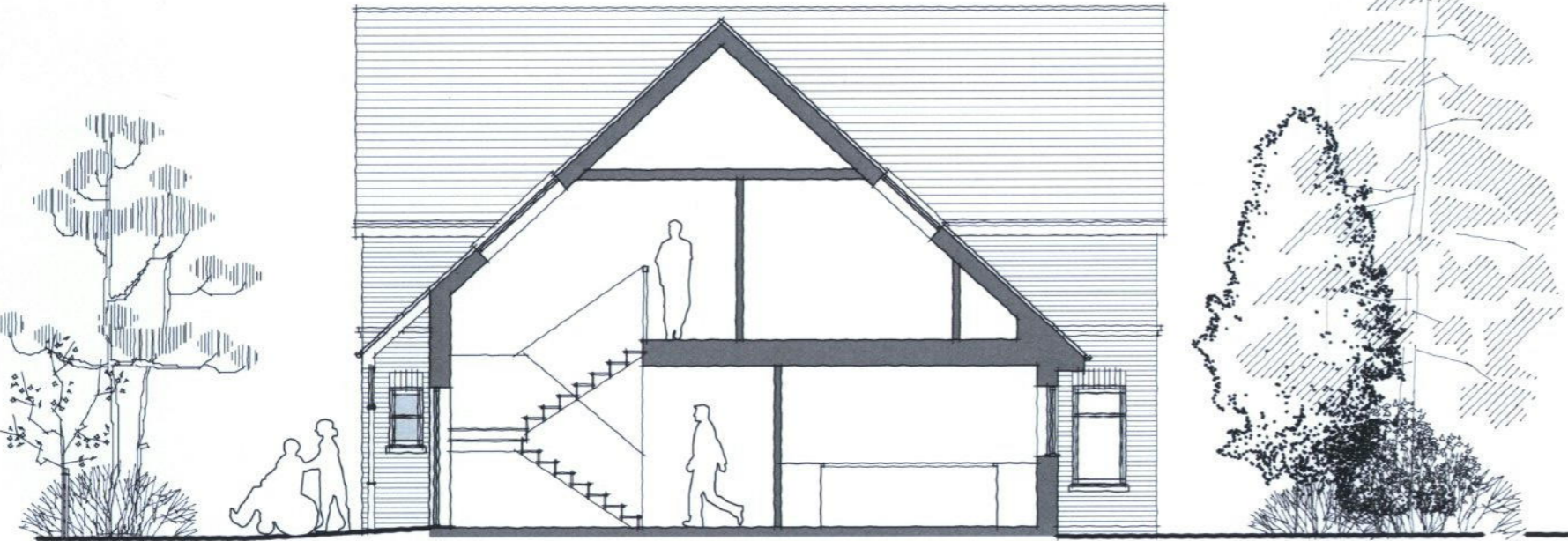


SIDE ELEVATION

16/00560



Page 102



PROPOSED SECTION A-A



SIDE ELEVATION

EXTERNAL MATERIALS:

- ROOF - PITCHED 42.5° FINISH GLATE
- PRE-FINISHED FASCIAS, SOFFITS & BARGE BOARDS, COLOUR 'WHITE'
- DOWNPIPES & GUTTERS - BLACK PLASTIC
- WALLS - FLEMISH BOND YELLOW LONDON STOCK FACING BRICKWORK;

- PLINTH AND SOLDIERS - DARK YELLOW LONDON STOCK BRICK
- WINDOWS - TIMBER PAINTED WHITE, BATHROOMS & WCS TO BE OBSCURED GLAZING AS INDICATED
- WINDOW CILL - PLAIN TILES
- OBSCURED GLAZING SHADED THUS



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@rdjw ltd.com

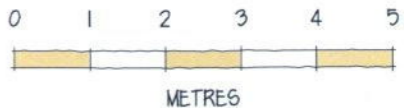
DATE
04/01/16
SCALE
1:100 @ A3
DRAWN / C:KD
AJ

PROPOSED DEVELOPMENT,
187 NURSERY ROAD
SUNBURY ON THAMES
PROP ELEV & SECTION A-A

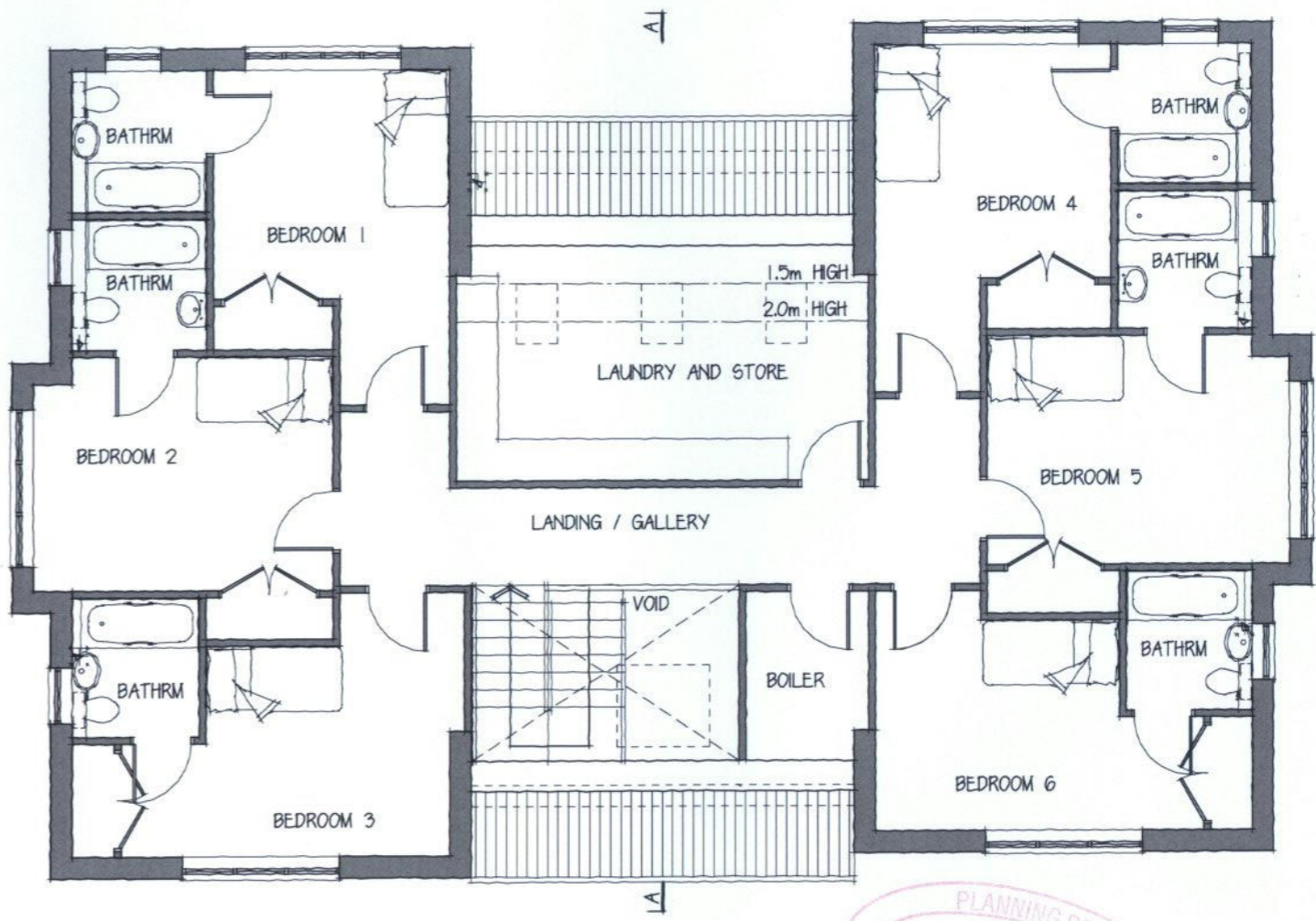
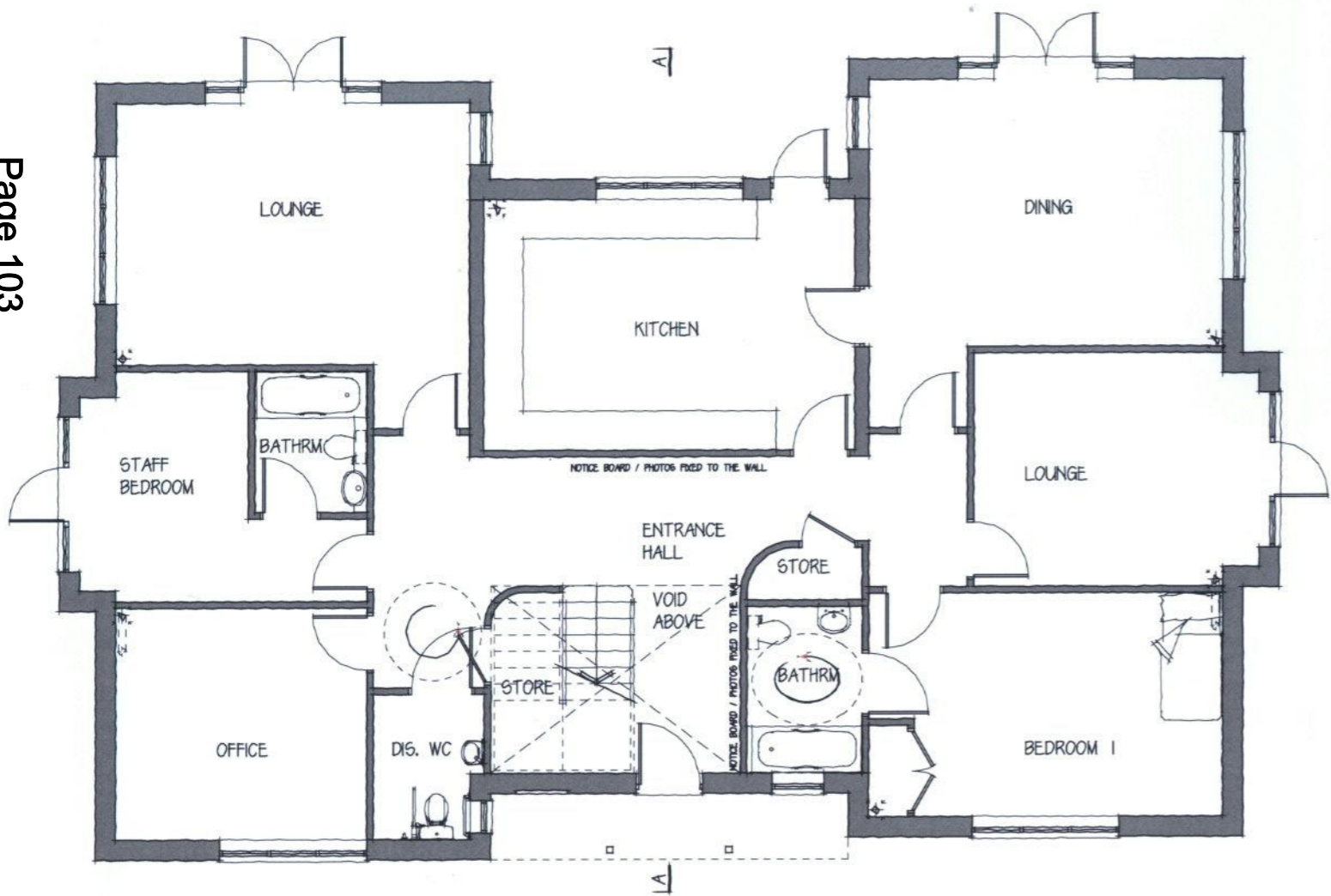
DFWG No **L2321/11** REV **A**

