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Date: 23 March 2021

## Notice of meeting

### Planning Committee

**Date:** Wednesday, 31 March 2021

**Time:** **Call Over Meeting** - 6.00 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:** Video Conference via Microsoft Teams

### To the members of the Planning Committee

Councillors:

T. Lagden (Chairman)	A.C. Harman	R.W. Sider BEM
M. Gibson (Vice-Chairman)	H. Harvey	R.A. Smith-Ainsley
C. Bateson	N. Islam	B.B. Spoor
J.T.F. Doran	J. McIlroy	J. Vinson
S.A. Dunn	R.J. Noble	

*Councillors are reminded to notify Committee Services of any Gifts and Hospitality offered to you since the last Council meeting so that these may be entered in the Gifts and Hospitality Declaration book.*

**Spelthorne Borough Council, Council Offices, Knowle Green**

**Staines-upon-Thames TW18 1XB**

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## **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** **5 - 10**  
To confirm the minutes of the meeting held on 3 March 2021 as a correct record.
- 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.

**Planning Applications and other Development Control matters**  
To consider and determine the planning applications and other development control matters detailed in the reports listed below.
- 4. Glossary of Terms and Abbreviations** **11 - 16**
- 5. Planning application No. 20/01573/FUL - Old Watch House, 6-8 Wolsey Road, Ashford TW15 2RB** **17 - 42**

**Ward**  
Ashford Town

**Proposal**  
Erection of a second floor extension to create an additional flat, and alternations to an existing approved 1 bed flat together with external alternations and provision of cycle parking and refuse storage.

**Officer Recommendation**  
This application is recommended for approval.
- 6. Future Major Planning Applications** **43 - 48**
- 7. Planning Appeals Report** **49 - 58**  
To note details of the Planning appeals submitted and decisions received between 18 February 2021 – 19 March 2021.

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**Minutes of the Planning Committee  
3 March 2021**

**Present:**

Councillor M. Gibson (Vice-Chairman)

**Councillors:**

C. Bateson	H. Harvey	R.W. Sider BEM
J.T.F. Doran	N. Islam	R.A. Smith-Ainsley
S.A. Dunn	J. McIlroy	B.B. Spoor
A.C. Harman	R.J. Noble	J. Vinson

**Apologies:** Apologies were received from Councillor T. Lagden

**In Attendance:**

Councillors who are not members of the Committee, but attended the meeting and spoke on an application in or affecting their ward, are set out below in relation to the relevant application.

Councillor R. Dunn (Sunbury Common Ward) – Planning Application No. 20/00736/FUL, 96 Cavendish Road, Sunbury on Thames, TW16 7PL

**58/21 Minutes**

The minutes of the meeting held on 03 February 2021 were approved as a true and accurate record.

**59/21 Disclosures of Interest**

**a) Disclosures of interest under the Members' Code of Conduct**

Cllr Robert Noble declared a pecuniary interest in relation to planning application No. 20/01544/FUL, 58 Thames Meadow, Shepperton, TW17 8LT, in that he and his wife were the applicants. He declared that he would leave the meeting before this item was discussed and would not be voting on this item.

**b) Declarations of interest under the Council's Planning Code**

Councillors S. Doran, S. Dunn, M. Gibson, H. Harvey, R. Noble, R. Sider, R.A. Smith-Ainsley, B. Spoor and J. Vinson had all received correspondence in relation to application No. **20/00736/FUL** – 96 Cavendish Road, Sunbury On

Thames, TW16 7PL but had not commented and had kept an open mind. Councillor H. Harvey also reported that she had visited the application site.

Councillors S. Doran, R. Sider, R.A. Smith-Ainsley, B. Spoor and J. Vinson had all received correspondence in relation to planning application No. **20/01544/FUL**, 58 Thames Meadow, Shepperton, TW17 8LT, but had not commented and had kept an open mind. Councillor H. Harvey stated that she had visited the site and had kept an open mind. Councillor Sider also reported that he was a colleague of the applicant but kept an open mind.

### **60/21 Planning Glossary of Terms and Abbreviations**

The Chairman drew the Committee's attention to the glossary of terms and abbreviations that has been added to the agenda pack.

### **61/21 Planning application No. 20/00736/FUL - 96 Cavendish Road, Sunbury On Thames TW16 7PL**

#### **Description:**

The erection of a two-storey detached building comprising 2 x 1 bedroom flats.

#### **Additional Information:**

The application had been called in by Councillor R. Dunn as a result of concerns relating to overlooking and loss of privacy, parking provision, loss of light and flooding.

The Principal Planning Officer advised the Committee that:

The Council had received three further letters of representation which raised the following concerns:

- i) If the minibus, owned by the occupiers of a neighbouring property, is parked in the parking space adjoining the site, it would overhang the proposed site entrance. Photographs have also been submitted to support this suggestion,
- ii) Any overspill parking would take place in Cavendish Road,
- iii) There were concerns over the vehicle tracking plan,
- iv) There would be a loss of sunlight and overshadowing,
- v) The use of the private road, and

- vi) The is currently only one other flatted development in the surrounding area.

**Public Speaking:**

In accordance with the Council's procedure for speaking at meetings, Mr P. Coulter submitted a prepared statement against the proposed development, that was read out by the Committee Manager, raising the following key points:

- i) The positioning of the entry points clashes with the current parking at Bracken Close
- ii) The car parking spaces does not meet the council requirement and the surrounding roads are already suffering from congestion from parked cars.
- iii) The vehicle tracking diagram provided does not take into account multiple vehicles using the space.
- iv) Delivery and emergency services will have trouble accessing the site.
- v) The development will cause loss of light to neighbouring properties.
- vi) The distance front to back between the existing and new properties does not meet the minimum amount needed by legislation.
- vii) There is a history of anti-social behaviour in a two flat property in the surrounding area.

Councillor R. Dunn spoke against the proposed application raising the following key points:

- i) The purposed application does not fit in with the existing street scene
- ii) It would cause major problems to the existing residents who already live in a restricted environment
- iii) Loss of light and existing properties being overlooked
- iv) During construction there would be limited access to the close and would therefore cause existing residents problems in parking near their home
- v) Digging up the road to provide utilities to the site would cause major disruption to the area
- vi) The application site is near Feltham Brook that poses a risk of flooding

vii) A2 Dominion are the owners of the private road

**Debate:**

During the debate the following key issues were raised:

- There is currently a shortage of housing land and this site is classified as brown fill
- Surrey County Council has not raised any concerns regarding this development and the surrounding roads.
- Emergency vehicles would have trouble accessing the site
- If two cars met on the road leading to the development, they could not pass
- Neighbourhood services are happy with the application in respect of refuse collection
- In the neighbouring property, the only area affected by the loss of light is a stairwell
- The distance between the two neighbouring properties meets the requirements on the 1<sup>st</sup> floor level but not on the ground floor level
- The parking provision proposed falls short of Spelthorne B.C's own parking requirements
- A2 Dominion have not given formal agreement to the developer to access the property over their land

**Decision:**

The approval was **NOT APPROVED**

A motion was put before the committee to refuse the proposed development by reason of its access arrangements. In addition the development would result in a poor and cramped standard of layout which would not pay regard to the character of the surrounding area, contrary to policy EN1 of the Core Strategy and Policies Development Plan Document, February 2009.

**Decision:**

The application was **REFUSED**

**62/21 Planning application No. 20/01544/FUL - 58 Thames Meadow, Shepperton, TW17 8LT**

**Councillor R. Noble left the meeting at 7.33pm**

**Description:**

Erection of a dwelling house (use class C3) with associated car parking and landscaping following removal of existing 'summer accommodation'.

**Additional Information:**

The application was brought before the Planning Committee as the applicant is a Spelthorne Borough Council Councillor.



Officers had been copied into a document sent to Councillors which included photographs and showed the clearing which has taken place to the site since the applicants took ownership.

**Public Speaking:**

In accordance with the Council's procedure for speaking at meetings, Ms H. Lowe, Agent acting for the applicant, spoke for the proposed development raising the following key points:

- i) Although the site was originally built for recreational purposes, many of the surrounding properties have gained residential status,
- ii) The application seeks to replace the existing caravan and outbuildings that have been on the site for many years and should therefore be considered permanent,
- iii) Although the site lies within the Green Belt, because the buildings have been on the site for so long, it should be considered previously developed land per the NPPF,
- iv) The proposed dwelling would only have a slightly larger footprint than the existing dwellings and would not compromise the openness of the site,
- v) The site has been significantly improved by the applicant through the years,
- vi) Although the proposed site is in a flood zone, it would be raised to ensure flood resilience and maintain flood storage capacity, and would not lead to any additional risk of flooding elsewhere,
- vii) The Officer's report confirms that the design of the property was acceptable and that it complies with the Plotlands Policy and Policy EN8, and
- viii) The development complies with parking and sustainability criteria.

**Debate:**

During the debate the following key issues were raised:

- The site does not benefit from permanent residential use
- The caravan currently on the site is not considered permanent as it has wheels and a tow bar attached
- The Environment Agency have objected on flooding grounds as it is against policy to introduce additional households into a flood plain.
- Previous applications for this site have been refused

- The caravan and outbuildings currently on the site are not attractive
- Thames Meadow has never been flooded and the Residents Association have flood resilience plans in place
- Applicants have regenerated and enhanced the green nature of the site which has encouraged wildlife
- If the application had been submitted by a non-Council associated resident it would have been refused
- The site is not previously developed land
- The application site is green belt land and therefore should not be built on
- By consolidating all the small temporary buildings on the site into one, it would increase the openness of the site
- The development would not impact on neighbouring properties.

