



*Please reply to:*

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Date: 13 September 2022

## **Notice of meeting**

### **Planning Committee**

**Date:** Wednesday, 21 September 2022

**Time:** 7.00 pm

**Place:** Council Chamber, Council Offices, Knowle Green, Staines-upon-Thames TW18 1XB

#### **To the members of the Planning Committee**

Councillors:

N.J. Gething (Chairman)  
M. Gibson (Vice-Chairman)  
R.O. Barratt  
C. Bateson  
M. Beecher

A. Brar  
S. Buttar  
J. Button  
R. Chandler  
K. Howkins

O. Rybinski  
R.W. Sider BEM  
B.B. Spoor  
J. Vinson  
S.J Whitmore

*Councillors are reminded that the Gifts and Hospitality Declaration book will be available outside the meeting room for you to record any gifts or hospitality offered to you since the last Committee meeting.*

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

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

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## **AGENDA**

**Page nos.**

**1. Apologies and Substitutions**

To receive any apologies for non-attendance and notification of substitutions.

**2. Minutes**

**5 - 8**

To confirm the minutes of the meeting held on 27 July 2022 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. Planning application 22/00915/HOU - 18 Bush Road Shepperton TW17 0HX**

**9 - 22**

**Ward**

Laleham and Shepperton Green

**Proposal**

Erection of a side extension with a habitable space within the loft including the installation of a rear facing dormer, rooflights to the front and rear. Erection of a single storey rear extension and front porch (following demolition of existing single storey side extension). The installation of a rear facing Juliet Balcony and alterations to the existing fenestrations.

**Recommendation**

Approve the application subject to conditions as set out at paragraph 8 of this report.

**5. Planning Appeals Report**

**23 - 34**

To note details of the Planning appeals submitted and decisions received between 14 July 2022 and 7 September 2022.

**6. Major Planning Applications**

**35 - 40**

To note the details of future major planning applications.



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**Minutes of the Planning Committee  
27 July 2022**

**Present:**

Councillor N.J. Gething (Vice-Chairman)

**Councillors:**

|              |             |                |
|--------------|-------------|----------------|
| R.O. Barratt | S. Buttar   | R.W. Sider BEM |
| C. Bateson   | J. Button   | J. Vinson      |
| M. Beecher   | R. Chandler |                |
| A. Brar      | O. Rybinski |                |

**Substitutions:** Councillors S.A. Dunn

**Apologies:** Councillors M. Gibson, N. Islam and B.B. Spoor

**In Attendance:** Councillors Whitmore

**43/22 Minutes**

The minutes of the meeting held on 29 June 2022 were approved as a correct record.

**44/22 Disclosures of Interest**

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

There were none.

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

There were none.

**45/22 Planning application 21/01750/FUL & 21/01751/LBC - The Old Fire Station, Market Square, Staines-upon-Thames TW18 4RH**

**Description:**

**Application 21/01750/FUL** – The conversion of the existing Grade II listed Old Fire Station into a dwelling house and erection of 4 no. dwellings with access, parking, boundary treatment and associated works.

**Application 21/01751/LBC** – Listed Building Consent for the conversion of the existing Grade II listed Old Fire Station into a dwelling house and erection of 4 no. dwellings with access, parking enclosure and associated works.

**Additional Information:**

Both these applications were originally called in by Cllr Siva. However, on 18<sup>th</sup> July, the councillor withdrew her request for these matters to be determined by the Planning Committee, but this was after the agenda had been published.

Nevertheless, it is the view of officers that it remains in the public interest to have these applications publicly determined.

**Public Speaking:**

In accordance with the Council's procedure for speaking at meetings, Beata Krzystek from Fluid Architecture spoke for the proposed development raising the following key points:

- The site has been boarded off and visually inaccessible for more than 20 years and has a significant negative impact on the conservation area
- It encourages antisocial behaviour whilst remaining empty
- This application is a completely fresh design that addresses all the comments previously made by the Planning Committee
- Historic England has been consulted with to ensure that the proposed plans respect the grade II listed old Fire Station and Town Hall
- The mass of the building has been designed to be least impactful from the opposite side of the Thames
- The proposed scheme contributes to the public realm
- It is set back from the old Fire Station so complements its historic assets
- It creates a visual link connection between the old Fire Station and the Memorial Gardens
- This development will bring back life and improve the setting of these important historical assets

**Debate:**

During the debate the following key issues were raised:

- This is a prominent position within the Staines Conservation Area
- All previous objections had been addressed within the revised application
- This development would add to the re-generation of Staines
- This is an overdevelopment of the site

- This does not improve Staines
- The Council's policies seem to support the application
- 5 units on this site does not constitute overcrowding
- This is a neater proposal than the one previously submitted
- It is positive that it does not obscure the view of the old Town Hall from all directions
- Brickwork on new units should match those of the old Town Hall
- Lack of disabled access due to the units due to steps
- The development of this site would make the area prettier and more appealing to visitors
- Section 7.65 of the report states that the site is mainly located within Flood Zone 2. How much is 'mainly'? - In response, the Planning Development Manager advised that the majority of the site fell under Flood Zone 2 with only a very small part falling within Flood Zone 3a.
- Condition 17 of the report refers to bird boxes and bat boxes. Can a bat survey be undertaken before any building works commence – In response, The Principal Planning Officer advised that if bats were found to be present it would be a legal requirement for the builder to cease work and ask Natural England to arrange removal of them

**Decision:**

The applications were **approved** as recommended.

**46/22 Major Planning Applications**

The Planning Development Manager submitted a report outlining 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.