PROPOSED FLOOR PLANS

FLOOR PLANS ONLY - 16/00560/FUL



Page 103



16/00560

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

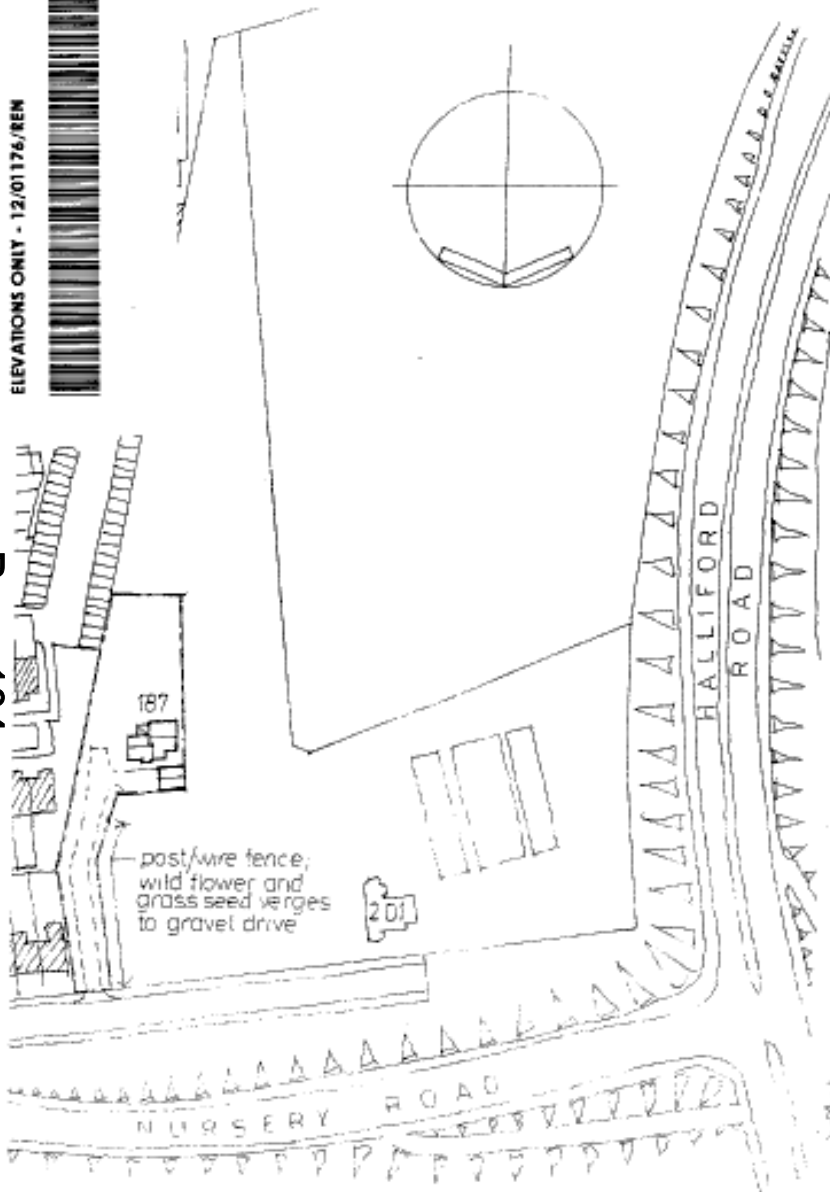
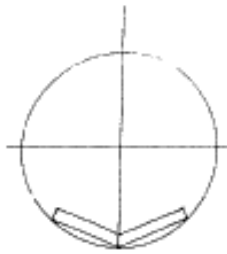
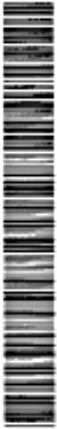
DATE
04/01/16
SCALE
1:100 @ A3
DRAWN / CHECKED
AJ

PROPOSED DEVELOPMENT,
 187 NURSERY ROAD
 SUNBURY ON THAMES
 PROPOSED FLOOR PLANS

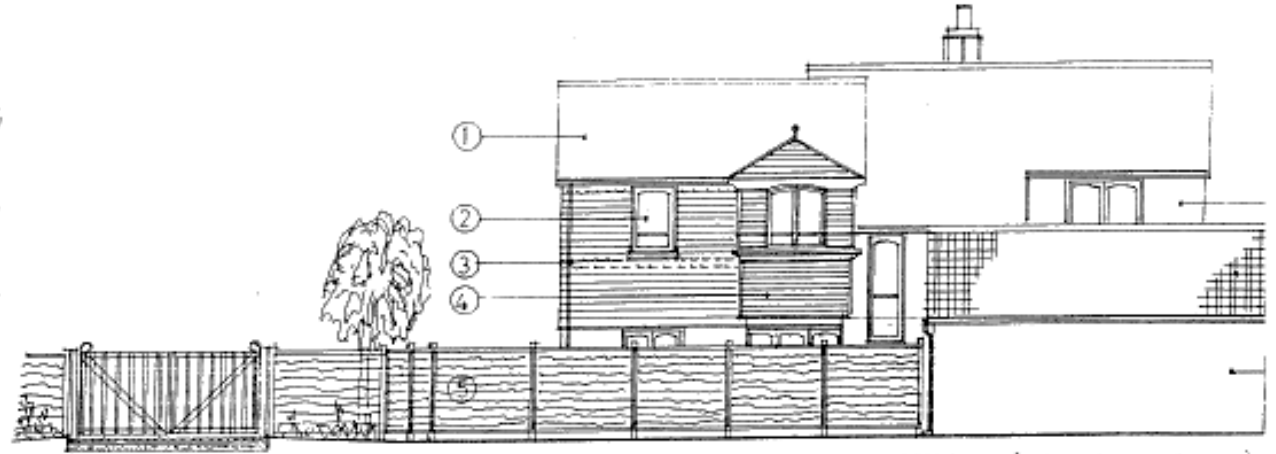


DRWG No **L2321/10** REV **A**

ELEVATIONS ONLY - 12/01176/REN



1:250 LOCATION PLAN



NORTH ELEVATION (showing boundary enclosure)