**A recorded vote was requested**

For the motion: Cllrs C. Bateson, J. Doran, S. Dunn, M. Gibson, T. Harman, H. Harvey, N. Islam, J. McIlroy, R. Smith-Ainsley, B. Spoor and J. Vinson

Against the motion: Councillor R. W. Sider BEM

**Decision:**

The application was **REFUSED**

**63/21 Future Major Planning Applications**

The Planning Development Manager presented a report outlining the major applications that may be brought before the Planning Committee for determination.

**Resolved** that the report of the Planning Development Manager be received and noted.

**64/21 Planning Appeals Report**

The Chairman informed the Committee that if any Member had any detailed queries regarding the report on Appeals lodged and decisions received since the last meeting, they should contact the Planning Development Manager.

**Resolved** that the report of the Planning Development Manager be received and noted.

**PLANNING GLOSSARY OF TERMS AND ABBREVIATIONS**

<b>TERM</b>	<b>EXPLANATION</b>
ADC	Advert application
AMD	Amend (Non Material Amendment) – minor change to an application after planning permission has been given
AOD	Above Ordinance Datum. Height, in metres, above a fixed point. Used to assess matters of comparative heights in long distance views and flooding modelling
AQMA	Air Quality Management Area
BCN	Breach of Condition Notice. Formal enforcement action to secure compliance with a valid condition
CHA	County Highways Authority. Responsible for offering advice on highways issues relating to planning applications as well as highways maintenance and improvements
CIL	Community Infrastructure Levy – A levy on housing development to fund infrastructure in the borough
CLEUD/CLD	Certificate of Lawful Existing Use or Development. Formal procedure to ascertain whether a development which does not have planning permission is immune from enforcement action
CS&P DPD	Core Strategy and Policies Development Plan Document
COU	Change of use planning application
CPD	Certificate of Lawful Proposed Use or Development. Formal procedure to ascertain whether a development is permitted development and does not require planning permission
Conservation Area	An area of special architectural or historic interest designated due to factors such as the layout of buildings, boundaries, characteristic materials, vistas and open spaces
DAS	Design and Access Statement. This is submitted with a planning application and sets out the design principles that the applicant has adopted to make the proposal fit into its wider context
Development Plan	The combined policy documents of the Local Plan, Minerals and Waste Plans. The Minerals and Waste Plans are prepared by Surrey County Council who has responsibility for these functions

DM	Development Management – the area of planning service that processes planning applications, planning appeals and enforcement work
DMPO	Development Management Procedure Order - This Order provides for procedures connected with planning applications, consultations in relation to planning applications, the determination of planning applications and appeals
DPH	Dwellings per Hectare (density)
EA	Environment Agency. Lead government agency advising on flooding and pollution control
EIA	Environmental Impact Assessment – formal environmental assessment of specific categories of development proposals
EHO	Environmental Health Officer
ES	Environmental Statement prepared under the Environmental Impact Assessment Regulations
FRA	Flood Risk Assessment
FUL	Full planning application
GPDO	General Permitted Development Order. Document which sets out categories of permitted development (see 'PD' below)
HOU	Householder planning application
LBC	Listed Building Consent – consent to alter a listed building
LLFA	Lead Local Flood Authority
Local Plan	The current development policy document
LPA	Local Planning Authority
Material Considerations	Matters which are relevant in the determination of planning applications
MISC	Miscellaneous applications (usually a consultation by adjoining boroughs)
NPPF	National Planning Policy Framework, 2019. This is Policy issued by the Secretary of State detailing national planning policy within existing legislation
OUT	Outline planning application – obtaining the principle of development

PAP	Prior Approval application
PCN	Planning Contravention Notice. Formal notice, which requires information to be provided in connection with an enforcement investigation. It does not in itself constitute enforcement action
PD	Permitted development – works which can be undertaken without the need to submit a planning application
PDDC	Permitted Development New Dwelling in commercial or mixed use
PDDD	Permitted Development prior approval new dwelling on detached buildings
PDDN	Permitted Development prior approval demolish and construct new dwellings
PDDS	Permitted Development prior approval enlarge dwelling by additional storeys
PDDT	Permitted Development prior approval new dwelling on terraced buildings
PDH	Permitted Development Householder prior approval
PDNF	Permitted Development prior approval new dwellings on flats
PDO	Permitted Development prior approval conversion of office to residential.
PINS	Planning Inspectorate responsible for determining planning appeals on behalf of the Secretary of State
PIP	Permission in Principle application
POCA	Proceeds of Crime Act. Used by LPAs to obtain confiscation orders against those committing offences under the Town and County Planning Act 1990 following successful conviction
PPG	National Planning Practice Guidance. This is guidance issued by the Secretary of State detailing national planning practice and guidance within existing legislation. It is also known as NPPG <i>National Planning Practice Guidance</i>
Ramsar Site	A wetland of international importance
RIPA	Regulation of Investigatory Powers Act. Provides limitation on covert surveillance relating to enforcement investigation
RMA	Reserved Matters application – this follows on from an outline planning permission and deals with some or all of the outstanding details of the outline application including: appearance, means of access, landscaping, layout and scale

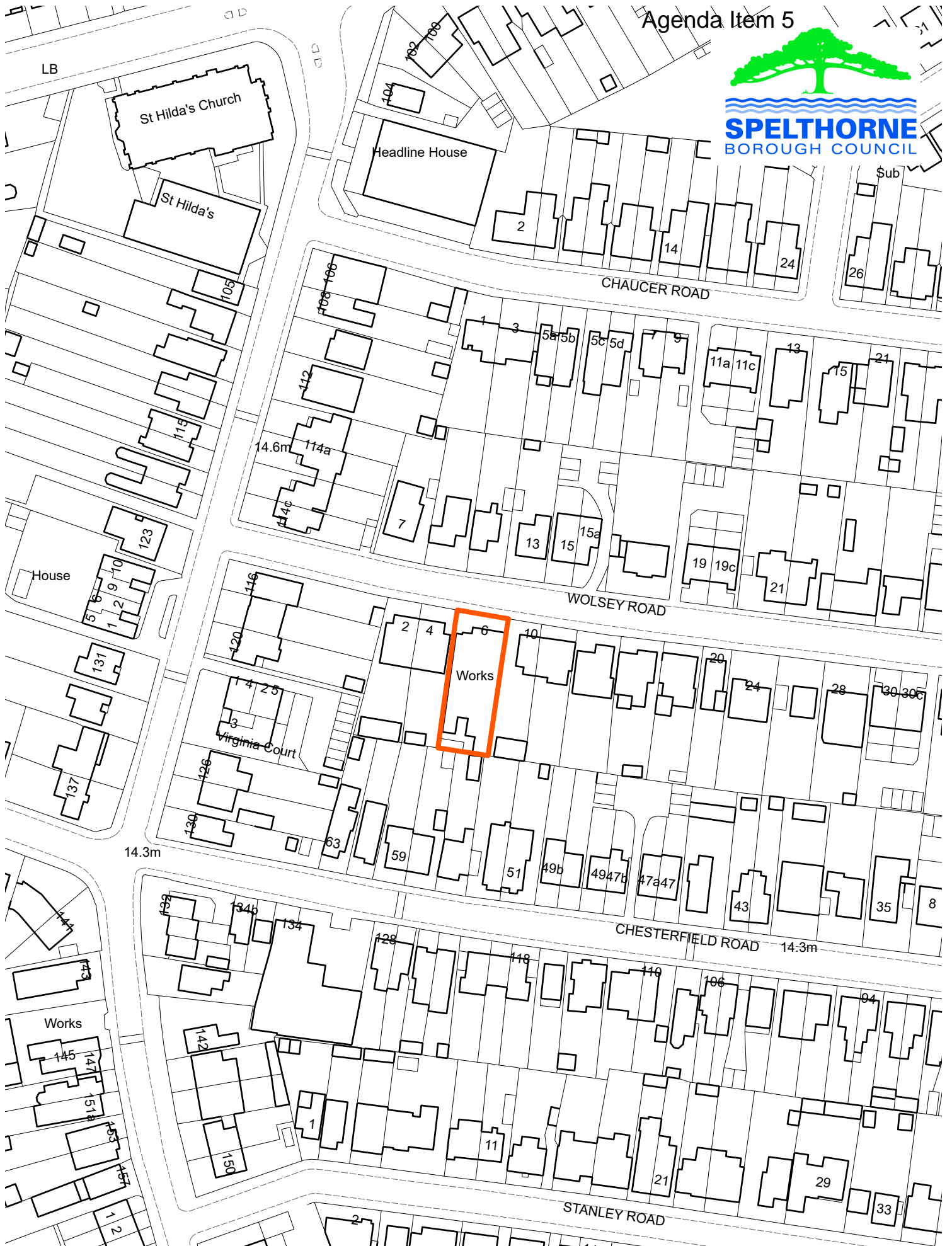
RVC	Removal or Variation of Condition on a planning permission
SAC	Special Area of Conservation – an SSSI additionally designated as a Special Area of Conservation under the European Community’s Habitats Directive 1992 in order to maintain or restore priority natural habitats and wild species
SCAMD	Surrey County Council amended application (minor changes following planning permission)
SCC	Surrey County Council planning application
SCI	Statement of Community Involvement. The document and policies that indicate how the community will be engaged in the preparation of the new Local Plan and in the determination of planning applications
Section 106 Agreement	A legal agreement for the provision of facilities and/or infrastructure either directly by a developer or through a financial contribution, to meet the needs arising out of a development. Can also prevent certain matters
SLAA	Strategic Land Availability Assessment
SNCI	Site of Nature Conservation Importance. A non-statutory designated area of county or regional wildlife value
SPA	Special Protection Area. An SSSI additionally designated a Special Protection Area under the European Community’s Directive on the Conservation of Wild Birds 1979. The largest influence on the Borough is the Thames Basin Heath SPA (often referred to as the TBH SPA)
SPD	Supplementary Planning Document – provides additional advice on policies in Local Development Framework (replaces SPG)
SSSI	Site of Special Scientific Interest is a formal conservation designation, usually due to the rare species of flora or fauna it contains
SuDS	Sustainable Urban Drainage Systems. Providing urban drainage systems in a more environmentally sensitive way by systems designed to reduce the quantity of run-off, slow its velocity or provide for filtering, sedimentation and biological degradation of the water
Sustainable Development	Sustainable development is the core principle underpinning planning. It is defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”
T56	Telecom application 56 days to determine