**47/22 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.

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22/00915/HOU - 18 Bush Road, Shepperton. TW17 0HX

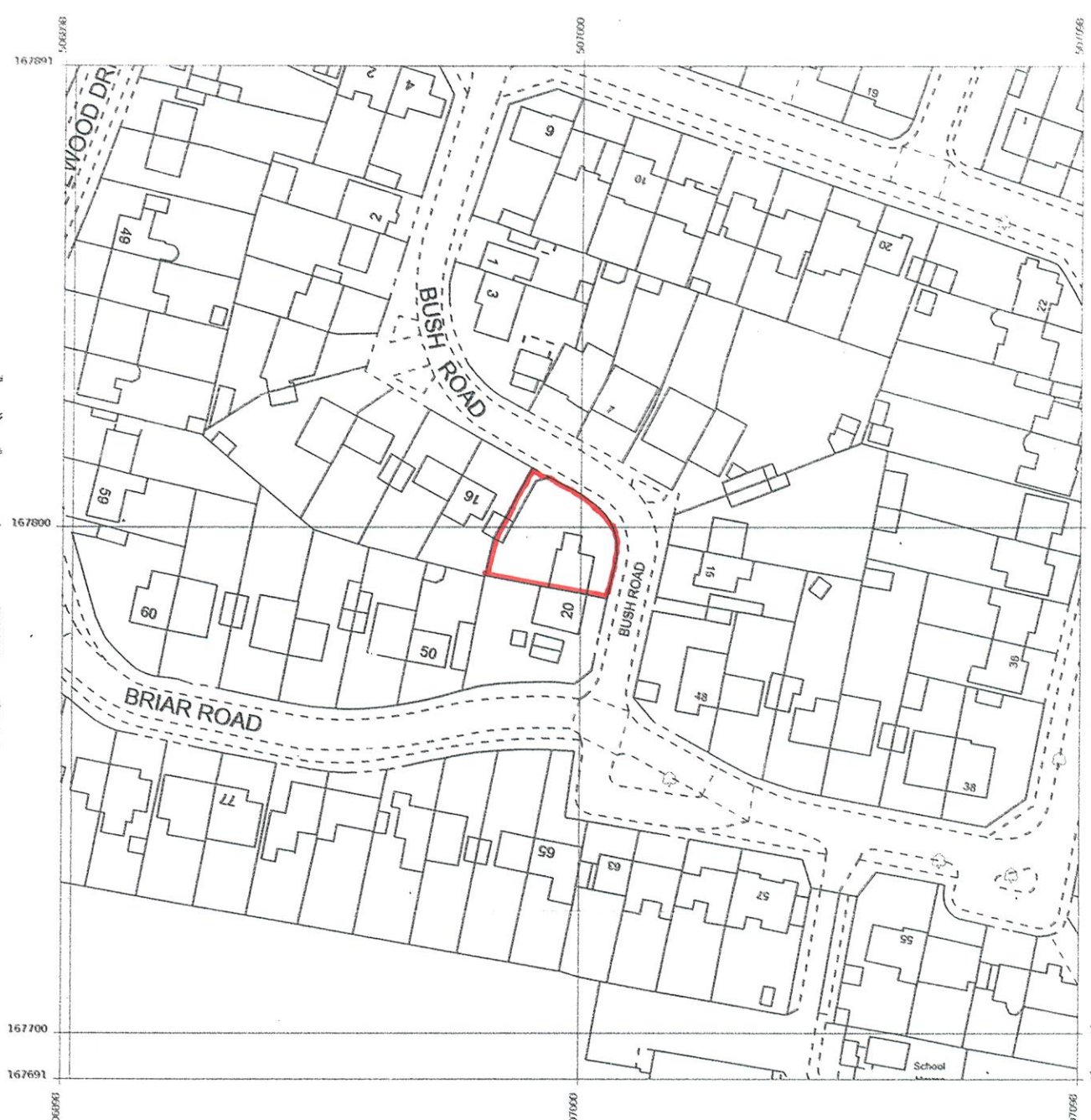
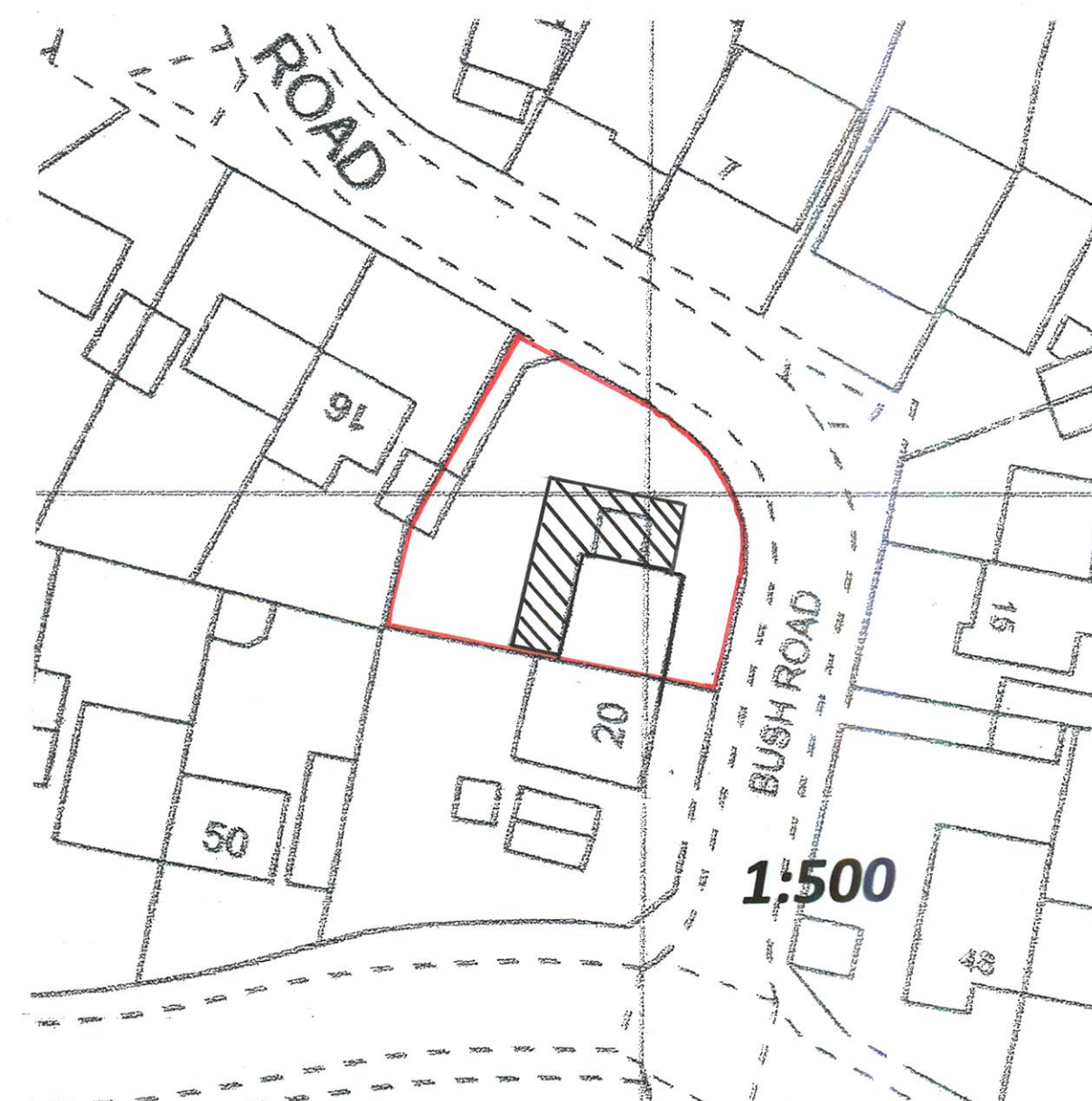
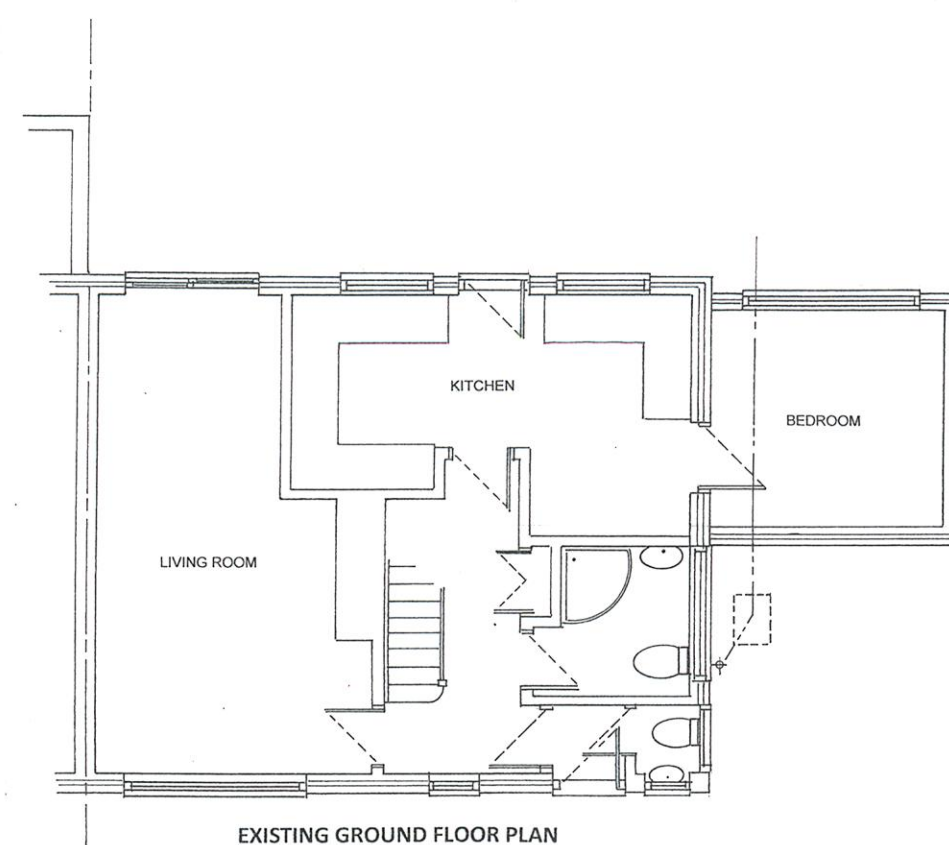