LEGEND

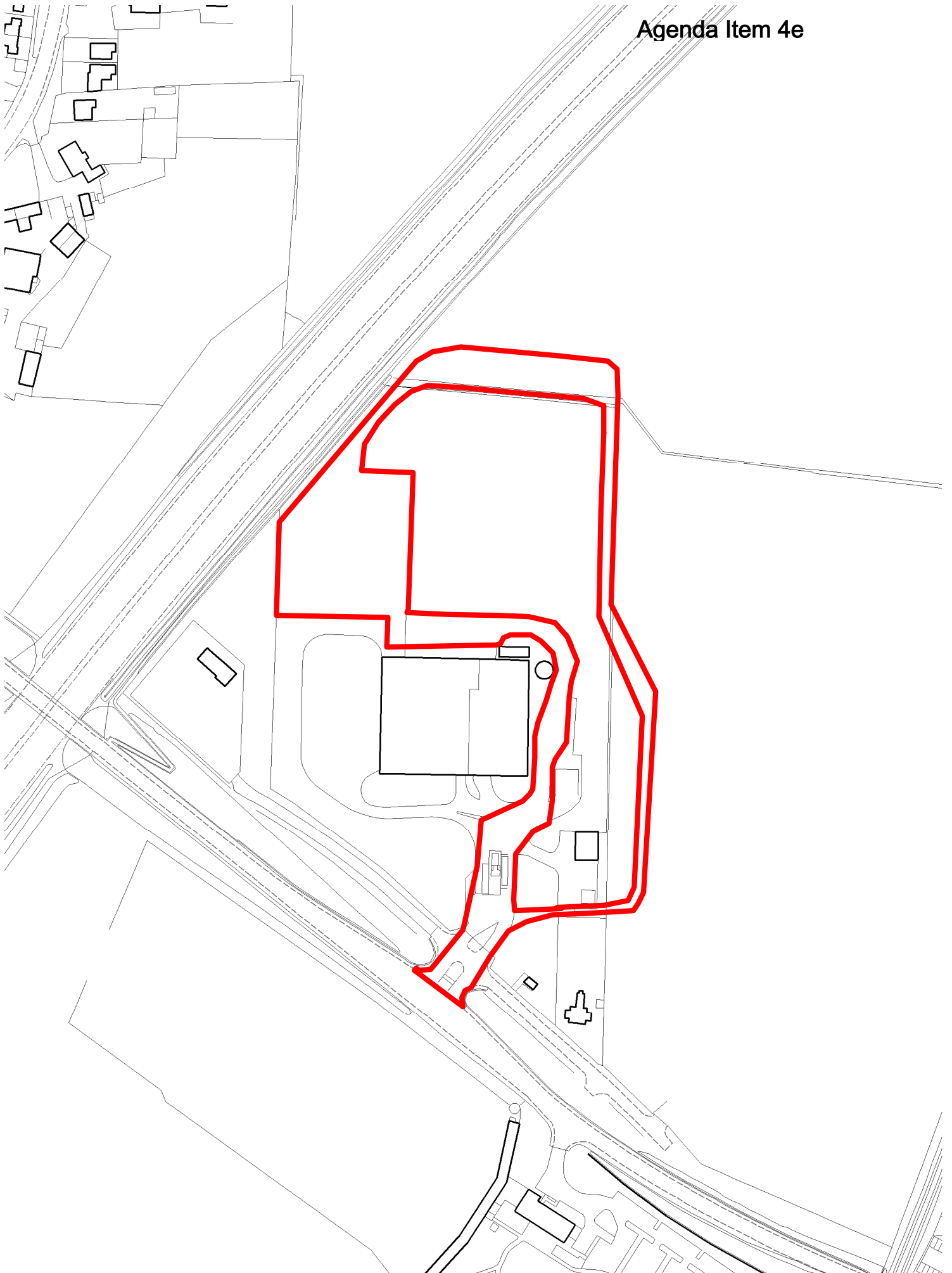
- 1 Marley Double Roman roof tiles at 30° pitch
Colour: Old English Dark Red.
- 2 Softwood Windows (Ebony stained) clear glazed.
- 3 Marley plain tile hanging (Colour: Dark Red) with decorative "Cotswold" bands (Colour: Antique Brown).
- 4 Softwood boarding (Grey Amber stained) with Ebony stained timber and all string features.
- 5 Wavy fence panels/posts & gates in softwood (Grey Amber stained).
- 6 Red Rustic facing bricks in yellow mortar.
- 7 Black PVC rainwater goods.
- 8 Garage doors/screen gates in softwood (Grey Amber) with softwood (Ebony) faced windows and plain tile (Dark Red) hoods.
- 9 Conservatory in mill finish aluminium clear glazed.



EAST ELEVATION

12/01176

DETAIL PROPOSAL: 187 NURSERY RD, SUNBURY ON THAMES
 FOR MR & MRS [unclear] scale 1:100
 DWG NO: D15 20/004 THE DALLAS ARCHITECTURAL GROUP
 100, WINDYBUSH LANE, SUNBURY, MIDDLESEX, ENGLAND TW20 9LQ



1:2,500

16/00616/SCC
Waste Transfer Station, Charlton Lane
Shepperton TW17 8QA

(c) Crown Copyright and database right. Ordnance Survey 100024284.



Planning Committee

1 June 2016



Application No.	16/0616/SCC		
Site Address	Waste Transfer Station, Charlton lane, Shepperton		
Proposal	Surrey County Council consultation for the access, loading and exit of vehicles with waste for export from the existing Recyclables Bulking Facility, by SITA, between the hours of 6pm and 8pm (to extend the use of the site for an additional two hours) Monday to Saturday until 31 December 2017.		
Applicant	SITA Surrey		
Ward	Halliford and Sunbury West		
Call in details	Cllr Smith Ainsley has called this in because of concerns about the reduction in the protection of the amenities of local residents		
Case Officer	Kelly Walker		
Application Dates	Valid: 13.04.2016	Expiry: to go to County Committee decision 08.07.2016	Target: N/A
Executive Summary	<p>The application site covers the existing Charlton Lane Waste Transfer site, which is currently undergoing redevelopment to become the Eco Park facility. At the same time SITA are seeking to maintain use of the Community Recycling Centre (CRC) as well as the bulking of household waste for onward transit. Recently the approved new Recyclables Bulking Facility (RBF) element of the Eco Park development has been completed. The applicant, SITA, has applied to Surrey County Council as the determining authority for waste applications (who in turn have consulted with Spelthorne Borough Council as a consultee) for the variation of condition 4 of planning application 13/01553/AMD. The proposal is to allow the access, loading and exit of 6 HGV vehicles (12 HGV movements in total) from the RBF between the current 6pm finish to 8pm on Mondays to Saturdays for a temporary period until December 2017 to enable the new RBF to be temporarily used as a waste transfer station, as the existing WTF facility is being removed to make way for the Gasification building. The RBF is smaller than the current waste transfer building and an extended day is needed to create sufficient overall capacity</p> <p>The proposed variation in the hours will help to minimise disruption to the daytime activities within the site (including the public use of the CRC) while the redevelopment continues to be carried out. It will, in effect, allow the same number of bulker HGVs accessing, loading and existing the site, to be spread out over a longer period throughout the day and will not result in any net increase in vehicle movements. It is proposed that a maximum of 3 bulker HGVs would arrive, be loaded and depart from the site each hour. The scheme does not seek to increase</p>		

	the activity or volumes of waste associated with the site. The Environmental Health Department have raised no objection to the proposal on noise and lighting grounds. As such the proposal is considered to have an acceptable impact on the amenity of neighbouring residential properties.
Recommended Decision	That Surrey County Council be advised that this authority raises no objection to the proposal.

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:

- EN11 – Development and Noise
- EN13 – Light pollution

2 RELEVANT PLANNING HISTORY

The Charlton Lane site has been in use as a waste transfer station and a Community Recycling Centre (CRC) since 1996 and has a history of 'waste' use going back to the 1950s. A Materials Recycling Facility has been in operation since 1998. The new Recyclables Bulking Facility (RBF) was permitted as part of the Eco Park development originally approved under ref 10/00947/SCC which provides for a range of recyclable materials and residual waste to be compacted for onward transport.

13/01553/AMD

Surrey County Council consultation for: Changes to the planning conditions attached to the Charlton Lane Eco Park Planning permission (ref: SP13/01553/SCC dated 25 September 2014) in order to incorporate minor material amendments to the surface water drainage and containment design associated with the tank area located to the north of the Recyclables Bulking Facility and Anaerobic Digestion Facility.
Granted by SCC.

13/01553/SCD1 – 6

Various discharge of conditions applications.

13/01553/SCC

Surrey County Council Application for changes to the planning conditions attached to the Charlton Lane Eco Park planning permission (ref: SP10/00947 dated 15 March 2012) in order to incorporate minor material amendments to the approved scheme comprising a revised gasification technology, 3 new sub-stations, other minor material amendments to the layout, buildings, structures and ancillary elements of the scheme, and a minor reduction in the

tonnage of waste material that would be managed at the site.
Granted by SCC.

10/00947/SCD1-15

Various discharge of condition applications.

10/00947/SCC

Re-Consultation: Development of a Waste Management Eco Park, comprising: a Gasification Facility; Anaerobic Digestion Facility; Community Recycling Facility; Recyclables Bulking Facility; Education / Visitor Centre and Offices; Other Associated Infrastructure including Infiltration Basin and Landscaping; and the diversion of Public Footpath 70.
Granted by SCC 15.03.2012.