TA	Transport Assessment – assessment of the traffic and transportation implications of a development proposal
TCA	Trees in a conservation area – six weeks’ notice to the LPA is required for works to trees in a conservation area. This gives an opportunity for the LPA to consider whether a tree preservation order should be made to protect the trees
TPO	Tree Preservation Order – where a tree or trees are formally protected, and prior consent is needed for pruning or felling
TRICS	Computerised database and trip rate analysis used to estimate traffic flows to and from a variety of land uses, to assess transportation implications of new development in southern England
Further definitions can be found in Annex 2 of the NPPF	

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20/01573/FUL

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# Planning Committee

31 March 2021



<b>Application No.</b>	20/01573/FUL		
<b>Site Address</b>	Old Watch House, 6 - 8 Wolsey Road, Ashford		
<b>Applicant</b>	Mr Sam Rosenthal		
<b>Proposal</b>	Erection of a second floor extension to create an additional flat, and alterations to an existing approved 1 bed flat together with external alterations and provision of cycle parking and refuse storage.		
<b>Officers</b>	Kelly Walker		
<b>Ward</b>	Ashford Town		
<b>Call in details</b>	This application has been called in by Cllr Rybinski due to concerns on the character and appearance of the host building and surrounding area.		
<b>Application Dates</b>	Valid: 22.12.2020	Expiry: 03.03.2021	Target: Extension of Time agreed
<b>Executive Summary</b>	<p>This planning application seeks the erection of a second floor extension in the form of 2 pitched-roofs linked together, one set back from the other to provide an additional flat. It also includes alterations to an existing approved flat (on the first floor to provide access to the second floor) with external alterations and the provision of cycle parking and refuse storage. The site has previously been converted from an office to residential use under the Prior Approval procedure and planning permission was subsequently granted for external alterations to the building.</p> <p>It should also be noted that a similar application for an extension at second floor level, providing an additional flat, with a very different design, was recently dismissed at appeal. However, this current scheme has been submitted with an improved design in order to overcome the Inspector's only reason for objecting to the scheme.</p> <p>The proposal is considered to be acceptable in terms of design, impact on the character of the area. and impact on the amenity of neighbouring properties. It will also be acceptable on parking grounds. The proposal will provide a new residential unit, with a good standard of accommodation, on an existing residential site, in a sustainable location.</p> <p>The application is considered to conform to Policies EN1 and CC2 of the Core Strategy and Policies DPD 2009. There are no significant or demonstrable reasons that would outweigh the benefits of the scheme in regard to the tilted balance. The application is recommended for</p>		

	approval.
<b>Recommended Decision</b>	The 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:

- SP2 (Housing Provision)
- HO1 (Providing for New Housing Development)
- SP6 (Maintaining and Improving the Environment)
- EN1 (Design of New Development)
- EN15 (Development on Land Affected by Contamination)
- SP7 (Climate Change and Transport)
- CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
- CC2 (Sustainable Travel)
- CC3 (Parking Provision)

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

- SPD on Design of Residential Extensions and New Residential Development 2011
- SPG on Parking Standards Updated 2011

1.3 The advice contained within the National Planning Policy Framework (NPPF) 2019 is also relevant.

### 2. Relevant Planning History

19/01201/FUL	Erection of a 2nd floor extension to create an additional 1 no. 2 bed unit, alteration to approved 1 no. 1 bed duplex unit, external alterations, and provision of associated cycle parking and refuse storage.	Refused 24.10.2019 Appeal dismissed 27.11.2020
19/00200/FUL	External alterations to the building	Granted 11.04.2019

19/00063/AMD	Minor amendment to 19/00063/PDO	Granted 27.02.2020
19/00063/PDO	Prior approval notification for the change of use of the building from (B1) office to residential (C3) consisting of 9 no. one and two bedroom units	Granted 18.03.2019
18/00316/DCE1	Discharge of condition 1 (contamination) of permission 18/00316/PDO	Discharged 03.05.2019
18/00316/PDO	Prior approval notification for the change of use of the building from (B1) office to residential (C3) consisting of 9 no. one and two bedroom units	Granted 04.05.2018

### 3. Site Description

- 3.1 The application site is located on the southern side of Wolsey Road and is a rectangular plot. The site comprises a building previously occupied by The Old Watch Factory Limited as a commercial use, but which has undergone external alterations and conversion works to provide 9 flats. There is hardstanding to the front which provides some off-street parking spaces and a small yard to the rear. The building has two storeys with a flat roof to the frontage and to its western flank facing 4 Wolsey Road. The eastern flank facing 10 Wolsey Road is single storey with a pitched roof. Wolsey Road is otherwise residential in character but with a mix of housing types and styles..
- 3.2 There are some single storey bungalows on the opposite side of the road, but two storey houses with pitched roofs predominate. Some have gable fronted roofs with hips to the sides, such as Nos. 2 and 4; others have hips to the front and sides, such as Nos. 10 and 12. There is variation in external materials to the houses. The site is surrounded by residential development comprising a mix of semi-detached and detached houses with some terraced houses and flats along Stanwell Road.

### Background

- 3.3 The building has residential use and has been converted from the former office use. Prior approval was given for the change of use of the building to 9 no. one and two bed flats (ref 19/00063/PDO). Following this approval, planning permission was given for external changes to the building (ref 19/00200/FUL). These alterations comprised the replacement of windows and doors, alterations to door and window openings, replacement of roof and installation of balconies with glass privacy screens. These works have been completed and the property is in residential use as flats, although it is understood that not all of the units are occupied.

- 3.4 Planning application ref 19/01201/FUL proposed the erection of a second floor extension to create an additional 1 no. 2 bed unit, together with alterations to the approved 1 no. 1 bed duplex unit (for access to the second floor), external alterations, and provision of associated cycle parking and refuse storage. This was refused in October 2019 on design grounds only. The reason for refusal is stated below:-

*The proposal would, by reason of design, scale and location, appear visually obtrusive and out of character with the surrounding street scene, not paying due regard to the design of the host building. It would have negative impact and fail to make a positive contribution to the surrounding area. The proposal is, therefore, contrary to Policy EN1 of the Core Strategy and Policies DPD 2009, the Supplementary Planning Document on the Design of Residential Extensions and New Residential Development 2011 and the NPPF 2019.*

- 3.5 The decision was subject to an appeal and the Inspector considered that despite the benefits of the scheme providing housing, the only reason to dismiss the appeal was in relation to the design. In the appeal decision the Inspector considered that the main issue was the effect of the development on the character and appearance of the host building and surrounding area. He made the following comments on this issue:

*'The building has already provided 9 dwellings in an innovative way towards meeting housing need. The adverse impact on the character of the area arising from the current proposal would significantly and demonstrably outweigh the benefit of providing a tenth unit, when assessed against the policies in the Framework taken as a whole.'*

- 3.6 He did not consider that the appeal should be dismissed on any other grounds, including those of overdevelopment or parking. He stated that, *'...I have noted the representations from residents, all against the proposal; these do not change my findings on the proposal's merits.'*
- 3.7 It is important to note that this recent appeal decision is a material planning consideration and must be given significant weight in the consideration of any further similar types of applications at the site. The current proposal is for a similar scheme in terms of the description: a proposed extension at second floor level to provide an additional flat. However, the design has been amended to make improvements and to address the reason to dismiss the appeal. As such, design is the only issue that can be a material reason to refuse the current scheme, given it is for a very similar proposal to that considered by the Inspector at appeal.

### **Description of Current Proposal**

- 3.8 The proposal is for the erection of a second floor extension to the existing building to provide an additional flat. The proposal includes a dual pitched roof, one set further forward than the other, given the stepped nature of the existing building, and are linked together. This results in the eaves level remaining the same as existing (which is higher than the neighbouring properties) and the roof sloping in from the side boundaries up to the ridges. The height of the two ridges will be the same; they will be taller than the

properties to the east at 10 and 12 Wolsey Road, but lower than those of 2 and 4 Wolsey Road to the west. The extension will be built from materials to match the existing building, with white render and metal framed windows. It will also have grey slate roof tiles and zinc or vertical tile cladding for the link feature. The proposed flat will have two bedrooms, a kitchen to the front and a living room area to the rear of the proposed roof extension. The flat would be dual aspect, with windows in the front and rear. Side facing windows are proposed in the new roof at a high level. There will also be a roof top terrace at the rear, which will have a 2m high, larch screen enclosing it. There will be some minor alterations to an existing flat on the first floor to provide space for stairs up to the proposed flat in the roof extension. The proposal also includes refuse storage facilities to the front of the site and cycle parking provision.