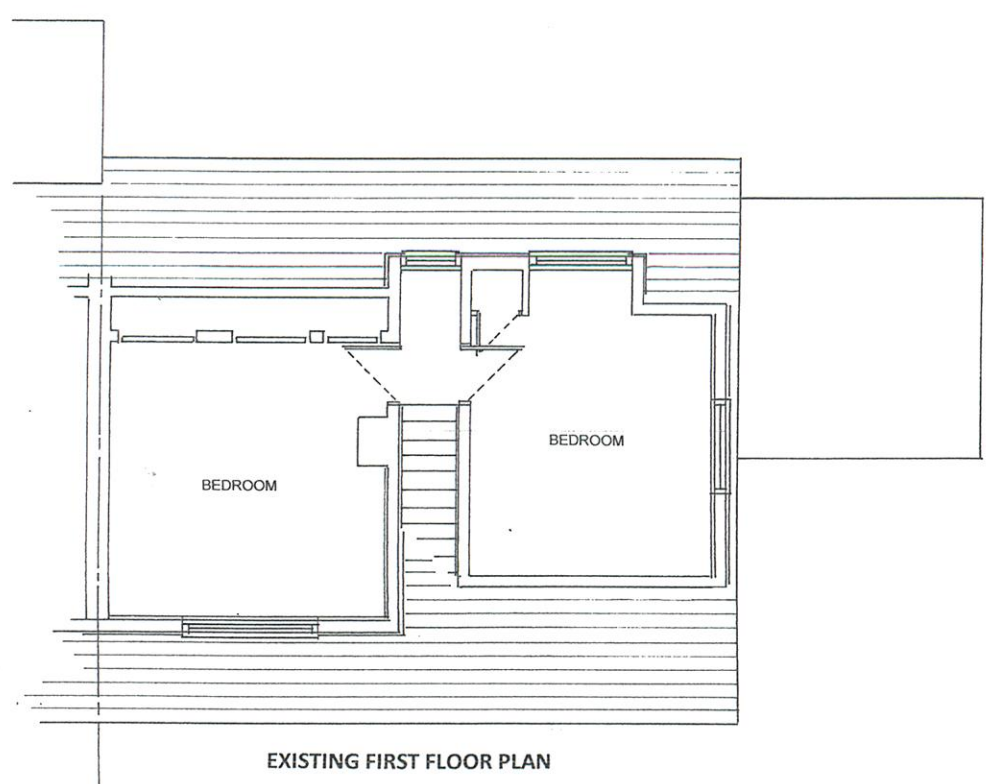
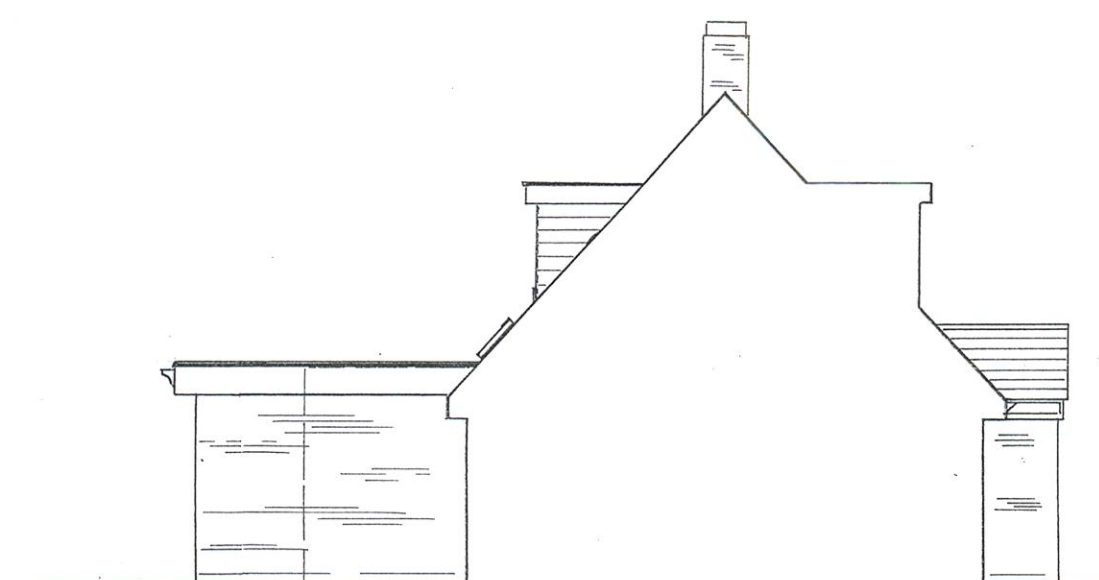
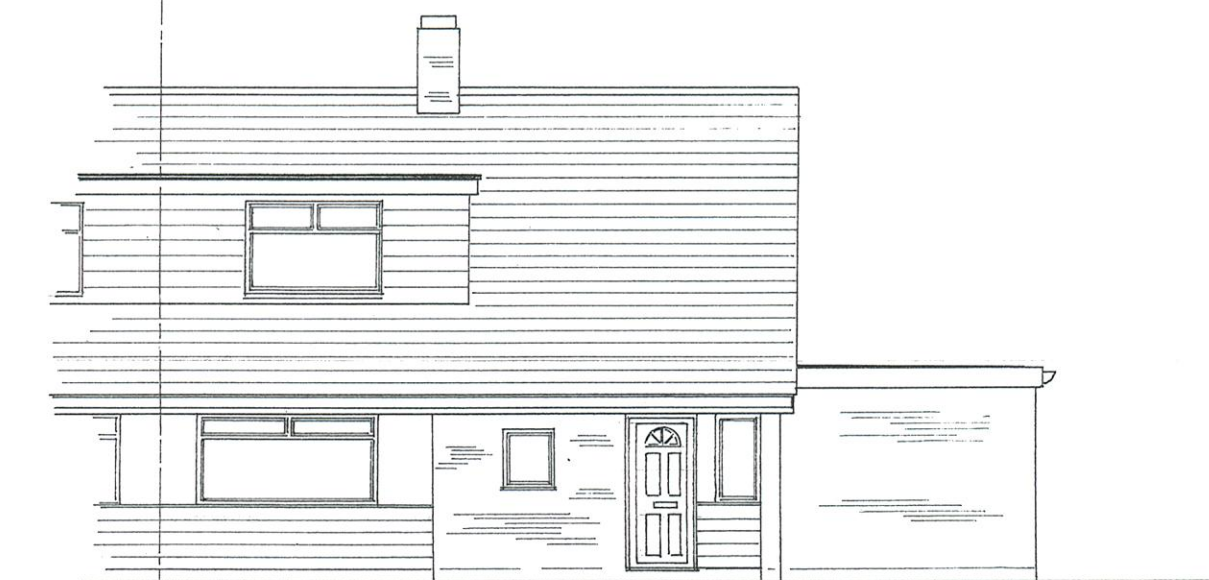