3 DESCRIPTION OF CURRENT PROPOSAL

- 3.1 The application site comprises the existing waste transfer station, which is currently undergoing redevelopment to become the Eco Park which should be completed by December 2017. Both now and in the future the site takes household waste from across north Surrey, although currently Spelthorne's waste normally goes to Grundons at Colnbrook. The Eco Park will comprise of a new Recyclables Bulking Facility (RBF) and Community Recycling Centre (CRC) together with a Gasification and Anaerobic Digestion Facility. Recently the new RBF has been completed. The existing waste transfer station building is now due to be demolished to make way for the new Gasification building. Therefore the new RBF will be temporarily used as a waste transfer station to transfer both recyclables and residual waste from Charlton Lane. Ultimately, the residual waste will be treated in the new facilities at the Eco Park from December 2017, however until the Eco Park is fully operational the RBF will be utilised as a temporary transfer station. The applicant, SITA, has explained that because the RBF is a smaller facility compared to the original waste transfer station, the site will be closed to some trade waste to help ease operations, but it is still required to accept recyclable and residual waste from household waste collections and waste from the adjacent CRC. Given the confined space and necessary health and safety considerations, it is not possible to allow refuse freighters to tip onto the floor inside the building at the same time as the bulker lorries are being filled by vehicles with mechanical shovels. SITA have stated that in order to manage the tipping, bulking and transfer away from the site of household waste in the interim, *'...it is proposed to increase the hours until 8pm Monday to Saturday. The additional hours would be only for the arrival, loading and departure of bulker HGVs only, this will ensure the maximum storage capacity is available at the beginning of each day. There would be no increase in hours for acceptance of deliveries of waste.'*
- 3.2 SITA have applied to Surrey County Council as the determining authority (who in turn have consulted with Spelthorne Borough Council as a consultee) for the variation of condition 4 of PA 13/01553/AMD to allow the access, loading and exit of HGV vehicles from the current 6pm finish to 8pm on Mondays to Saturdays for a temporary period until Dec 2017 whilst the RBF is temporarily used as a waste transfer station
- 3.3 Condition 4 of PA 13/01553/AMD states that:-

4. No operations or activities authorised or required by this permission in respect of the Community Recycling Centre and Recyclables Bulking Facility shall be carried out except between the following times:

(a) Community Recycling Centre

Monday to Saturday 0730 to 1800 hours

Sunday and Bank Holidays 0800 to 1700 hours

(b) Recyclables Bulking Facility

Monday to Saturday 0730 to 1800 hours

Sunday and Bank Holiday 0800 to 1700 hours (when only waste delivered to the Community Recycling Centre will be handled).

Reason: - To enable the County Planning Authority to exercise control over the development hereby permitted and protect the amenities of local residents in accordance with County Waste Plan 2008 Policy DC3.

- 3.4 The applicant states that the proposed variation in the hours will help to minimise disruption to the daytime activities within the site while the site undergoes redevelopment. The applications state that ‘...SITA Surrey is therefore seeking additional operational hours at the end of each day to minimise disruption to the daytime activities of receiving waste, reduce queuing and reduce the potential for any conflict between waste collection vehicles, bulker HGVs and private vehicles accessing the CRC during public opening times.’ It will allow the number of bulker HGVs accessing, loading and existing the site to be spread out over a longer day and will not result in any net increase in vehicle movements. It is proposed that a maximum of 3 bulker HGVs would arrive, be loaded and depart from the site each hour. 12 vehicle movements in total (counting inward and outward journeys separately) over the hours of 6pm-8pm. This helps with the practical problem of ensuring maximum space is available at the beginning of the following day for waste delivery. There is no condition limiting the actual total number of HGVs, however there is a limit of waste throughput for the RBF, which is 42,750 tonnes (Condition 10 of planning permission ref. SP13/01553/AMD). The applicant state that this application does not seek to increase the activity or volumes of waste associated with the site.

4 **CONSULTATIONS**

- 4.1 As Spelthorne Borough Council are a consultee, only internal responses are sought as below:-

Consultee	Comment
Environmental Health	No objection (noise)
Environmental Health	No objection (light)
Head of Street Scene	Currently, on occasions Spelthorne BC do have to use the Charlton Lane site for household rubbish, if it is a rubbish collection week and the burner at the

	<p>Grundons site is shut, either for maintenance or unexpected breakdown. Both scenarios do happen and can range from 1 day to 4 weeks. Spelthorne can tip over 100 tonnes per day. The tipping would only be carried out between 7am and 2pm. This would not need to occur after 6pm. As such the proposal to extend the hours would help to reduce delays to refuse collection services and tipping arrangements.</p>
--	---

The County Planning Officer has informed me that the County Highway Engineer has raised no objection to the proposal in terms of highway safety and capacity.

5 PUBLIC CONSULTATION

No letters of objection have been received at the time of writing

6 PLANNING ISSUES

- Principle
- Traffic
- Residential Amenity – noise and lighting

7 PLANNING CONSIDERATIONS

Principle

- 7.1 The applicant state that this application does not seek to increase the activity or volumes of waste associated with the site and indeed there is a limit of waste throughput for the RBF, which is 42,750 tonnes and controlled by condition 10 of planning permission ref. SP13/01553/AMD. The required additional hours are requested simply to allow the site time to remove waste at the end of each day in order to ensure sufficient storage capacity is available the following day to accept waste collected from household collections and for the adjacent Community Recycle Centre (CRC). It is for a temporary period only, until the waste materials can be processed through the Gasification and Anaerobic Digester (AD) facilities of the Eco Park which is currently undergoing redevelopment.
- 7.2 The Surrey Waste Plan was adopted in 2008 and sets out the principles for the development of waste management facilities in Surrey. Policy D3 states that ‘*planning permission for waste related development will be granted provided it can be demonstrated by the provision of appropriate information to support a planning application that any impacts of the development can be controlled to achieve levels that will not significantly adversely affect people, land, infrastructure and resources...*’
- 7.3 Policy WD2 states that ‘*planning permission for development involving the recycling, storage, transfer, materials recovery and processing (including in-*

vessel composting but excluding thermal treatment) of waste will be granted: (ii) at existing or proposed waste management sites subject in the case of landfill and land raising sites or other temporary facilities to the waste use being limited to the life of the landfill, land raising or other temporary facility.' As the proposed temporary change of hours would take place at an existing waste transfer site, it is considered that the proposal complies with this condition.

- 7.4 As such the principle of the proposal is in accordance with the Surrey Waste Plan and would be acceptable subject to it having a satisfactory impact on the amenity of neighbouring residential properties and infrastructure.

Traffic generation

- 7.5 As previously noted, there is no condition limiting the actual total number of HGVs, however there is a limit of waste throughput for the RBF, which is 42,750 tonnes and controlled by a condition. SCC have informed me that the County Highway Engineer has raised no objection to the proposal in terms of highway safety and capacity, as there are no additional movements above that already permitted, only a change in the timing of the movements for operational reasons. The proposal is for a maximum of 3 loads (6 movements) per hour during the period 6pm until 8pm and this could be limited by way of condition, in order to protect amenity. The effect will be to reduce slightly the lorry movements during the day, (7.30am -6.00pm) including at peak traffic times, with a very small level of movement in the early evening. In traffic terms there is arguably a marginal benefit in reducing movements slightly during the day when road conditions are busier.

Residential Amenity

Lighting

- 7.6 The planning permission for the Eco Park permission permits low level lighting across the site throughout the evening and night. These details were submitted and approved under condition 8 (10/00947/SCD13). A full lighting scheme dated 20 August 2013, was also approved which will be used during operational hours. The County Officer's report for the discharge of that condition concluded that '*...there would be no obtrusive lighting in respect of upward light adding to light pollution more generally from street lights. With reference to the closest residential receptor of Ivydene Cottage, Officers consider that the details submitted demonstrate that vertical light spill onto the windows and glare to at the property would not occur thus protecting the residential amenities of the occupants. Lastly, Officers consider that the details submitted demonstrate that there would be no glare caused to adjacent highway and motorway users, in order to avoid light from the site creating a distraction.*'
- 7.7 The lighting for the new RBF will be installed as approved under condition 8 and will be switched on for an additional 2 hours each evening Monday to Saturday. The applicants have assessed the lighting impact within the submitted Planning Supporting Statement addressing the impact on residential properties on Charlton Lane and also Hawthorn Way. They state that the lighting scheme already permitted is designed to ensure minimal off site glare

and light pollution. The County Planning Officer has stated that '*... The above approved scheme has demonstrated that when the lighting is in use, there would be no adverse impact on the nearest property based on the applicant's submission and context of the application, and the controls via the approved scheme.*' The Councils Environmental Health Officer has raised no objection to the proposal on lighting grounds and it is considered that the lighting on site (switched on for a further 2 hours, when needed) will not add to the intensity of lighting or cause adverse impact on local amenity in respect of glare/lighting. In terms of impact of any lighting, residents at Hawthorn Way to the east would initially be shielded by the existing Waste Transfer Building, some existing soil stockpiles and the two storey construction buildings. The gasification building once started will further shield the RBF. The RBF building itself will shield any lighting impact towards Charlton Village. By way of context the M3 motorway adjacent is fully lit.

- 7.8 Policy EN13 seeks to minimise the adverse impact from light pollution on the environment, and requires proposals for lighting to assess the impact of the lighting scheme and demonstrate that there are no unacceptable adverse impacts. It is considered that the proposal has an acceptable impact on neighbouring properties in terms of light and conforms to Policy EN13.