3.9 The proposed indicative site layout is provided as an Appendix.

#### **4 Consultations**

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

<b>Consultee</b>	<b>Comment</b>
County Highway Authority	No objection. Recommends a condition

#### **5. Public Consultation**

5.1 A total of 16 properties were notified of the planning application. Eight letters of objection have been received raising the following issues:-

- parking/highway issues
- overdevelopment
- overlooking
- previous permission refused
- noise and disturbance (in particular from the roof terrace)

#### **6. Planning Issues**

- Principle of the development
- Design and appearance
- Amenity of future occupiers
- Impact on amenity of neighbouring properties
- Residential amenity
- Highway issues

#### **7. Planning Considerations**

##### Housing Land Supply

7.1 When considering planning applications for housing, local planning authorities should have regard to the government's requirement that they significantly boost the supply of housing and meet the full objectively assessed need for market and affordable housing in their housing area so far as is consistent policies set out in the National Planning Policy Framework (NPPF) 2019.

- 7.2 The Council has embarked on a review of its Local Plan and acknowledges that the housing target in its Core Strategy and Policies DPD February 2009 of 166 dwellings per annum is more than five years old and therefore the five year housing land supply should be measured against the area's local housing need calculated using the Government's standard method<sup>1</sup>. The standard method for calculating housing need is based on the 2014 household growth projections and local affordability. This equates to a need of 606 dwellings per annum in Spelthorne. This figure forms the basis for calculating the five-year supply of deliverable sites.
- 7.3 The NPPF requires a local authority to demonstrate a full five year supply of deliverable sites at all times. For this reason, the base date for this assessment is the start of the current year 1 April 2020, but the full five year time period runs from the end of the current year, that is, 1 April 2021 to 31 March 2026. The 20% buffer will therefore be applied to this full period. National guidance sets out that the buffer should comprise sites moved forward from later in the plan period. A 20% buffer applied to 606 results in a figure of 727 dwellings per annum, or 3636 over five years.
- 7.4 In using the objectively assessed need figure of 727 as the starting point for the calculation of a five year supply it must be borne in mind that this does not represent a target as it is based on unconstrained need. Through the Local Plan review, the Borough's housing supply will be assessed in light of the Borough's constraints, which will be used to consider options for meeting need. The Council has now published its Strategic Land Availability Assessment (SLAA) which identifies potential sites for future housing development over the plan period.
- 7.5 The sites identified in the SLAA as being deliverable within the first five years have been used as the basis for a revised five year housing land supply figure. Spelthorne has identified sites to deliver approximately 3518 dwellings in the five year period.
- 7.6 The effect of this increased requirement with the application of a 20% buffer is that the identified sites only represent a 4.8 year supply and accordingly the Council cannot at present demonstrate a five year supply of deliverable housing sites. There is, therefore, a presumption in favour of sustainable development.
- 7.7 Government guidance (NPPF para 73) requires the application of a 20% buffer "where there has been significant under delivery of housing over the previous three years". In addition, guidance on the Housing Delivery Test indicates that where housing delivery falls below 85%, a buffer of 20% should be applied to the local authority's five year land supply and a presumption in favour of sustainable development if the figure is below 75%. The Housing Delivery Test result for Spelthorne Borough Council was published by the Secretary of State in January 2021, with a score of 50%. This means that less housing has been delivered when compared to need over the previous three years. As a consequence, there is a presumption in favour of sustainable development because the test score of 50% is less than the 75% specified in

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<sup>1</sup> Planning Practice Guidance Reference ID: 68-005-20190722



the regulations. The figure of 50% compares with 60% last year and 63% in 2019. The Council's Housing Delivery Test Action Plan will be updated to reflect this. The current action plan positively responds to the challenge of increasing its housing delivery and sets out actions to improve delivery within the Borough.

- 7.8 As a result of the above position in Spelthorne relating to the 5 year housing land supply and the recent Housing Delivery Test, current decisions on planning applications for housing development need to be based on the 'tilted balance' approach set out in paragraph 11 of the NPPF (2019). This requires that planning permission should be granted unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole'.

#### Principle of the development

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

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

- 7.10 This is also reflected in the NPPF paragraph 117 which emphasises the need for the effective use of land in meeting the need for homes, whilst safeguarding the environment and provides further relevant context at paragraph 122 in respect of achieving appropriate densities.

- 7.11 The site is located within the urban area on a previously developed site, within walking distance from the High Street and Ashford train station. As such the site is within an accessible location, close to facilities and public transport links. It is not located within a high flood risk area or in the Green Belt. The existing building contains 9 flats. Therefore, the principle of creating 1 additional residential flat is considered acceptable. Furthermore, the proposal is considered to comply with the aims of National Planning Policy Framework (NPPF) and makes efficient use of urban land. The principle of the development is, therefore, acceptable, provided other policies requirements are met as discussed further below.

#### Housing density

- 7.15 As noted above, when considering the principle of housing, the NPPF and Policy HO1 requires new housing development to be sustainable and in the urban area and this scheme meets both of these requirements. Notwithstanding this, Policy HO5 in the Core Strategy and Policies DPD 2009 (CS & P DPD) sets out density ranges for particular context but prefaces this at paragraph 6:25 by stating:

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

- 7.16 Policy HO5 specifies densities for sites within existing residential areas that are characteristic of predominantly family housing rather than flats, new development should generally be in the range of 35 to 55 dwellings per hectare. It is important to emphasise that the density ranges are intended to represent broad guidelines and development will also be considered against the requirements of Policy EN1 on design. The building also covers much of the site given its former commercial use, unlike other residential development in the locality
- 7.17 The principle of a high density development on urban land is the focus of the NPPF and Policy HO1 in order to make efficient use of previously developed and brownfield land, in sustainable locations.
- 7.18 The proposal is for 1 flat within an extension to an existing building which currently has 9 flats. The site area is some 0.0489 hectares and will therefore result in a density of 204 dwellings per hectare. Although above the recommended amount in policy HO5, this policy does permit higher densities where a development complies with policy EN1 on design particularly in terms of the character of the area and is in an accessible location. In addition, this proposal is only for one additional unit.
- 7.19 The density is considered to be acceptable provided it complies with Policy HO1 and Policy EN1 on design which is explained in the following paragraphs. It is also important to note this was not an issue raised in the previous application for an additional flat, 19/01201/FUL by the Local Planning Authority or the Inspector at the appeal. Consequently, it is considered that an objection could not be justified on housing density grounds for this particular application.
- .
- Design and appearance
- 7.20 Policy EN1a of the CS & P DPD states that *“the Council will require a high standard in the design and layout of new development. Proposals for new development should demonstrate that they will: create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.”*
- .
- 7.21 As noted above, the current application has been submitted in order to overcome the previous reason for refusal and dismissal of the recent appeal. The application was refused on design grounds only. The proposal consisted of an extension at second floor level, which included a sloping roof with gables to the side and large flat roofed sections, with 2 large dormers features extending into the roof. The Planning Inspector considered the main issue was the effect of the development on the character and appearance of the host building and surrounding area.
- 7.22 He noted that the existing building’s appearance contrasts with nearby housing, but its massing when viewed from the road fits readily into the street scene, with eaves levels higher than those at adjacent houses, but with a

lower overall height. He noted that the building is not unattractive and has a simple form reflective of its previous use. The appeal scheme proposed to introduce two front facing dormers into a second floor pitched roof with gable ends and the Inspector considered that this, '*... would not be sympathetic to the design of the original building*'. and '*... Whilst dormer windows would align with windows below, the dormers would appear as incongruous elements unrelated to the present form of the building or reflective of other buildings in the street scene.*'

- 7.23 He also noted that the overall proposed height would be comparable to neighbouring houses, but the width and massing, together with the flat roofed section would be poor design feature...

*'... the width and massing of development at second floor level would be considerably greater than that of the ridges to adjacent hipped roofs.'*

*The rear flat roofed elements to both gable ends would be bulky additions, conspicuous in oblique views across the facing hipped roofs to nos. 4 and 10.*

- 7.24 The Inspector concluded that the proposed design would be contrary to Policy EN1 and the SPD, which requires developments to have a high standard of design that respect and make a positive contribution to the street scene and to the character of the area in which they are situated, paying due regard to matters such as scale, height and proportions and SPD, noting that,

*'...The proposal would appear as an obtrusive feature, unsympathetic to the host building, out of keeping with the character of the road and detrimental to the appearance of the street scene.'*

- 7.25 The current proposal seeks to address the issues raised by the Inspector by paying better regard to the design of the host building and making a positive contribution to the street scene. The amended scheme includes a dual pitched roof, one set further forward than the other given the stepped nature of the frontage of the existing building, and a link feature joining them together. This results in the eaves level remaining the same as existing (which is higher than the neighbouring properties) and the roof sloping in from the side boundaries up to the ridges. The height of the ridges will be the same as one another, taller than the property to the east at 10 Wolsey Road but lower than no 4 Wolsey Road to the west. It will be built of materials to match the existing building, with white render and metal framed windows. It will also have grey slate roof tiles and zinc or vertical tile cladding for the link feature.