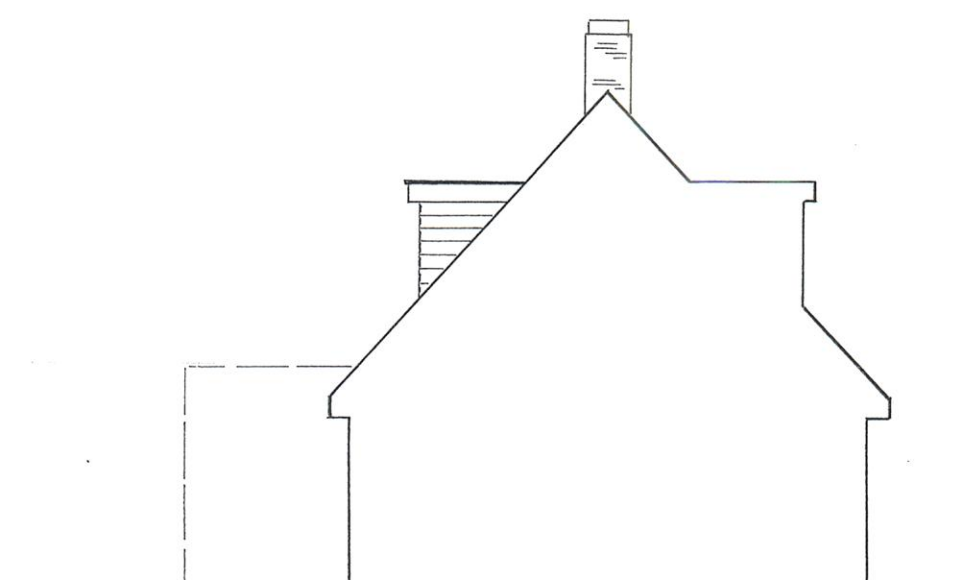
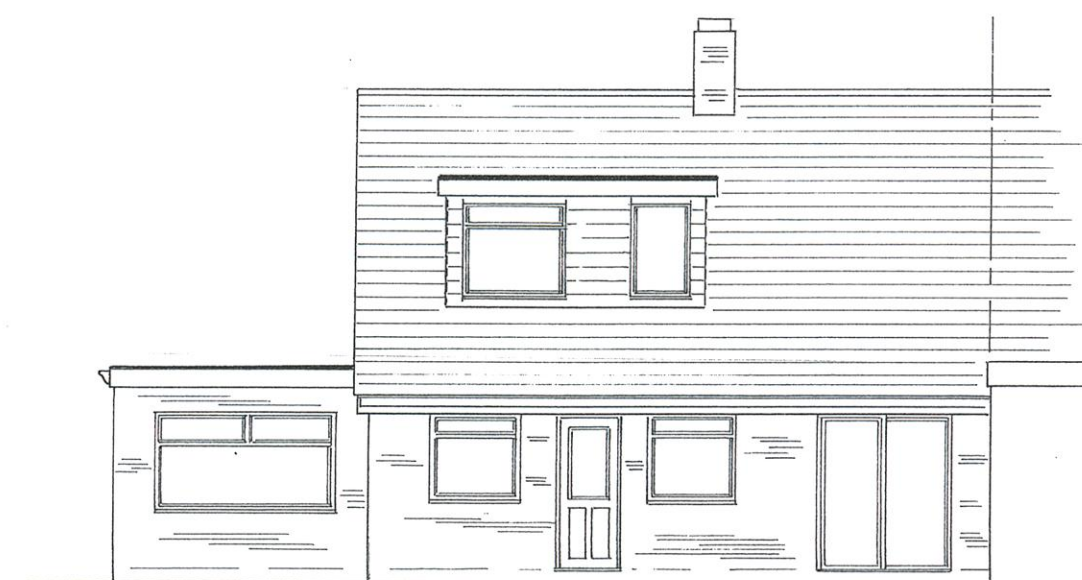
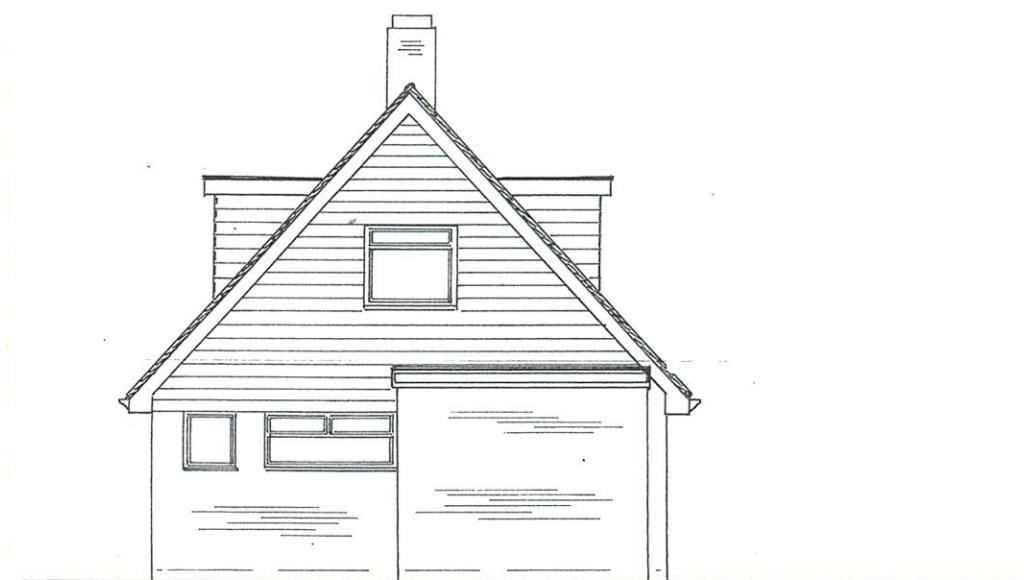
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