Noise

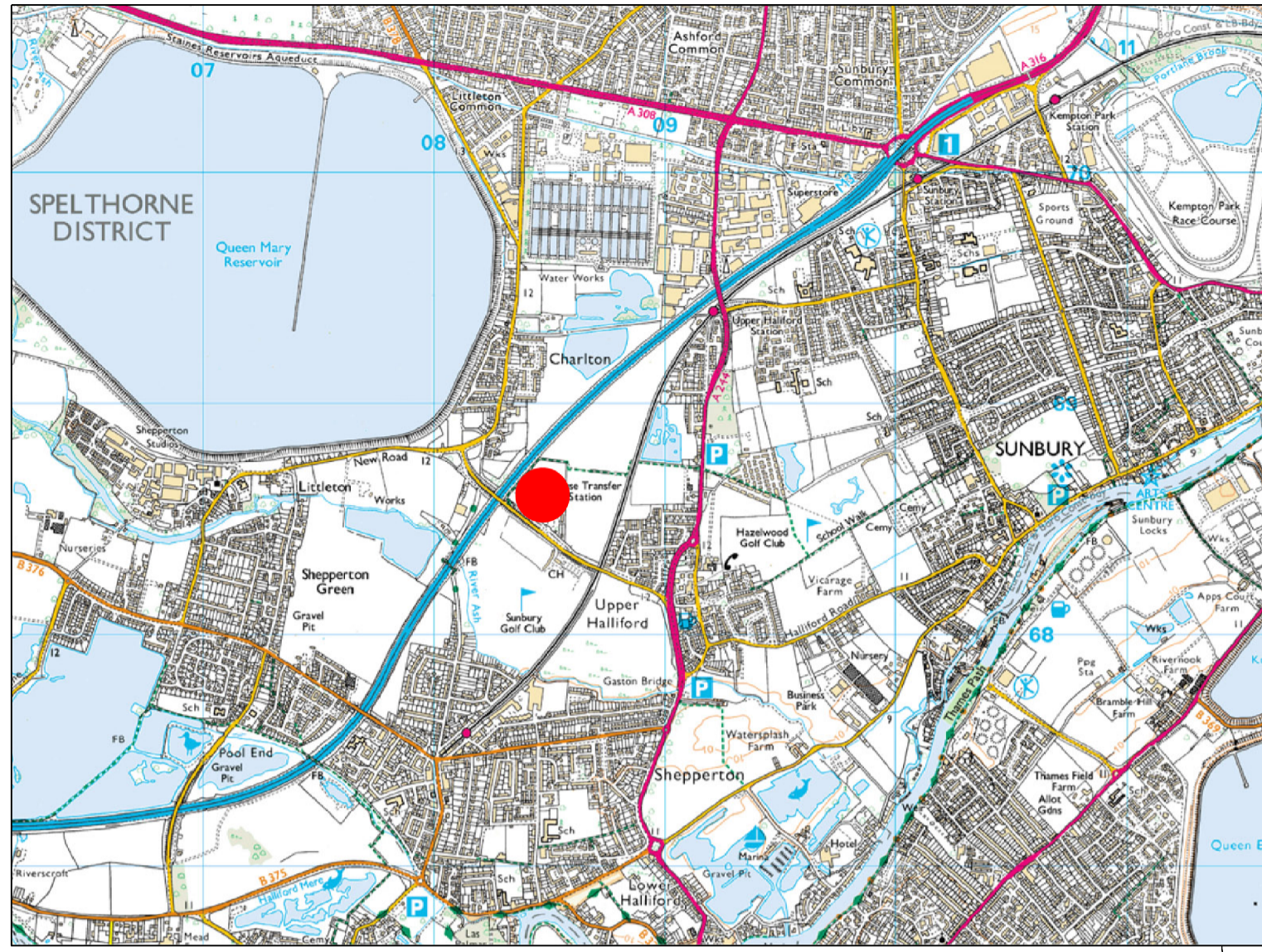
- 7.9 As noted above the proposal will result in no additional vehicle movements but will allow the spread of existing HGV movements over the day up to 8pm, rather than the current 6pm. During each hour approx. 3 HGV movements can be carried out as it takes approx. 20 minutes to load a bulker vehicle. The site has a route agreement as part of the planning consent condition 15 of ref 10/0947/SCC requiring vehicles to approach from the south of Charlton Lane and exit left from the site onto Charlton Lane and as such a noise assessment based on HGV movements were undertaken relative to the nearest noise receptors to assess the actual increase as a result of the proposed increase in hours.
- 7.10 The applicant's noise report concludes that, '*...operating the RBF site between the extended hours proposed would be acceptable and within relevant guidance and standards for noise.*' This report has been assessed by Spelthorne Council's Environmental Health Officer who has made no objection, commenting that, '*...Following a site visit, perusal of the supporting information provided with the application and a full assessment of the likely consequences of the change, the Environmental Health Team (Noise) are satisfied with the noise element. However, the applicants must note and accept that should the extension of hours give rise to a statutory nuisance, then they will be required to abate the nuisance, and this may mean the extension is withdrawn.*'
- 7.11 As such the proposal is considered to have acceptable impact on the amenity of neighbouring residential properties in terms of noise and conforms to Policy EN11 which seeks to minimise the adverse impact of noise.

Conclusion

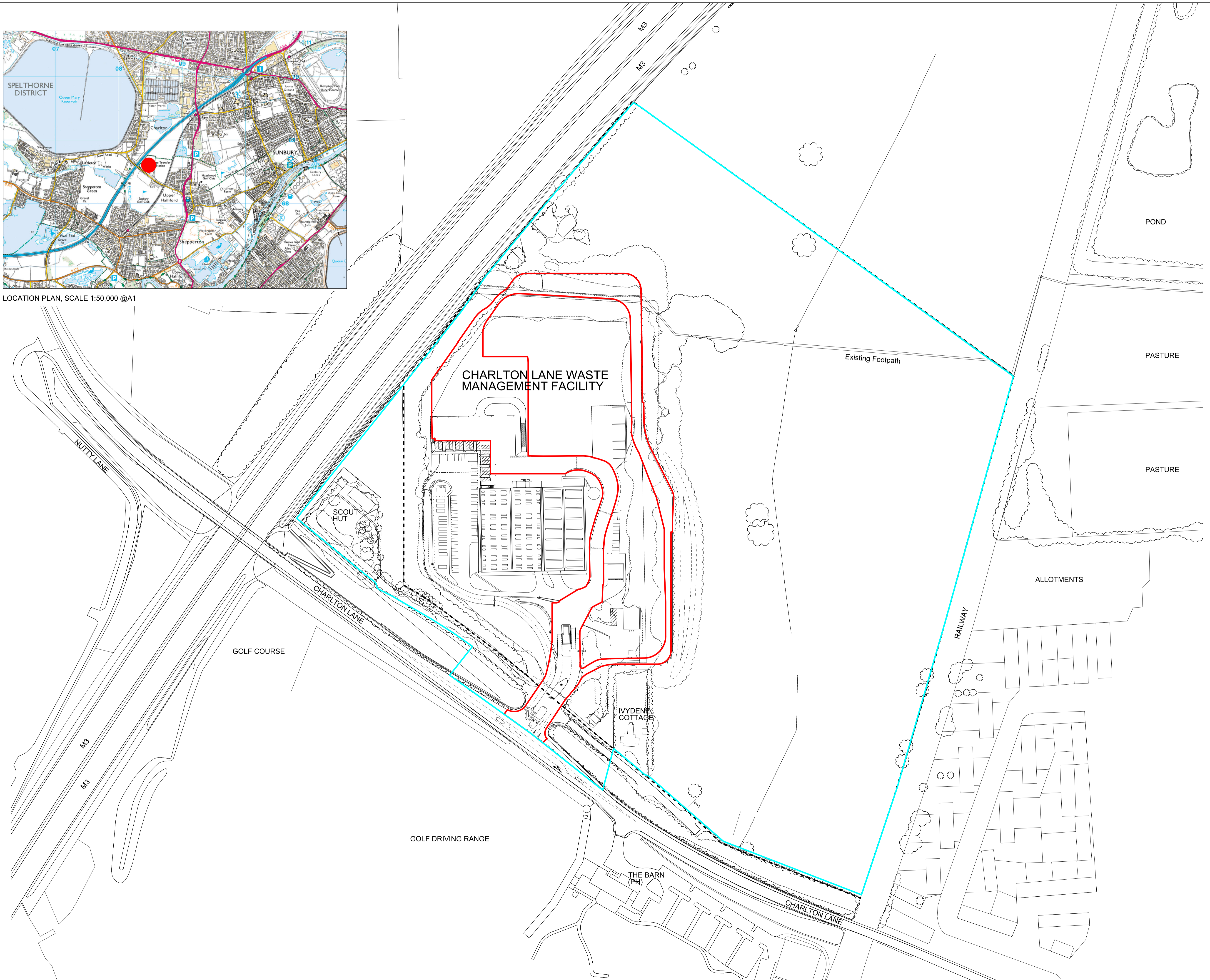
7.12 The proposed variation of condition is considered to be acceptable. Members will of course be aware of the concerns of both local people and the Council to the principle of construction of the Eco Park. However, it is important that temporary variations to planning conditions such as this are dealt with solely on their planning merits. In traffic, noise and lighting terms, the proposed extension of time is only for the movement of bulker waste lorries and will have no discernible adverse impacts. It will, however, reduce the risks of inconvenience to the wider public using the CRC by otherwise adding to site congestion, and delays that could arise to the Local Authority refuse vehicles and the public service they clearly provide as part of Borough Council waste collection.

8 RECOMMENDATION

8.1 That Surrey County Council be advised that this authority raises no objection to the proposal subject to the imposition of a condition restricting the number of HGVs to a maximum of 3 per hour.



LOCATION PLAN, SCALE 1:50,000 @A1



- NOTE
1. THIS DRAWING IS COPYRIGHT GSDA LTD.
 2. THE CONTRACTOR MUST NOT SCALE FROM THE DRAWING. ALL DIMENSIONS TO BE TAKEN FROM DIMENSION STRINGS.
 3. WHERE ANY DISCREPANCIES ARE FOUND BETWEEN DIMENSIONS THESE MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECTS FOR RESOLUTION.
 4. WHERE DISCREPANCIES EXIST BETWEEN REFERENCE OR ASSEMBLY DRAWINGS & DETAIL DRAWINGS, THE LATTER TAKE PREFERENCE.