- 7.26 This design would have 2 gable features facing the street scene. The adjacent pair of semis at 2 and 4 Wolsey Road have smaller gable features fronting the street. Consequently, the proposal would now address the issues raised by the Inspector and would be, '*... sympathetic to the design of the original building.*' In addition, the design of the roof would result in not only the height, but also, '*...the width and massing of development at second floor level being comparable to the ridges of the neighbouring houses.*' This is because the proposal includes a roof with ridges, with sloping sides, and does not include a large flat roofed section or front facing dormers like the previous design and would not appear visually obtrusive.

7.27 The proposed design, with pitched roofs, sloping in from the side, with gable features on the street frontage and matching materials, would be in keeping with the design of the host building. It will also be in keeping with the character of neighbouring properties, providing gaps between the built form at second floor level and will have a positive contribution to the street scene of Wolsey Road. As such, it is considered the proposal overcomes the previous reason for refusal and reason for dismissing the appeal. The proposal is now considered to accord with policy EN1 and the SPD on design and is acceptable on design grounds.

Impact on neighbouring residential properties

7.28 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.”*

7.29 Consideration needs to be given to ensure that there is an acceptable relationship and that existing residential properties will not be significantly adversely affected by the proposal. The Council's Supplementary Planning Document on the Design of Residential Extensions and New Residential Development 2011 (SPD) sets out policies requirements in order to ensure this is the case.

7.30 The SPD in para 3.6 acknowledges that ‘most *developments will have some impact on neighbours, the aim should be to ensure that the amenity of adjoining occupiers is not significantly harmed.*’ It sets out minimum separation distances for development to ensure that proposals do not create unacceptable levels of loss of light, be overbearing or cause loss of privacy or outlook.

7.31 The proposed extension will be built on top of the existing building. It will be no closer to the boundaries than the existing property and involves a new dual pitched roof, sloping in from the sides, with the eaves level remaining at the same height. The proposed roof extension is located at the front of the site in line with the adjacent dwellings only. As such, the proposal does not cross the 45 degree lines as set out in the SPD and the built form itself is not considered to have a detrimental impact on the amenity of the neighbouring properties in terms of creating loss of light or being overbearing.

7.32 The proposed flat will be dual aspect, with windows in the front and rear of the building. The rear facing windows will face towards the rear of the application site and are not considered to lead to overlooking issues to neighbouring sites including to the rear, given the distance to the rear boundary. Side facing windows are proposed in the new roof at a high level, these will be facing up towards the sky and above 1.7m in height from the internal floor level to ensure that overlooking or loss of privacy is not an issue. In addition, the proposal also includes a roof top terrace at the rear. This will have a 2m high, larch screen enclosing it which would be controlled by a condition, to ensure

that it does not lead to overlooking or loss of privacy to neighbouring properties.

- 7.33 The proposal is for one small residential unit on a site with 9 existing flats in a residential area. As such, it is not considered that the addition of this one unit and the presence of a terrace at high level would give rise to noise and disturbance that would cause a significant impact in terms of loss of amenity to neighbouring properties. Therefore, the proposal is considered to have an acceptable impact on the amenity of existing neighbouring residential properties, conforming to the Design SPD and Policy EN1.

Amenity of future occupants – Amenity Space

- 7.34 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 sq. m per unit for the first 5 units and 10 sq. m for each of the next 5 units. Therefore, the proposal for one flat would require 35 sq. m of amenity space. The proposal provides a terraced area to the rear which has an area of approx. 25 sq. m. This would provide a usable outside amenity space for the future occupants. As such the provision of amenity space is considered acceptable. This was not considered to be a reason to refuse in the previous scheme. The Inspector did not object to the same level of amenity space in the previous appeal.

Proposed dwelling size

- 7.35 The SPD on the Design of Residential Extensions and New Residential Development 2011 sets out minimum floorspace standards for new dwellings. These standards relate to single storey dwellings including flats, as well as to 2 and 3 storey houses.
- 7.36 The Government has since published national minimum dwelling size standards in their "*Technical Housing Standards – nationally described space standard*" document dated March 2015. These largely reflect the London Housing Design Guide on which the Spelthorne standards are also based. The standards are arranged in a similar manner to those in the SPD and includes minimum sizes for studio flats. This national document must be given substantial weight in consideration of the current application in that it adds this additional category of small dwellings not included in the Council's Standards. The minimum standard for a 2-bedroom flat for 4 people is 70 sq. m.
- 7.37 The proposed unit is 2 bed flat and the proposal provides an internal floor area of some 75 sq. m. This complies with the minimum standards stipulated in the national technical housing standards and the SPD. In addition, as noted above the proposed flat has dual aspect with windows in the front and rear and also side facing ones in the roof at high level for light. This will result in a flat with a good level of both light and outlook. Therefore, the internal size of the unit, outlook and light, along with the private amenity space in the form of the roof terrace, is considered to provide a good standard of amenity for future occupants and will be acceptable.

### Parking and highway issues

- 7.38 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. The existing site has limited space for parking. The plans show space for at least two cars to the front of the property, adjacent to the road. However, these are currently used by existing occupants of the block of 9 flats and there is no additional space to provide any further off-street parking provision.
- 7.39 The County Highway Authority (CHA) was consulted on the planning application and has raised no objection to the proposed parking provision. The CHA notes that the proposed development would result in the creation of one additional residential unit, which could therefore generate a marginal increase in the parking demand of the site. The CHA has assessed the impact of any additional on-street parking from the development and considers that it is unlikely to result in a material highway safety issue. It is appreciated that available on-street parking on Wolsey Road is limited, and that the addition of vehicles in the evening - when residents are likely to be at home - could increase competition for local spaces. However, this is considered a local amenity issue rather than a highway safety concern. Furthermore, the CHA considers it is feasible that future residents of the residential units would not require ownership of a private vehicle. The site is located within reasonable walking distance of local amenities such as schools and shops, as well as public transport infrastructure including well served bus stops and Ashford Rail Station. As such it is considered that the scheme is acceptable in terms of policy CC3 on highway and parking issues.
- 7.40 The proposal does not include any parking for the new unit. However, this is not considered to be a reason for refusal in particular due to the proposal being for only 1 no. unit close to local facilities and public transport links including the train station. The CHA has raised no objection. In addition, parking was not a reason to refuse the previous scheme for one flat, or indeed a reason to dismiss that appeal. As such, it is not considered that an objection on parking grounds could be justified in this particular case.

### Other matters

- 7.41 Policy CC1 of the CS & P DPD states that the Council will require residential development of one or more dwellings and other development involving new building or extensions exceeding 100 sq. m to include measures to provide at least 10% of the development's energy demand from on-site renewable energy sources unless it can be shown that it would seriously threaten the viability of the development. The applicant has noted that they can achieve this by providing photovoltaic solar panels on the roof. A condition would be attached to any consent approved to require this.
- 7.42 Refuse and cycle storage areas are located to the front of the application site. The proposal is for one flat and the proposal provides bin storage for 4 x 1100 litre bins, and addition 1100 li compared to existing and an additional cycle parking space. The location of the bin stores will make for easy refuse collection, as is currently used as such. This is considered to be acceptable and a condition will be imposed to this accord.

#### Equality Act 2010

- 7.43 This planning application has been considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:
- 7.44 The elimination of discrimination, harassment and victimisation;  
The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;  
The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it, which applies to people from the protected equality groups.
- 7.45 As such the application has been considered in light of the Equality Act and the scheme is considered to have due regard to this.

#### Human Rights Act 1998

- 7.46 This planning application has been considered against the provisions of the Human Rights Act 1998. and the following articles were found to be particularly relevant:-
- 7.47 Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.
- 7.48 Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, i.e., peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.
- 7.49 In taking account of the Council policy as set out in the Spelthorne Local Plan and the NPPF and all material planning considerations, officers have concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by the refusal of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

#### Financial Considerations

- 7.50 Under S155 of the Housing and Planning Act 2016, Local Planning Authorities are now required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council's Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority's decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not In consideration of S155 of the

Housing and Planning Act 2016, the proposal is a CIL chargeable development and will generate a CIL payment based on a rate of £140 per sq. metre of net additional gross floor space, amounting to approx. £13,500. This is a material consideration in the determination of this planning application. The proposal will also generate a New Homes Bonus and Council Tax payments which are not material considerations in the determination of this proposal.

### Conclusion

- 7.51 The proposal is considered to overcome the previous design issues which was the reason for refusal and why the previous appeal was dismissed. The proposed second floor extension will now pay due regard to the host building and indeed the proposed pitched roofs will be in keeping with the character of the area, conforming to policy EN1. The proposal will provide a new flat with a good standard of amenity for future occupants in a sustainable location on an existing residential site. There are no significant or demonstrable reasons that would outweigh the benefits of the scheme in regard to the tilted balance. The application is recommended for approval.
- 7.52 Accordingly, the application 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 two 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

Site location Plan 086-L01  
Front elevations 086-E01  
East elevation 086-E02  
West elevation 086-E03  
Southern elevation 086-E04  
3D view 086-SK1  
Ground floor plan 086-P00  
First floor plan 086-P01  
Second floor plan 086-P02  
Roof plan 086-L02 all received on 22 December 2020

Proposed Section AA and BB both numbered 086-S 01 received on 15 February 2021.

Block plan number 086-L 03 received on 17/03/2021



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

3. No external materials shall be installed, until details of the materials and detailing to be used for the external surfaces of the development are submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved materials.

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. The development shall not be occupied until a report is 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 prior to the occupation of the development and thereafter retained.

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.

5. Prior to the occupation of the development, details of the screen for the proposed roof terrace shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, design, materials and type of screening to be erected. The screening shall be completed before the proposed flat is 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.