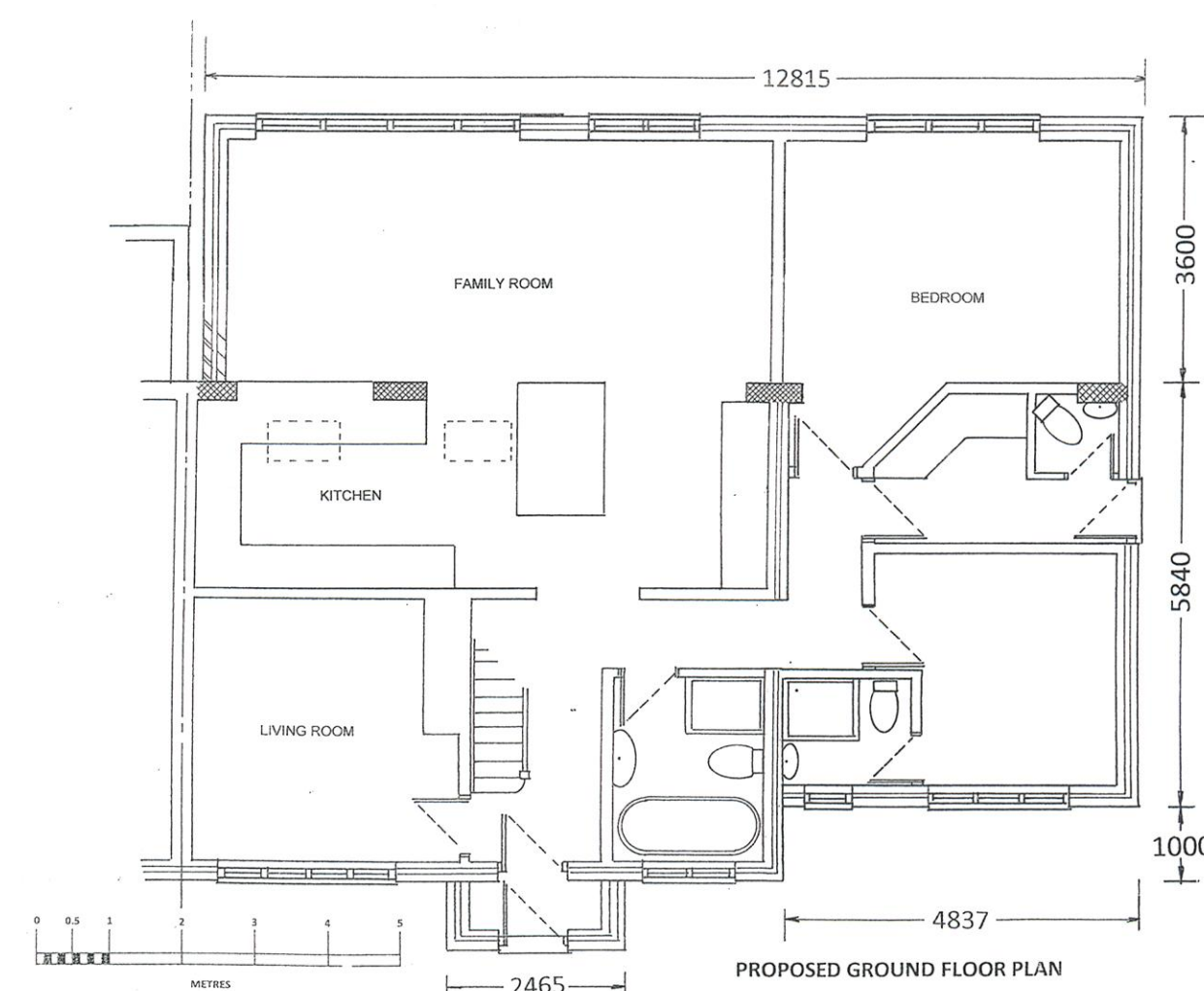
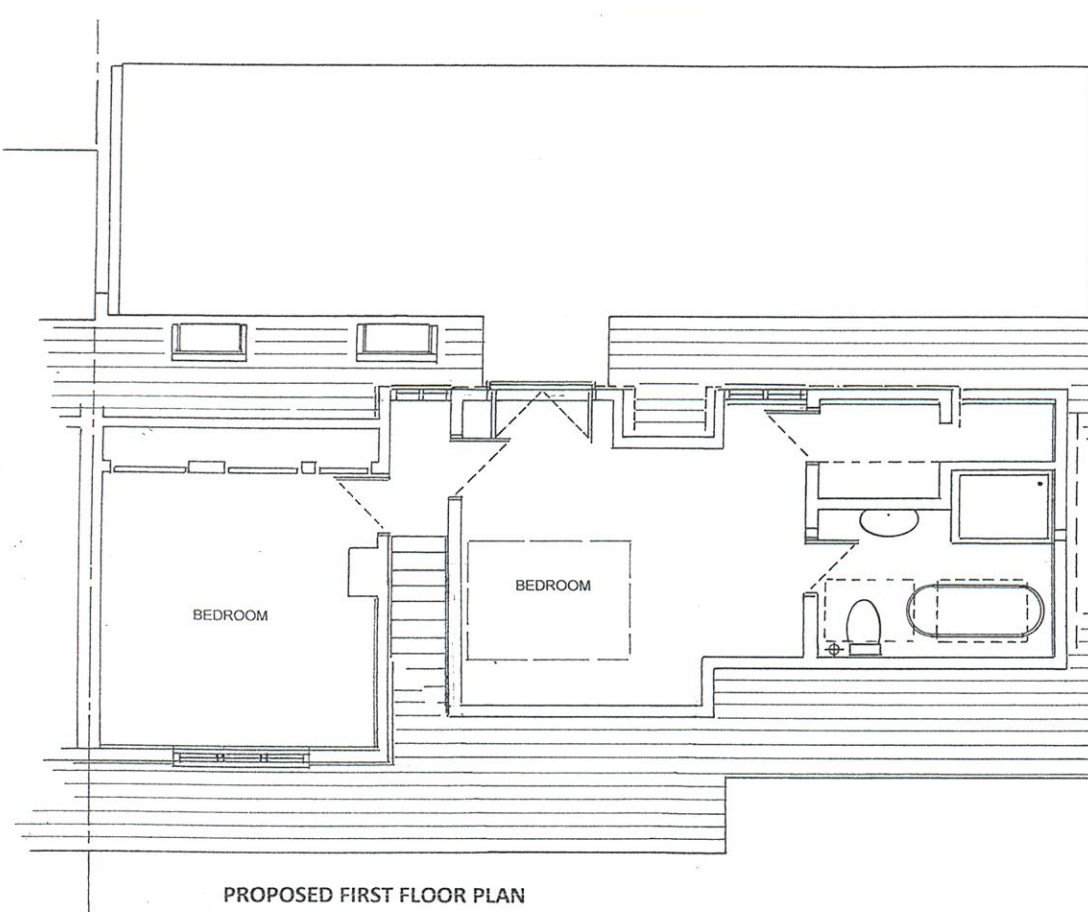
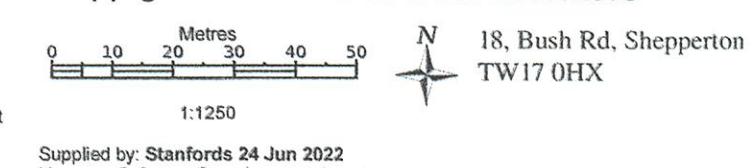