Key:

PLANNING APPLICATION BOUNDARY

LAND OWNED BY SURREY COUNTY COUNCIL & AVAILABLE TO APPLICANT

Note:
Due to line thickness and multiple lines, the boundary locations may not be precise

F	16.04.08	Issued for information
E	16.04.07	Issued for information
D	16.02.17	Issued for information
C	16.02.16	Issued for information
B	15.05.27	Issued for planning
A	13.09.11	Issued for planning

FOR INFORMATION

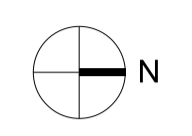
GSDA
GARRY STEWART DESIGN ASSOCIATES
Highlands House, Office 307, 165 The Broadway, Worsley, Worsley, London, SW19 1NE
T: 020 8544 8685

CHARLTON LANE
ECO-PARK
PROJECT
SITE PLAN AND
LOCATION PLAN
DRAWING

1:1250@A1 APRIL 2016
1:2500@A3 DATE
SCALE

1224 PL-B001	F	GT
DWG. NO.	REVISION	CHECKED

- NOTE
1. THIS DRAWING IS COPYRIGHT GSDA LTD.
 2. THE CONTRACTOR MUST NOT SCALE FROM THE DRAWING. ALL DIMENSIONS TO BE TAKEN FROM DIMENSION STRINGS.
 3. WHERE ANY DISCREPANCIES ARE FOUND BETWEEN DIMENSIONS THESE MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECTS FOR RESOLUTION.
 4. WHERE DISCREPANCIES EXIST BETWEEN REFERENCE OR ASSEMBLY DRAWINGS & DETAIL DRAWINGS, THE LATTER TAKE PREFERENCE.



16.02.09 Issued for information

FOR INFORMATION

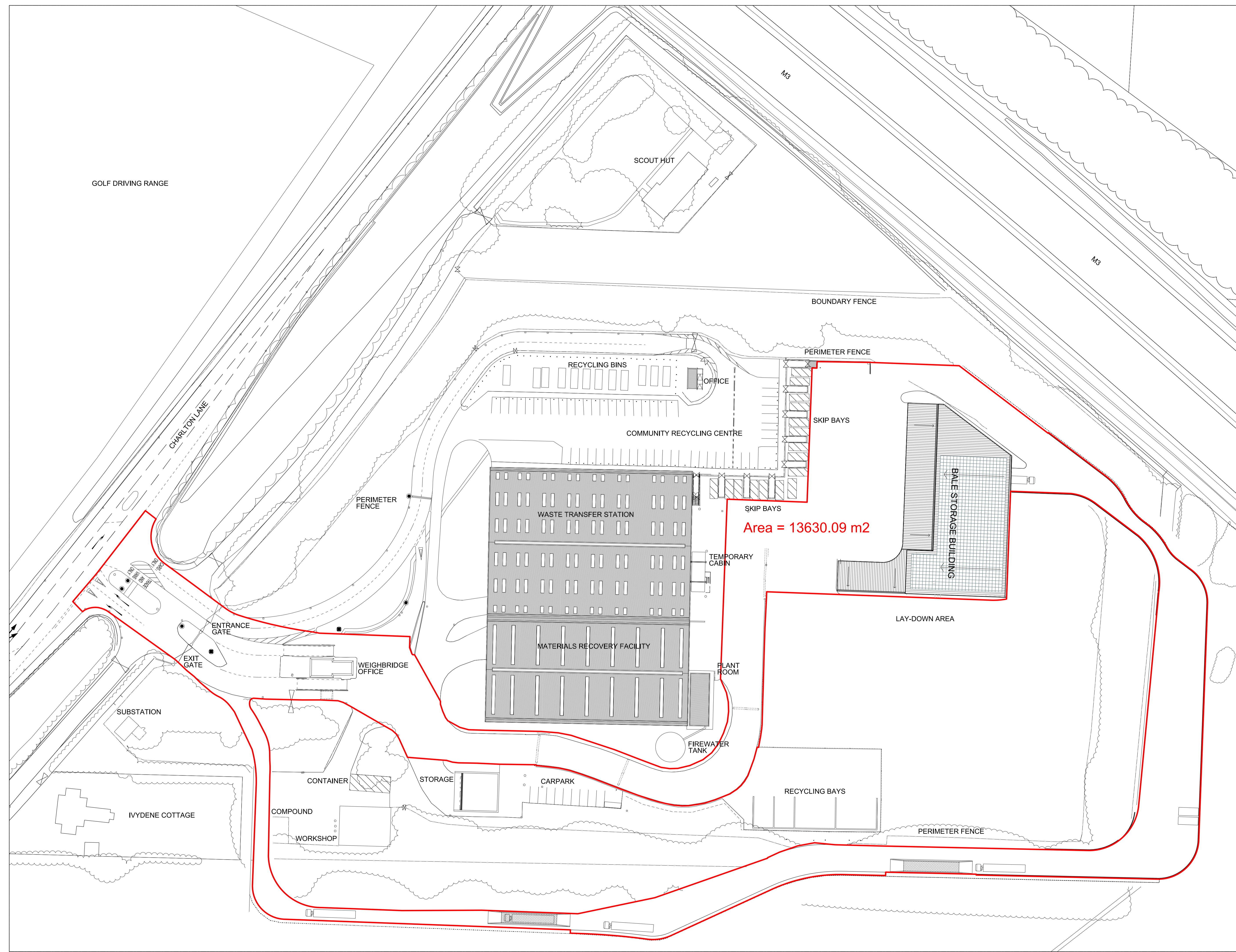
GSDA
 GARRY STEWART DESIGN ASSOCIATES
 Highlands House, Office 307, 165 The Broadway, Wimbledon, London, SW19 1NE
 T: 020 8544 8085

CHARLTON LANE
 ECO-PARK
 PROJECT

RBF Proposed Site
 Plan Extents
 DRAWING

1:500@A1 16.02.09
 1:1000@A3 DATE
 SCALE

1224 SK-002 - GT
 DWG. NO. REVISION CHECKED



GOLF DRIVING RANGE

SCOUT HUT

BOUNDARY FENCE

PERIMETER FENCE

RECYCLING BINS

OFFICE

COMMUNITY RECYCLING CENTRE

SKIP BAYS

BALE STORAGE BUILDING

PERIMETER FENCE

WASTE TRANSFER STATION

SKIP BAYS

Area = 13630.09 m2

TEMPORARY CABIN

LAY-DOWN AREA

MATERIALS RECOVERY FACILITY

PLANT ROOM

ENTRANCE GATE

EXIT GATE

WEIGHBRIDGE OFFICE

SUBSTATION

IVYDENE COTTAGE

COMPOUND

WORKSHOP

CONTAINER

STORAGE

CARPARK

FIREWATER TANK

RECYCLING BAYS

PERIMETER FENCE

This page is intentionally left blank

PLANNING APPEALS

LIST OF APPEALS SUBMITTED BETWEEN 24 MARCH AND 18 MAY 2016

<u>Planning Application/ Enforcement No.</u>	<u>Inspectorate Ref.</u>	<u>Address</u>	<u>Description</u>	<u>Appeal Start Date</u>
15/01706/HOU	APP/Z3635/D/16/3147007	Montrose Abbey Road, off Towpath Shepperton	Erection of a pitched roof with 3 no. dormers to create first floor accommodation.	30/03/2016
15/00984/HOU	APP/Z3635/D/16/3146442	Brookside 2 Spout Lane Stanwell Moor Staines-upon-Thames	The erection of a first floor/roof extension that would include a hip to gable alteration within the front elevation and western side elevation and the installation of a dormer within the eastern and western side elevations.	01/04/2016
15/00427/FUL	APP/Z3635/W/16/3147648	6 Green Lane, Shepperton	Demolition of property and erection of a part three storey/part two storey block of 6 flats, comprising of 4 no. 1 bed and 2 no.2 bed units with associated hard and soft landscaping.	21/04/2016
15/01174/FUL	APP/Z3635/W/16/3145786	381 - 385 Staines Road West Ashford	Erection of 5 no. two bed terraced 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	21/04/2016

			of a new vehicular access to the site, following demolition of existing dwellings and commercial buildings.	
15/00096/ENF	APP/Z3635/C/16/3144265	Bruce Avenue, Shepperton	Unauthorised siting of a shipping container	05/05/2016

APPEAL DECISIONS RECEIVED BETWEEN 24 MARCH AND 18 MAY 2016

Site	33 School Road, Ashford
Enforcement Number	15/00214/ENF
Appeal Reference	APP/Z3635/C/15/3135684
Appeal Decision Date	30/03/2016
Inspector's Decisions	The appeal is dismissed, the notice as corrected is upheld, and planning permission is refused.
Planning Breach	The breach of planning control as alleged in the notice was the use of an outbuilding in the rear garden to the west of the dwellinghouse for primary residential purposes.
Reason for serving the Enforcement Notice	The use of the outbuilding for primary habitable purposes results in an unacceptable level of noise and disturbance to neighbouring residential properties and has a detrimental impact on their amenity and enjoyment of their houses and gardens. As such the proposal is considered to be contrary to policies EN1 and EN11 of the Core Strategy and Policies DPD 2009 and the Councils Supplementary Planning Document on the Design of New Residential Development (April 2011).
Inspector's Comments	The Inspector concluded that the harm to the living conditions of neighbours caused by the use of the outbuilding for primary residential purposes and the conflict with the development plan and national guidance, was not outweighed by any other considerations. The appeal therefore failed on ground a (i.e. that planning permission should be granted). The Inspector was also satisfied that the period specified in the notice was a reasonable period in which to cease the use of the outbuilding as primary residential accommodation and make the

	consequential changes to the main house. The Inspector dismissed the appeal, upheld the corrected notice and refused planning permission.
--	---