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

Reason: This condition is required in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy

Framework 2018, and to accord with policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

7. Prior to the occupation of the building, facilities within the curtilage of the site for the storage of refuse and recycling materials shall be implemented in accordance with the approved plans and retained thereafter.

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.

#### Informatives to be attached to the planning permission

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 to install dropped kerbs. [www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs). In the event that the access works require the felling of a highway tree not being subject to a Tree Preservation Order, and its removal has been permitted through planning permission, or as permitted development, the developer will pay to the County Council as part of its licence application fee compensation for its loss based upon 20% of the tree's CAVAT valuation to compensate for the loss of highway amenity.

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. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

4. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.

5. 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](http://www.securedbydesign.com).

6. 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](http://www.spelthorne.go.uk/CIL).

7. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:

- (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
- (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
- (c) Deliveries should only be received within the hours detailed in (a) above;
- (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
- (e) There should be no burning on site;
- (f) Only minimal security lighting should be used outside the hours stated above; and
- (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

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

8. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as:

- (a) How those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme;
- (b) How neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them;
- (c) The arrangements that will be in place to ensure a reasonable telephone response during working hours;
- (d) The name and contact details of the site manager who will be able to deal with complaints; and
- (e) How those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.



## Appeal Decision

Site Visit made on 18 November 2020

**by Rory MacLeod BA(Hons), MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 27 November 2020**

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### **Appeal Ref: APP/Z3635/W/20/3245241**

- **6 - 8 Wolsey Road, Ashford, TW15 2RB**

The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.

- The appeal is made by The Old Watch Factory Limited against the decision of Spelthorne Borough Council.
  - The application Ref 19/01201/FUL, dated 28 August 2019, was refused by notice dated 24 October 2019.
  - The development proposed is external alterations to front elevation to provide entrance, modification of 1no. one bedroom duplex unit (flat no G-02) and erection of 2nd floor roof extension to provide an additional 1no. two bedroom unit with associated cycle parking and refuse storage.
- 

### **Decision**

1. The appeal is dismissed.

### **Main Issue**

2. The main issue is the effect of the development on the character and appearance of the host building and surrounding area.

### **Reasons**

3. The site comprises a commercial building previously occupied by The Old Watch Factory Limited, but which has undergone external alterations and conversion works to provide 9 flats. The building has two storeys with a flat roof to the frontage and to its western flank facing 4 Wolsey Road; it is single storey with a pitched roof to the eastern flank facing 10 Wolsey Road.
4. Wolsey Road is otherwise residential in character but mixed in form. There are some single storey bungalows on the opposite side of the road, but two storey houses with pitched roofs predominate. Some have gable fronted roofs with hips to the sides, such as nos. 2 and 4; others have hips to the front and sides, such as nos. 10 and 12. There is variation in external materials to the houses.
5. The appeal building's appearance therefore contrasts with nearby housing. But its massing when viewed from the road fits readily into the street scene, with eaves levels higher than those at adjacent houses, but with a lower overall height. The building is not listed nor subject to any special designation, but it is not unattractive and has a simple form reflective of its previous use.
6. The proposal to introduce two front facing dormers into a second floor pitched roof with gable ends would not be sympathetic to the design of the original building. Whilst dormer windows would align with windows below, the dormers would appear as incongruous elements unrelated to the present form of the building or reflective of other buildings in the street scene.

7. The overall height of the enlarged building would be comparable to that of nearby houses, but the width and massing of development at second floor level would be considerably greater than that of the ridges to adjacent hipped roofs. The rear flat roofed elements to both gable ends would be bulky additions, conspicuous in oblique views across the facing hipped roofs to nos. 4 and 10.
8. The proposal would appear as an obtrusive feature, unsympathetic to the host building, out of keeping with the character of the road and detrimental to the appearance of the street scene. It would thereby conflict with Policy EN1 of the Spelthorne Core Strategy and Policies (2009) which requires developments to have a high standard of design that respect and make a positive contribution to the street scene and to the character of the area in which they are situated, paying due regard to matters such as scale, height and proportions. There would similarly be conflict with the Spelthorne Design of Residential Extensions and New Residential Developments SPD (2011) which provides guidance for schemes to be in keeping with and to make a positive contribution to the character of an area.
9. The appellant has pointed out that the neighbouring building at nos. 2 and 4 has rooms in a steeply pitched roof and as it was permitted in 2015 was also assessed against Policy EN1. But the massing of nos. 2 and 4 is considerably less than the appeal proposal, and its hipped pitched roof design complements others nearby. The substantial enlargement of the original development in the post war period does not justify the current proposal which has to be assessed against current policies and which would be contrary to the development plan.

### **Other Matters**

10. The Council has confirmed that it cannot currently demonstrate a five year housing land supply. As such, the tilted balance at Paragraph 11(d) of the National Planning Policy Framework is engaged. The proposal would provide an additional dwelling in a sustainable location, a benefit which would accord with the Government's objective of "*significantly boosting the supply of homes*" set at Paragraph 59 of the Framework. However, Paragraph 127 (c) requires planning decisions to ensure that developments "*are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)*". The building has already provided 9 dwellings in an innovative way towards meeting housing need. The adverse impact on the character of the area arising from the current proposal would significantly and demonstrably outweigh the benefit of providing a tenth unit, when assessed against the policies in the Framework taken as a whole.
11. I have noted the representations from residents, all against the proposal; these do not change my findings on the proposal's merits.

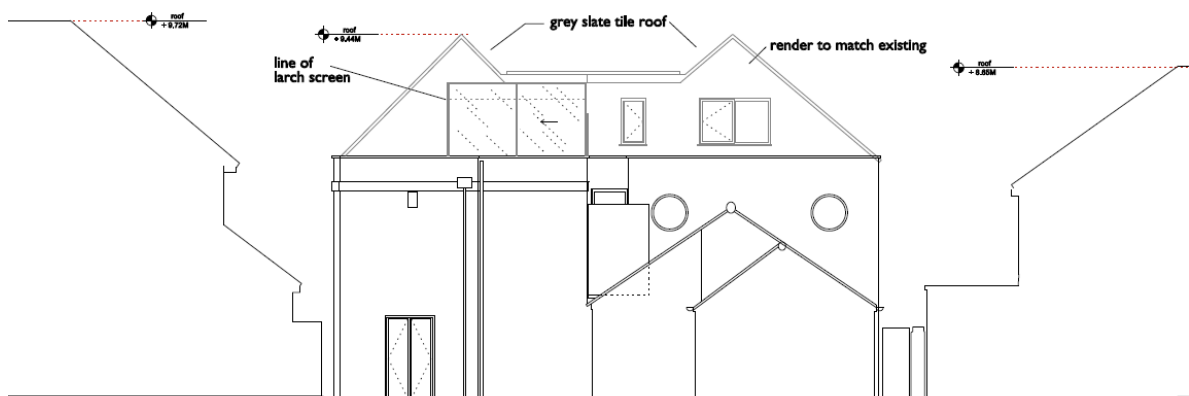
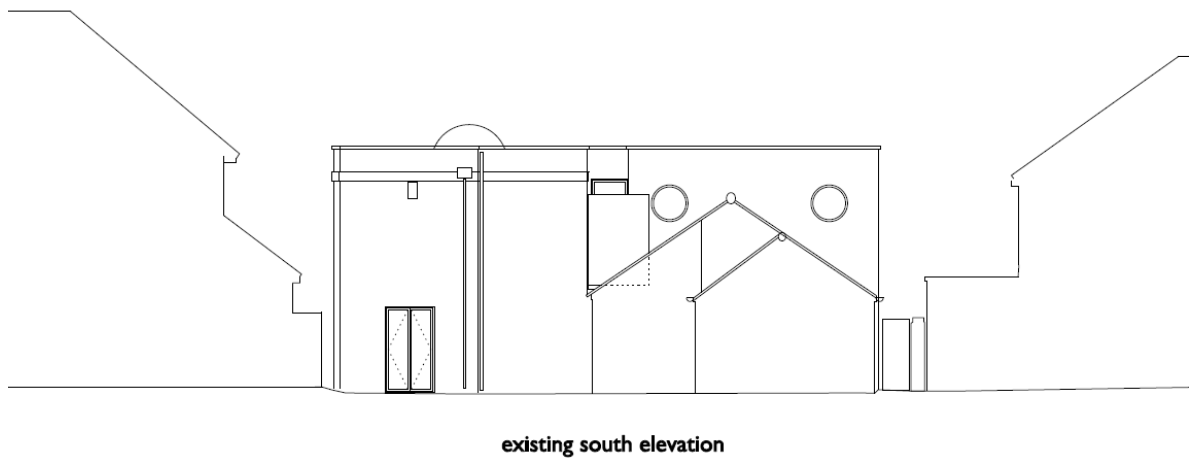
### **Conclusion**

12. The decision on the proposal should not be taken otherwise than in accordance with the development plan. For the reasons given above I conclude that the appeal should be dismissed.