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Produced 24 Jun 2022 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



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| A           | 9.8.2022 | Side setback planning |
|             | DATE     | REVISION              |
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SCAFFARDI

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ARCHITECTURAL AND STRUCTURAL DESIGN  
QUANTITY AND STRUCTURAL SURVEYS  
LAND AND PROPERTY APPRAISAL  
PLANNING AND BUILDING REGULATION APPROVAL  
SITE SURVEY AND PROJECT MANAGEMENT  
**S.F.SCAFFARDI**

PROJECT:  
Mr and Mrs Rogers  
18 BUSH ROAD  
SHEPPERTON TW17 0HX  
**GROUND FLOOR SIDE AND  
REAR EXTENSIONS. FIRST  
FLOOR EXTENSION TO SIDE.  
NEW DORMER AND FRONT  
PORCH**

|            |          |     |
|------------|----------|-----|
| TITLE:     | EXISTING | AND |
| PROPOSED   | PLANS    | AND |
| ELEVATIONS |          |     |

|                   |              |
|-------------------|--------------|
| <b>ELEVATIONS</b> |              |
| Date: 24.6.2022   | Scale: 1:100 |

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| Drn <i>SFS</i> | Appr |
|----------------|------|

Drg No. **1732-1** rev **A**



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# Planning Committee

21 September 2022



|                        |   |
|------------------------|---|
| <b>Application No.</b> | 22/00915/HOU  |
| <b>Site Address</b>    | 18 Bush Road Shepperton TW17 0HX  |
| <b>Applicant</b>       | Mr And Mrs Rogers   |
| <b>Proposal</b>        | Erection of a side extension with a habitable space within the loft including the installation of a rear facing dormer, rooflights to the front and rear. Erection of a single storey rear extension and front porch (following demolition of existing single storey side extension). The installation of a rear facing Juliet Balcony and alterations to the existing fenestrations. |
| <b>Case Officer</b>    | Vanya Popova  |
| <b>Ward</b>            | Laleham and Shepperton Green  |
| <b>Called-in</b>       | The applicant is an employee of Spelthorne Borough Council and in accordance with the Planning Code (paragraph 38) this application is being reported to Committee for a decision.  |

|                             |   |                    |  |
|-----------------------------|---|--------------------|--|
| <b>Application Dates</b>    | Valid: 01.07.2022   | Expiry: 26.08.2022 | Target: Extension of time agreed to 28.09.2022 |
| <b>Executive Summary</b>    | <p>This application relates to 18 Bush Road in Shepperton which is a semi-detached chalet style dwellinghouse which is located within a residential area with a mix of chalet style and two storey semi-detached properties. A number of properties have previously been extended and altered.</p> <p>The proposal is for various extensions to the existing dwelling. It is considered that the application, which has been revised since the original submission, would have an acceptable impact upon the character of the area and when viewed from the street scene. It is further considered that the proposal would have an acceptable impact on the residential amenity of adjoining properties in terms of privacy, daylight or sunlight and would not be overbearing effect due to bulk and proximity or outlook. The proposal would also be acceptable in terms of flooding and parking provision.</p> |                    |  |
| <b>Recommended Decision</b> | Approve the application subject to conditions as set out at paragraph 8 of this report.   |                    |  |

## **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:
- Policy EN1 (Design of new development)
  - Policy LO1 (Flooding)
- 1.2 It is also considered that the following Supplementary Planning Document (SPD) is relevant:
- Design of Residential Extensions and New Residential Development Supplementary Planning Document (Design SPD) 2011
- 1.3 On 19 May 2022, Council agreed that the draft Local Plan be published for public consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The public consultation for the Pre-Submission Publication version of the Local Plan will run from 15 June 2022 to 19 September 2022.
- 1.4 The following policy of the draft Spelthorne Local Plan 2022-2037 is of relevance:
- Policy DS1: Place shaping
  - Policy E2: Managing Flood Risk
- 1.5 At the current time, the draft Local Plan has been agreed by Council and the Pre-Submission Publication Version of the Local Plan to be published for public consultation under Regulation 19 consultation has not yet commenced. Therefore, the policy carries very limited weight in the decision-making process of this current planning application.
- 1.6 National Planning Policy Framework (NPPF) 2021

### **2. Relevant Planning History**

- 2.1 There is no relevant planning history.

### **3. Description of Current Proposal**

- 3.1 The application site relates to a semi-detached chalet style property, situated on a wide plot on the western side of Bush Road in Shepperton. The site and its adjoining property are both located within a short curve section of Bush Road and as such they are positioned on a prominent location due to their corner nature. The dwelling has a single storey side extension and semi-detached single storey garage which is accessed on the southern side of the road (adjacent to the garage of no 16 Bush Road). The rear garden of the site

backs onto these garages, whereas the front curtilage is open with low-lying landscaping.

- 3.2 The street scene surrounding the site is residential in character containing either two storey or chalet-style semi-detached properties some of which have been previously extended, including two storey, single storey developments and roof alterations. The area is relatively specious in terms of plot layout and there is not a regular building pattern. There is a degree of different designs in terms of materials used and detailing.
- 3.3 In terms of planning constraints, the whole site is within the 1 in 1000 year flood zone (Flood Zone 2).
- 3.4 The applicant seeks permission for the erection of a side extension (with a habitable space within the loft). It would have a width of 4.84 metres and a length which measures 5.84 metres. The proposed single storey rear extension would have an amended depth of 3.60 metres from the rear wall of the original house extending across the rear of the dwelling by 12.8 metres. The plans have been amended so that the proposed side extension would set back by 1 metre from the front elevation and would have a maximum height of 6 metres. The scheme also proposes the installation of two no. rooflights within the front roof slope and a flat roofed rear facing dormer to serve a bathroom, including the installation of a rear facing 'Juliet' Balcony within the existing rear dormer. The proposed plans also indicate the erection of a single storey front extension that would form a front porch with dimensions 0.90 metres by 2.47 metres. The application form and the plans indicate that the materials would match those of the existing dwellinghouse.

#### **4. Consultations**

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

| <b>Consultee</b>                            | <b>Comment</b>                             |
|---|--|
| Environmental Health<br>(Contaminated land) | No objections, recommends<br>informatives. |

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

- 5.1 The Council has received a letter of representation by an adjoining property raising over-looking and loss of privacy concerns regarding the scheme (in particularly the proposed new rear facing dormer).

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

- Design and appearance/character of the area
  - Impact on neighbouring properties
  - Parking provision
  - Flooding
- 6.1 Due to changes to the single storey rear extension's depth (from 3.04 metres to 3.6 metres) the neighbouring properties were re-consulted on the amended plans.