Site	40 Oaks Road, Stanwell
Enforcement Number	15/00101/ENF
Appeal Reference	APP/Z3635/C/15/3133209
Appeal Decision Date	31/03/2016
Inspector's Decision	The appeal is dismissed, planning permission refused, and the notice upheld. The period for compliance has been increased from four months to nine months.
Planning Breach	The breach of planning control as alleged in the notice is the carrying out of building operations at variance to planning permission 14/00274/FUL, namely the flat roof style extension incorporating a rear dormer
Reason for serving the Enforcement Notice	Planning permission was originally granted following negotiations with the planning agent to amend the design of the roof addition by omitting the wide area of flat roof and the design of the rear dormer window. Work was carried out on site which deviated from the revised plans and was partly based on the plans which had been superseded. This resulted in an area of flat roof at the ridge and a larger rear dormer being constructed which extended up against the edge of the roof slope. These deviations from the approved plans resulted in a larger and obtrusive roof addition which was considered to have a harmful impact upon the character and appearance of the surrounding residential area including the setting of an adjacent listed building.
Inspector's Comments	In upholding the enforcement notice, the Inspector found that the alterations do not accord with the approved scheme and would result in substantial harm to the setting of the adjacent listed building. However, the Inspector accepted the practical problems of re-housing the whole family whilst carrying out the work to rectify the breach of planning control and on this basis, the compliance period was extended.

Site	The Willows, Moor Lane, Staines-upon-Thames
Enforcement Number	15/00087/ENF
Appeal Reference	APP/Z3635/C/15/3130268
Appeal Decision Date	01/04/2016
Inspector's Decision	The application for an award of costs in favour of the applicant has been allowed.
Planning Breach	The carrying out on the land of building, engineering, mining or other operations in particular carrying out of excavation works, including land raising and filling and receiving hardcore rubble and earth to compact into the Green Belt land. Also the storage of shipping containers, mechanical diggers, vehicles, Orange road barriers, oil drums and various pipings stored on the land.
Reason for serving the Enforcement Notice	The enforcement notice was served due to operational development which had taken place on land designated as Green Belt. Whilst the Appeal Hearing commenced, it was evident early on in the proceedings that there had been a technical error in the drafting of the enforcement notice. To avoid a situation where other more significant unauthorised work (not explicitly referred to in the remedy part of the enforcement notice) could lawfully be implemented in the Green Belt with much greater impact, the only option available was to withdraw the enforcement notice.
Inspector's Comments	In reaching the decision, the Inspector decided to award 'costs' due to the work which had been carried out and the costs that were incurred by the appellant in preparing his case on the enforcement appeal.

Site	103 Watersplash Road, Shepperton
Planning Application Number	15/01340/HOU
Appeal Reference	APP/Z3635/D/16/3141832

Appeal Decision Date:	05/04/2016
Inspector's Decision	The appeal is dismissed.
Proposed Development	Erection of a two storey rear extension, the installation of a ground floor side window and first floor side window within the northern elevation, and the erection of a detached outbuilding following the demolition of the existing detached garage.
Reasons for refusal	<p>The proposed two storey rear extension by reason of size, scale, and position would have a detrimental impact upon the light and amenity of the residential occupiers of no.101 Watersplash Road that would be contrary to Policy EN1 of the Spelthorne Core Strategy and Policies Development Plan Document (February 2009) and the Design of Residential Extensions and New Residential Development Supplementary Planning Document (April 2011).</p> <p>The proposed two storey rear extension would by reason of size and location have an overbearing impact upon the residential occupiers of no.101 Watersplash Road that would be contrary to Policy EN1 of the Spelthorne Core Strategy and Policies Development Plan Document (February 2009) and the Design of Residential Extensions and New Residential Development Supplementary Planning Document (April 2011).</p>
Inspector's Comments	<p>The Planning Inspector considered that the main issue was <i>"the effect of the proposed extension on the living conditions of the occupants of No 101 in relation to visual intrusion and loss of light."</i> The Inspector noted that no 101 has two windows in its rear elevation which serves a kitchen and provides outlook over the garden. One of these windows is very close to the shared boundary with No 103. He felt that the proposals would restrict the outlook from this window and the extension would appear overbearing and introduce a sense of enclosure into the kitchen of No 101. The Inspector felt that this <i>"would make this room a less pleasant place to be."</i> He noted that the 45° horizontal guide would be breached making the room darker than at present. He concluded by stating that <i>"the proposed extension would be harmful to the living conditions of the occupants of No 101, arising from visual intrusion and loss of light. It would be contrary to Policy EN1(b) of the Spelthorne Core Strategy and Policies Development Plan Document which requires development to achieve a satisfactory relationship with adjoining properties. It would also conflict with the guidance set out in the Council's SPD"</i>.</p>

Site	Cockaigne, Sandhills Meadow, Shepperton
Planning application number	15/01166/HOU
Appeal Reference	APP/Z3635/D/16/3142151
Appeal Decision Date:	08/04/2016
Inspector's Decision	The appeal is dismissed
Proposed Development	Erection of single storey rear extension, installation of ground floor window in western elevation, installation of rear dormer window with associated railings and provision of rear 600mm raised terrace with hand rails and steps.
Reasons for refusal	<p>It is considered the proposed decking area, by virtue of its height and position close to the flank windows of the adjoining dwellings, would lead to an unacceptable loss of privacy, which is considered to be unacceptable. The proposal is therefore considered unacceptable and is be contrary to Policy EN1 (b) of the Spelthorne Development Plan Core Strategy and Policies Development Plan Document (February 2009) and the Councils Supplementary Planning Document for the Design of Residential Extensions and New Residential Development (April 2011).</p> <p>The proposal would by virtue of its height would have a greater visual impact on the openness of the Green Belt for which no very special circumstances have been demonstrated. The proposal would therefore be contrary to Policy EN2 of the Spelthorne Core Strategy and Policies Development Plan Document (Feb 2009), saved policy GB1 of the Spelthorne Borough Local Plan 2001 and Paragraph 89 of the National Planning Policy Framework 2012.</p>
Inspector's Comments	<p>The Inspector agreed with the Councils position that the increase in the height of the decking (200mm already approved, 600mm proposed) would, due to its location directly adjoining flank windows of both adjoining dwellings, lead to a significant increase in the potential for overlooking and thus a loss of privacy. The presence of heightened decking on other properties on the river front was not comparable to this application site due to its relationship with the adjoining dwellings.</p> <p>The Inspector considered the proposed decking would not have an unacceptable impact on the openness of the Green Belt.</p>

	<p>She noted that permission had already been granted for decking at a height of 200mm, and whilst the increase to 600mm would have a marginal effect on the openness of the greenbelt, it would not cause material harm to the openness of the greenbelt.</p> <p>The Inspector concluded the loss of privacy would harm the living conditions of adjoining properties, and despite its acceptability in greenbelt terms the proposal overall was unacceptable.</p>
--	---

Site	Cockaigne, Sandhills Meadow, Shepperton
Planning application number	15/01167/HOU
Appeal Reference	APP/Z3635/D/16/3142167
Appeal Decision Date:	08/04/2016
Inspector's Decision	The appeal is dismissed
Proposed Development	Erection of part 2 storey and part single storey rear extension, installation of ground floor window and velux roof light in western elevation, installation of rear dormer window with associated railings and provision of rear 200mm raised terrace with hand rails and steps.
Reasons for refusal	<p>The proposal, by virtue of its design incorporating a dual axis roof is considered to be out of keeping with other properties within the surrounding Plotlands Area. It would not maintain the characteristic simple roof form which is found in properties in Sandhills Meadow and so would cause harm the wider area. The proposal would therefore be contrary to Policy EN2 and EN1 of the Spelthorne Core Strategy and Policies Development Plan Document (Feb 2009).</p> <p>The proposal would involve a significant increase in the floorspace of the dwelling when compared with that which originally existed on site. The addition would therefore be considered a disproportionate addition which would cause unacceptable harm to the openness of the Green Belt for which no very special circumstances have been demonstrated. The proposal would therefore be contrary to Policy EN2 of the Spelthorne Core Strategy and Policies Development Plan Document (Feb 2009), saved policy GB1 of the Spelthorne</p>

	Borough Local Plan 2001 and Paragraph 89 of the National Planning Policy Framework 2012.
Inspector's Comments	<p>The Inspector considered the cumulative increase in the scale of the dwelling would represent a disproportionate addition which would conflict with local and national planning policy, and so would represent inappropriate development. The Inspector attached substantial weight to this factor.</p> <p>The Inspector considered the increase in the size of the dwelling would result in a small loss of openness, which would be harmful to the Green Belt. The Inspector attached limited weight to this matter.</p> <p>The Inspector considered the design and scale of the proposed extension would appear out of character within Sandhills Meadows and so be harmful to the Green Belt and Plotlands Area. The presence of other properties which have been enlarged or rebuilt had similar 'simple' dual pitch roofs which the proposal did not and the Inspector attached significant weight to this matter.</p> <p>In summary the Inspector considered the increase in scale of the dwelling would have an unacceptable impact on the Green Belt, its openness, and the character of the Plotlands Area.</p>