*Rory MacLeod BA(Hons), MRTPI*

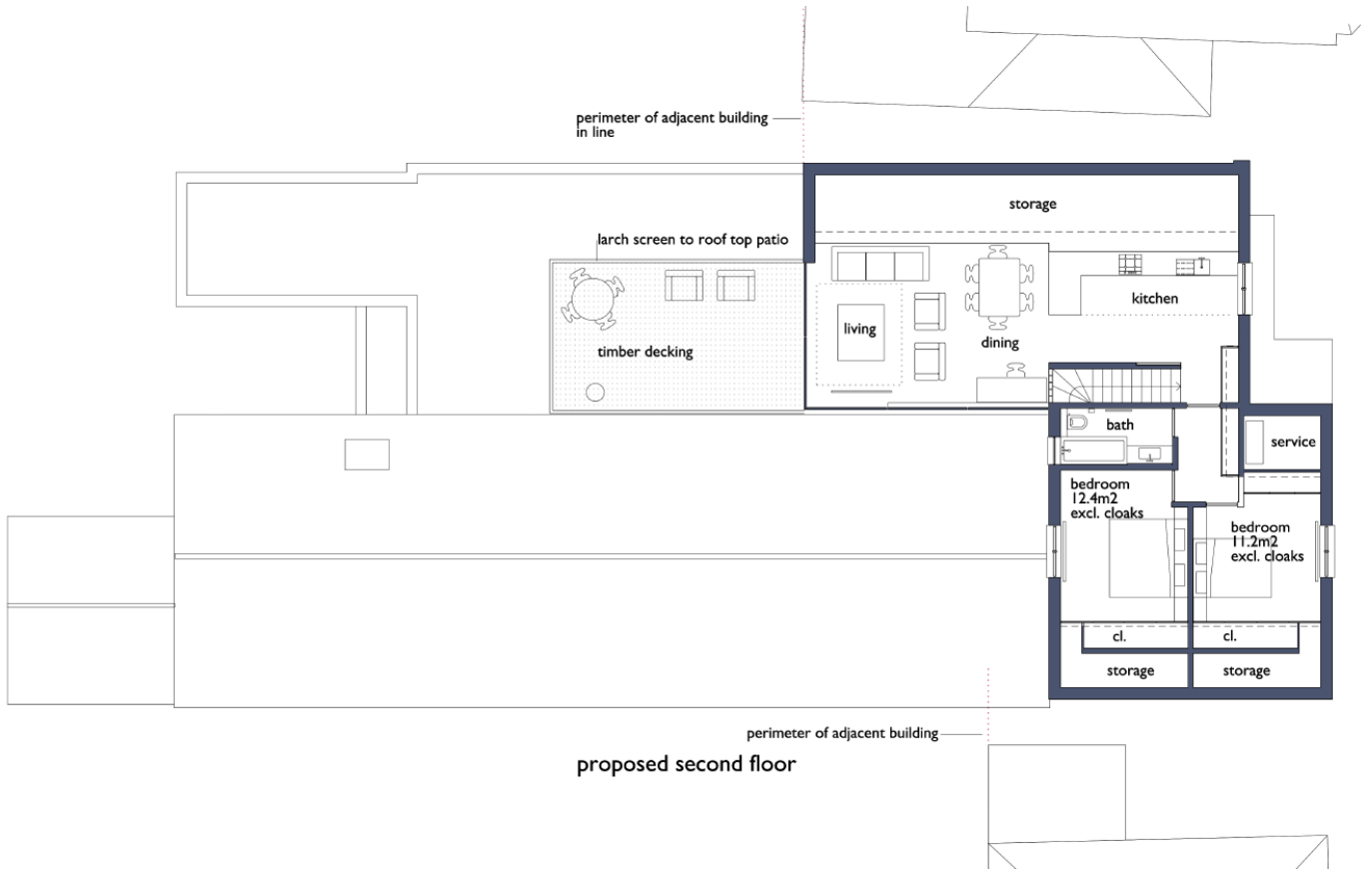
INSPECTOR

Existing and Proposed front and rear elevations





# Proposed 2<sup>nd</sup> Floor Plan



Previously refused scheme and appeal dismissed Ref 19/01201/FUL -front elevation and 3D view







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### Major Applications

This report is for information only

The list below comprises current major applications which may be brought before Planning Committee for determination. These applications have either been submitted some time ago but are still not yet ready for consideration or are recently received applications that are not ready to be considered by the Planning Committee. The background papers for all the applications are contained on the Council's website (Part 1 Planning Register).

All planning applications by Spelthorne Borough Council and Knowle Green Estates will be brought before the Planning Committee for determination, regardless of the Planning Officer's recommendation. Other planning applications may be determined under officers' delegated powers.

If you wish to discuss any of these applications, please contact the case officer(s) in the first instance.

<b>App no</b>	<b>Site</b>	<b>Proposal</b>	<b>Applicant</b>	<b>Case Officer(s)</b>
20/00802/FUL	Victory Place	Redevelopment of surplus hospital car park for 127 residential units comprising 122 flats and 5 terraced houses, in buildings ranging from 2 to 5 storeys in height, with associated access, parking, services, facilities and amenity space.	Spelthorne Borough Council	Matthew Churchill/Fiona Tebbutt

<b>App no</b>	<b>Site</b>	<b>Proposal</b>	<b>Applicant</b>	<b>Case Officer(s)</b>
20/01199/FUL	The Old Telephone Exchange, Masonic Hall and adjoining Land Elmsleigh Road Staines-upon-Thames	Demolition of the former Masonic Hall and redevelopment of site to provide 206 dwellings together with car and cycle parking, hard and soft landscaping and other associated works.	Inland Homes Ltd	Paul Tomson / Kelly Walker
20/00975/FUL	280-284 Staines Road East, Sunbury On Thames, TW16 5AX	Erection of a 50 bed care home, alongside associated facilities, parking and landscaping, following the demolition of 3 existing dwellings and outbuildings.	Deansgate M3 Ltd	Kelly Walker
19/01211/FUL	Benwell House 1 Green Street Sunbury On Thames TW16 6QS	Erection of 5 storey residential block to provide 39 units, with a mix of 12 x 1-bed, 24 x 2-bed and 3 x 3-bed units together with associated parking, landscaping and access.	Knowle Green Estates	Russ Mounty
20/00344/FUL	Thameside House South Street Staines-upon-Thames	Demolition of existing office block and erection of 140 residential units in two buildings, with flexible commercial and retail space, associated landscaping, parking and ancillary facilities.	Spelthorne Borough Council	Russ Mounty/Vanya Popova

App no	Site	Proposal	Applicant	Case Officer(s)
	TW18 4PR			
19/01731/FUL	Littleton Industrial Estate Littleton lane Shepperton	Demolition of the existing buildings, retention of existing buildings 1, 15 and 17 and part retention of building 10 (as defined in CLUED 18/01054/CLD), creation of new buildings ranging between 1 and 2 storeys providing up to approximately 4,358.7sqm of floorspace for use classes A3, B1, B2 and B8, creation of outside storage areas for use class B2, creation of hardstanding and access routes, car parking, cycle storage, servicing, plant areas, creation of green areas and landscaping and other associated works.	Brett Aggregates Limited	Russ Mounty
20/01112/FUL	Charter Square Phase 1C London Road Staines	Redevelopment of the site to provide 66 new residential units (Use Class C3) with flexible commercial, business and service floorspace (Use Class E) and drinking establishment floorspace (Sui Generis) at ground floor, rooftop amenity space; landscaping and enhancements to the central public square, associated highway works, and other ancillary and enabling works.	London Square Developments Ltd.	Matthew Churchill
20/00780/FUL	Hitchcock and King	Sub-division of existing retail warehouse and change of use to create an A1 food store and an A1 / D2 Use Class Unit, with reconfiguration of the site car park, elevational changes,	Lidl Great Britain	Matthew Clapham

<b>App no</b>	<b>Site</b>	<b>Proposal</b>	<b>Applicant</b>	<b>Case Officer(s)</b>
		installation of plant equipment, and other ancillary works.		
20/01486/FUL	Spelthorne Leisure Centre and Open Space to the east Knowle Green Staines-upon-Thames TW18 1AJ	Construction of a new leisure centre with associated parking, pedestrian access, landscaping and public realm, and the demolition of the existing leisure centre	Spelthorne Borough Council	Paul Tomson/Kelly Walker
20/01506/FUL	Sunbury Cross Ex Services Association Club Crossways Sunbury On Thames TW16 7BG	The demolition of existing Sunbury Ex-Servicemen's Association Club and re-development of the site including the erection of three residential buildings of 4-storey, 6-storey and 9-storey comprising 69 flats with associated car-parking, cycle storage, landscaping and other associated works.	SUN EX-21 Ltd	Paul Tomson/Vanya Popova
20/01555/FUL	Land to the North of Hanworth Road	Demolition of existing buildings and structures and redevelopment of the site to include the erection of two new warehouse buildings for flexible use within Classes B2, B8 and/or light industrial (Class E), revised junction layout	Diageo Pension Trust Ltd	Paul Tomson/Drishti Patel

<b>App no</b>	<b>Site</b>	<b>Proposal</b>	<b>Applicant</b>	<b>Case Officer(s)</b>
	(Lok N Store and Johnson and Johnson) Sunbury On Thames TW16 5LN	(A316 slip lane) and associated parking, servicing, landscaping and access and infrastructure works.		
21/00010/FUL	Renshaw Industrial Estate Mill Mead Staines-upon-Thames TW18 4UQ	Demolition of existing industrial buildings and redevelopment to provide 2 new buildings (5-13 storeys) comprising 397 build-to-rent residential apartments (Use Class C3) including affordable housing, ancillary residential areas (flexible gym, activity space, concierge and residents lounge), landscaping, children's play area and car and cycle parking.	Mill Mead Nom 1 and Mill Mead Nom 2	Russ Mounty
20/01483/FUL	487 - 491 Staines Road West Ashford TW15 2AB	Erection of 14 no. apartments comprising 7 no. one bed units and 7 no. two bed units with associated car parking, landscaping and amenity space. following demolition of existing bungalows and outbuildings .	Hérons Rest Developments Limited	Kelly Walker
20/01393/FUL	The Lammas Park, Staines-upon-Thames	Creation of replacement permanent 9 hole mini golf course	The Little Green Boat Company	Kelly Walker

<b>App no</b>	<b>Site</b>	<b>Proposal</b>	<b>Applicant</b>	<b>Case Officer(s)</b>
20/01197/FUL	Ferris Meadow	Retention of decked area and dry storage unit for use in association with open water swimming	Shepperton Open Water Swim	Kelly Walker
20/01533/FUL	Laleham Farm Shepperton Road Laleham	Stationing of caravans	W. B Chambers Farms Ltd	Kelly Walker
21/00388/FUL	Laleham Farm Shepperton Road Laleham	Part retrospective application for the erection of polytunnels, temporary screens, drainage works and landscaping	W. B Chambers Farms Ltd	Kelly Walker

Esmé Spinks  
 Planning Development Manager  
 20/03/2021





Planning Committee

31 March 2021

**Planning Appeals Report – V1.0 ISSUED**

**List of Appeals Started between 18 February 2021 – 19 March 2021**

Case Ref & Address	Date Received	Procedure	Appeal Ref & Nature
20/01099/HOU  <b>21 Thames Meadow Shepperton TW17 8LT</b>	18.02.2021	Fast Track Appeal	APP/Z3635/D/21/3267579  Erection of side extensions and first floor extension with new roof.

Case Ref & Address	Date Received	Procedure	Appeal Ref & Nature
19/01587/CLD  <b>Land Off Old Littleton Road Shepperton TW17 9PB</b>	19.02.2021	Public Inquiry	APP/Z3635/X/20/3264667  Certificate of Lawful Development for an Existing use for the stationing of caravans for residential use as shown on site location plan drawing number 19_1036_001 VN received on 21.11.2019.
20/01454/HOU  <b>18 Junction Road Ashford TW15 1NQ</b>	25.02.2021	Fast Track Appeal	APP/Z3635/D/21/3268072  Erection of a side extension that joins the bungalow's roof, the erection of a single storey rear extension and loft conversion including the installation of a rear facing dormer and 2 no rooflights on the proposed side extension (1 no at the front and 1 no to the side roof slopes) to provide additional habitable accommodation (following demolition of existing conservatory and partial demolition of a garage at the rear). Proposed new access via Junction Road.
20/00123/OUT  <b>Bugle Nurseries Upper Halliford Road Shepperton</b>	26.02.2021	Hearing	APP/Z3635/W/21/3268661  Outline planning application with all matters reserved other than 'Access' for the retention of existing dwelling and demolition of all other existing buildings and structures and the redevelopment of the site for up to 31 dwellings along with the provision of public open space and other associated works for landscaping, parking areas, pedestrian, cycle and vehicular routes. As shown on drawing nos.' F0001 Rev. P1; F0100 Rev. P1; F0300 Rev. P1; F0500 Rev. P1; F1001 Rev. P1; D0100 Rev. P1; D0103 Rev. P1; D0120 Rev. P1; D0300 Rev. P1; D0500 Rev. P1; D1002 Rev. P1; D1100 Rev. P1; C0100 Rev. P1 received 03 February 2020.

Case Ref & Address	Date Received	Procedure	Appeal Ref & Nature
20/00872/FUL  <b>Brookside Acacia Road Staines-upon- Thames</b>	04.03.2021	Written Representation	APP/Z3635/W/20/3265624  The demolition of a detached chalet bungalow together with a garage, shed and greenhouse to make way for 4 no. two bed flats with associated parking and amenity space.

**Appeal Decisions Received 09 February 2021 – 19 March 2021**

Case Ref & Address	Date Received	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
20/00457/HOU  <b>10 Park Road Ashford TW15 1EY</b>	10.11.2020	Written Representation	APP/Z3635/W/20/3259643 Retention of an outbuilding (retrospective)	Appeal Allowed	18/01/2021 <sup>1</sup>	<p>The main issue is whether the condition is reasonable and necessary having regard to the character and appearance of the area and the living conditions of the occupiers of both the host dwelling and neighboring dwellings.</p> <p>The Inspector states “I conclude that condition No 01 of planning permission 20/00457/HOU does not meet all of the tests as outlined in paragraph 55 of the National Planning Policy Framework.”</p>

<sup>1</sup> This appeal result was omitted from the previous Planning Appeal Committee Report due to outstanding clarification required.

Case Ref & Address	Date Received	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
19/01595/FUL  <b>10 Park Road Ashford TW15 1EY</b>	21.04.2020	Written Representation	APP/Z3635/W/20/3250410 Conversion of existing annexe to a separate dwelling with ancillary amenity space, waste storage and cycle store	Appeal Allowed	20.01.2021 <sup>2</sup>	<p>The main issue is the effect of the development on the character and appearance of the area and the living conditions of future occupants in respect of outlook.</p> <p>The Inspector states “the proposal would not cause harm to the character and appearance of the area. Therefore, it would accord with the design requirements of Chapter 12 of the Framework; policy EN1 of the Spelthorne Core Strategy and Policies Development Plan Document 2009 (CS) and the Design SPD.”</p> <p>Furthermore “the proposal would not cause harm to the living conditions of the occupiers of the proposed dwelling in terms of outlook or indeed any other living conditions matters. Consequently, the proposal would accord with the amenity requirements of paragraph 127(f) of the</p>

<sup>2</sup> This appeal result was omitted from the previous Planning Appeal Committee Report due to outstanding clarification required.

Case Ref & Address	Date Received	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
						Framework; policy EN1 of the CS and the Design SPD.”
19/01444/CLD  <b>10 Park Road Ashford TW15 1EY</b>	15.07.2020	Written Representation	APP/Z3635/X/20/3250404 Certificate of lawfulness for an existing outbuilding	Appeal Allowed	20.01.2021 <sup>3</sup>	<p>The appeal is allowed in respect of the lawful building operation and use of the original part of the L shaped outbuilding for an established use ancillary to the primary use as a dwelling house.</p> <p>The Inspector comments “the evidence is sufficiently precise and unambiguous to demonstrate that in September 2014 the L shaped original building was used for an ancillary use. The change to an ‘incidental’ use did not amount to a material change of use requiring planning permission.”</p>

<sup>3</sup> This appeal result was omitted from the previous Planning Appeal Committee Report due to outstanding clarification required.

Case Ref & Address	Date Received	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
20/00591/RVC  <b>Thames Boat House Limited Sandhills Meadow Shepperton</b>	09.11.2020	Written Representation	APP/Z3635/W/20/3257970 Variation of condition 9 (relating to the permitted use) of PA ref 04/01184/FUL for the erection of the boat house, to allow up to 20% of the showroom space to be used for the fitting out, storage and sale of camper vans as shown on site location plan received on 29.05.2020.	Appeal Dismissed	09.02.2021	<p>Policy EN10 indicates that facilities supporting the recreational use of the River Thames will be safeguarded and that development involving the loss of such facilities will be refused unless it can be demonstrated that they are no longer required.</p> <p>The proposal would result in a reduction of up to 20% of the boat showroom space its loss would be likely to materially diminish the facilities on offer to the boating public, The refurbishment of campervans do not need a waterside location</p> <p>The Inspector concluded that, <i>'...inadequate justification for the proposed variation of the condition, which for the reasons given would be contrary to policy EN10'</i>.</p>

Case Ref & Address	Date Received	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
19/01273/FUL  <b>59 Laleham Road Shepperton TW17 8EQ</b>	07.07.2020	Written Representation	APP/Z3635/W/20/3250772 Subdivision of plot and erection of a self-contained two bedroom dwelling house with associated access and amenity space (following demolition of an existing outbuilding).	Appeal Dismissed	19.02.2021	<p>The Planning Inspector considered that the new dwelling would be very close to the proposed rear boundary of the existing house and would be squeezed onto its plot and fail to accord with the overall spacious character. Its proposed design would now fail to integrate satisfactorily with its surroundings. The proposal would have an unacceptable relationship with the existing dwelling.</p> <p>Whilst the site is within Flood Zone 2, the Inspector agreed that there would be no dry access and egress from the site in event of flooding.</p> <p>Consequently, the proposal would conflict with policy EN1 of the CSPDPD and the NPPF.</p>



Case Ref & Address	Date Received	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
20/00218/FUL  <b>The Mill Heathrow Horton Road Stanwell Moor</b>	13.01.2021	Fast Track Appeal	APP/Z3635/W/20/3261719 Retention of Car Park	Appeal Dismissed	08.03.2021	<p>The appeal relates to a car park at site Mill site, which has been constructed without planning permission.</p> <p>The Inspector considered that the car park comprises and engineering operation and a change of use of the land, which represents inappropriate development in the Green Belt.</p> <p>The Inspector commented that as vehicles are generally low in height the visual impact upon openness is limited.</p> <p>It was noted that parking provision at the site already significantly exceeds the Council's Parking Standards. The Inspector commented that there is no evidence that the parking spaces are necessary for an economic purpose or that without them businesses would become unviable. It was also considered that a more sustainable approach</p>

Case Ref & Address	Date Received	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
						<p>had not been adequately explored, such as a site wide travel plan.</p> <p>The Inspector considered that Very Special Circumstances did not exist and the appeal was dismissed on Green Belt Grounds.</p>