Site	15 Sunbury Court Island, Sunbury-on-Thames
Planning application / Enforcement Numbers	<p>Appeal A - 15/00149/ENF (enforcement appeal)</p> <p>Appeal B - 14/00129/ENF (enforcement appeal)</p> <p>Appeal C - 15/00277/HOU (planning appeal)</p> <p>Appeal D - 14/01480/HOU (planning appeal).</p>
Appeal References	<p>Appeal A - Ref: APP/Z3635/C/15/3131286</p> <p>Appeal B - Ref: APP/Z3635/C/15/3131028</p> <p>Appeal C - Ref: APP/Z3635/W/15/3131285</p> <p>Appeal D - Ref: APP/Z3635/W/15/3131027</p>
Appeal Decision Date:	11/04/2016
Inspector's Decisions	<p>Appeal A - The appeal is dismissed, planning permission is refused and the notice is upheld.</p> <p>Appeal B - The appeal is allowed, the notice is quashed and planning permission is granted.</p> <p>Appeal C - The appeal is dismissed</p> <p>Appeal D - The appeal is allowed and planning permission is granted.</p>

Planning Breach	<p>Appeals A and C are linked. The planning breach for appeals A and C was the unauthorised erection of a detached outbuilding and raised decking.</p> <p>Appeals B and D are linked. The planning breach for appeals B and D was the unauthorised raising of the existing outbuilding and erection of associated decking.</p>
Reason for serving the Enforcement Notices	<p>(1) The outbuildings and decking would adversely impact the functional flood plain.</p> <p>(2) The Outbuildings would constitute inappropriate development within the greenbelt.</p> <p>(3) The scale of the outbuildings would be out of character in this riverside location.</p>
Inspector's Comments	<p>Appeals A and C – The Inspector considered the scale and location of this outbuilding would constitute inappropriate development in the Green Belt. In addition it would have a material impact on the flow and storage of floodwater which would be contrary to flooding policy. Finally the scale and position of this outbuilding would harm the character of the area and be harmful.</p> <p>Appeals B and D – The Inspector considered that as the outbuilding already existed and had been raised and had decking erected around it, it would not materially increase flood risk. Its increase in height was concluded to not harm the Green Belt and the fact that it was already in place for some time meant its increase in height would not harm the character of the area.</p> <p>The Inspector agreed that the outbuilding dealt with by appeals A and C was unacceptable and agreed 6 months was an acceptable time period for this to be removed. He considered the outbuilding dealt with by appeals B and D to be acceptable and dismissed the appeal and quashed the enforcement notice.</p>

Site	Land to rear of 267and 269 Kingston Road, Ashford
Planning Application Number	14/02067/FUL
Appeal Reference	1580066 (CIL Appeal)
Appeal Decision Date:	14/04/2016

Valuation Office Agency Decision	Dismissed
Proposed Development	Erection of a detached 2 bedroom dwelling with associated parking and amenity space.
Reasons for refusing to alter the CIL payment	The Council requested a CIL figure of £10,640 based on its adopted CIL levy. This was based on a chargeable area of 76 sq. m @ £140 per sq. m.
Valuation Office Agency Comments	<p>The appellant claimed that the application was submitted before the CIL levy was introduced and the Local Planning Authority (LPA) deliberately delayed the decision by refusing the scheme (the second refusal, the first was on a smaller site) and requiring the applicant to go to appeal and CIL was applicable when the appeal decision was issued. Some garages comprising 33 sq. m which had been on the site and were an integral part of the application should be discounted from the 76 sq m floorspace.</p> <p>The Valuation Office Agency agreed with the LPA. The Valuer considered that the LPA did not deliberately conspire to delay the approval of this application which resulted in CIL being applicable but that the application followed the natural and due process in arriving at the final decision. He also agreed that as the garages had been demolished prior to the planning application, the floorspace could not be taken into account in calculating the net chargeable area.</p>

Site	Willowmead, Dunally Park, Shepperton
Planning application number	15/01294/HOU
Appeal Reference	APP/Z3635/D/16/3142317
Appeal Decision Date:	12/04/2016
Inspector's Decision	Dismissed
Proposed Development	Erection of a part two storey, part single storey front extension incorporating a garage at ground floor and bedroom above.

Reason for refusal	It is considered that the proposal by reason of its scale, height and proportions would have an unacceptable impact on the character of the area, appearing visually obtrusive in the street scene, contrary to Policy EN1 of the Core Strategy and Policies DPD 2009 and the Supplementary Planning Document on the Design of Residential Extensions and New Residential Development April 2011.
Inspector's Comments	The Inspector considered that the main issue was "the effect of the proposal on the character and appearance of the surrounding area". Referring to the Council's SPD on extensions, he felt that the proposed roof extension may not detract from the street scene but was "less convinced as to the appropriateness of the proposed extension's design, particularly as the roof forms overlying both the ground and first floor projections would not reflect the gable-ended characteristics of the host dwelling". The Inspector considered that the variety of roof designs "would represent an awkward arrangement with additions to the original dwelling that would not sit comfortably with each other" and would conflict with policy EN1.

Site	187 The Avenue, Sunbury on Thames
Planning application number	15/01375/HOU
Appeal Reference	APP/Z3635/D/16/3144044
Appeal Decision Date:	12/05/2016
Inspector's Decision	Allowed
Proposed Development	Erection of first floor side extension, two storey rear extension, loft conversion incorporating side dormers of both roof flanks and rear dormer to create habitable accommodation in the roofspace, erection of single storey rear extension and pitched roof over front porch (amended from previous refused scheme 15/00950/HOU).
Reason for refusal	The proposed first floor flank element of the extension, by virtue of its design, scale and position would lead to a closing of the distinctive gap between dwellings (no's 187 and 189 The Avenue), and would therefore not respect the wider character of the area which is characterised by detached dwellings with distinct gaps between dwellings, and so constitute an

	<p>incongruous feature within the street scene. In addition the flat roof dormer is considered to not respect the character of the host dwelling, and would appear at odds with the proposed dormer on the southern roof slope which would have a pitched roof over. This arrangement is considered to be harmful to the character of the host dwelling and the wider area. The proposal is therefore considered contrary to Policy EN1 of the Spelthorne Development Plan Core Strategy and Policies Development Plan Document and the Councils Supplementary Planning Document 2009 for the Design of Residential Extensions and New Residential Development 2011.</p>
Inspector's Comments	<p>The Inspector considered the main issue to be the effect of the proposal on the character of the area and host property. The Inspector considered the proposal would result in a similar separation between dwellings as seen on other dwellings in this part of The Avenue, and also put due weight on the previous appeal which was allowed on the site. The proposed dormers were considered not to cause harm the streetscene or character of the host building by virtue of their separation from each other, and the set back from the street front.</p> <p>The Inspector considered the proposed extensions would not have an adverse impact on the character of the area and considered its design complied with Policy EN1 on design, and consequently allowed the appeal subject to conditions.</p>

Site	28 Crescent Road, Shepperton
Planning application number	15/01531/HOU
Appeal Reference	APP/Z3635/D/16/3143791
Appeal Decision Date:	17/05/2016
Inspector's Decision	Allowed
Proposed Development	Erection of a first floor side extension and other alterations to dwellinghouse.
Reason for refusal	The proposal, in terms of design, scale and location is considered to have an unacceptable overbearing impact on the amenity of 26 Crescent Road. The development is therefore contrary to Policy EN1 of the Core Strategy and Policies Development Plan Document 2009 and the Supplementary

	Planning Document on the Design of Residential Extensions and New Residential Development 2011.
Inspector's Comments	<p>The Inspector considered that the main issue was “<i>the effect of the proposed development on the living conditions at no. 26 Crescent Road, with particular regard to the outlook from that property, and the availability of light to it</i>”.</p> <p>The Inspector noted that 28 Crescent Road faces the road whilst the southerly neighbour at 26 Crescent Road was located at an angle that gives its rear elevation an aspect across the garden of 28 Crescent Road. The proposed extension would be clearly visible from no. 26 but “<i>it would be set in 1m from the boundary and its maximum height would be much lower than the host property. The proposed dual hipped roof with a shallow pitch, and the sloping roof to the floor beneath, would limit its bulk, and assist in breaking-up its perceived mass</i>”. The Inspector therefore considered that the proposed first floor extension would not have a significant overbearing impact on the dwelling at no. 26 Crescent Road.</p> <p>The Inspector also considered as no. 28 was located to the north of no. 26 and because of the skewed relationship between the two properties, the proposal would not cause significant loss of light, would cause little or no overshadowing, and would not cause significant loss of privacy to no. 26 Crescent Road.</p> <p>The Inspector concluded that the scheme would not have a significant adverse effect on the living conditions at no. 26 Crescent Road and the appeal was allowed.</p>

FUTURE HEARING / INQUIRY DATES

Council Ref.	Type of Appeal	Site	Proposal	Case Officer	Date
12/00246 /ENF	Inquiry	48 Park Road, Ashford	Cessation of unauthorised residential use and demolition of garage extension.	MCI/RJ	19/07/2016
15/00698 /FUL	hearing	Land at Northumber -land Close Stanwell	Erection of a Class B1(Business) building with associated parking and landscaping, and	JF	26/07/2016

Council Ref.	Type of Appeal	Site	Proposal	Case Officer	Date
			<p>construction of access onto Northumberland Close, together with dedication of land fronting Bedfont Road as Public Open Space.</p>		