## **7. Planning Considerations**

### Character of the area

- 7.1 The National Planning Policy Framework (NPPF, 2021) states that the creation of high quality, beautiful and sustainable buildings and places is fundamental and that new developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping along taking opportunities to improve the quality of an area and the way it functions.
- 7.2 Policy EN1 of the Core Strategy and Policies DPD 2009 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.
- 7.3 According to the Council's Design SPD, front and side extensions in particular should respect the character of the host building and moreover they should be in proportion with the host building. The SPD also states that side extensions should appear subordinate to host buildings of two or more floors of accommodation. This can be achieved by an appropriate 'set back' from the front elevation to avoid unbalanced appearance. In addition, the same document states side extension should avoid creating a terracing effect, particularly where visual gaps in between buildings a feature of a locality and should be 'set in' a minimum of 1 metre from the closest boundary.
- 7.4 As already noted, Bush Road contains two storeys and chalet style properties which are only semi-detached in form and vary in styles and detailing including the use of materials. The chalet style buildings contain flat roofed dormers located in the middle of the front elevations. Some rear facing dormers are visible from adjoining roads. The two storeys have a character with gable end elements and cross gabled pitched roofs extending to the side, whereas the chalet style buildings contain gable roofs with low profile eaves. As previously mentioned, some properties within the area have been extended; roof extensions and alterations vary in design and size. As such, the principle of single storey and two storey developments as well as dormers are not out of character within the locality.
- 7.5 The revised side extension would set back 1 metre from the front elevation, which allows the subject extension to be subordinate to the house's main ridge (by 0.5 metres). The proposed plans indicate the side extension would be 'set-in' from the nearest flank boundary (north) between approximately 3.2 metres and 7.5 metres. This element would comply with the Council's Design SPD guidance in terms of 'set-in' and 'set-back' distance requirements. There are no adjacent properties on the same building line to the north as the application boundary is adjacent to the highway. The design of the roof is proposed to be gable which would be a similar roof orientation and similar eaves level as the host building. In addition, the proposed width of the side



extension would be in proportion to the host building (not exceeding two thirds of the width of the host building as stipulated in the Council's Design SPD). Due to its angled corner plot, the proposed side extension would protrude further forward by approximately 1.5 metres from the front elevations of the adjacent dwellings to the west but this would be at the front corner of the extension on the eastern side. Given the building line is not uniform and its curved nature, it is however not considered that a refusal could not be justified on this element.

- 7.6 The revised single storey rear extension would 3.60 metres in depth and would respect the Council's 4 metres depth recommendation stipulates within the Council's SPD guidance. Whilst it has been noted that it would incorporate a flat roof and be visible from the street scene, it is however not considered that a refusal could be justified on design grounds. There are examples of other single storey extensions and outbuildings with flat roofs within the proximity that are also visible from the road.
- 7.7 The Council's design guidance for dormers states well designed dormers should:
- a) Be located centrally or symmetrically on a roof;
  - b) Be set-in a minimum of 1m from the roof edge, down 0.5m from the ridge and up 1m from the eaves;
  - c) Incorporate a roof which is compatible with the main roof and
  - d) Not be over dominant or out of proportion.
- 7.8 Whilst it has been noted that the proposed rear dormer would not be located centrally (when looking in relation with the side extension), the rear dormer would be set down and set up from the eaves together with being in similar size as the existing dormer at the rear. There are examples of flat roofed dormers visible from the road and as such it is considered to have an acceptable impact on the character of the area.
- 7.9 Whilst it is noted that the proposed single storey front extension would extend 0.9 metres beyond the front elevation of the house. The proposed porch would incorporate a pitched roof which considered that the impact would be acceptable and would not detract from the street scene.
- 7.10 The materials for the proposed development are shown to match that of the existing and the two roof lights at the front are considered to be acceptable.
- 7.11 It is considered that the proposed design and appearance would be in keeping with the character of the surrounding area and complies with the requirements of Policy EN1 (a) and the Design SPD.

#### Amenity of neighbouring properties

- 7.12 Policy EN1 (b) of the Core Strategy and Policies (CS & P DPD) states that proposals should demonstrate that they will achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook. It is relevant to note that the Council's Design SPD recognises that

most developments will have some impact on neighbours. However, it has to be demonstrated that the amenity of adjoining neighbours is not significantly harmed.

- 7.13 As already noted, the proposed single storey rear extension would respect the Council's 4 metres depth recommendation for semi-detached properties (proposed 3.6 metres). Furthermore, the neighbouring semi-detached property contains a single storey rear extension and as such it is considered that the amenity relationship would be acceptable in regards to this element.
- 7.14 Whilst it has been noted that the existing dormer would have a Juliet Balcony, this element is part of the permitted development legislation (as long as there is no external access or platform, which there is not). The back to side distance from the proposed additional new dormer window of the proposal with the side elevation of no. 16 Bush Road would be 14 metres (which exceeds the Council's minimum back to side separation distance of 13.5 metres for two storey development). The application property has existing first floor windows at the rear. It is considered that the proposal would have an acceptable impact on number 16 and complies with the Council's Design SPD.
- 7.15 It is considered that the proposal does not overlook, overbear, cause a loss of sunlight or daylight or outlook and therefore respects the amenities of the adjoining neighbouring properties.

#### Parking provision

- 7.16 The site contains a garage to west of site with a long access leading onto the road providing off street parking. it is considered that the proposed scheme would have an acceptable impact on the parking provision.

#### Flooding

- 7.17 The application site is located within the 1 in 1000 year flood event area where, in flooding terms, extensions would be accepted. The application would be in accordance with policy LO1.

#### Conclusion

- 7.18 Overall, it is considered that the proposed development respects the character of the area and the amenities of the neighbouring properties.
- 7.19 The proposal is considered acceptable in accordance with Policy EN1.

#### Equality Act 2010

- 7.20 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 to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
  - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

#### Human Rights Act 1998

- 7.21 This planning application has been considered against the provisions of the Human Rights Act 1998.
- 7.22 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.
- 7.23 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.
- 7.24 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/ 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 approval 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.

## **8. Recommendation**

### **8.1 To GRANT planning permission subject to the following conditions:**

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

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

2. The extensions hereby permitted shall be carried out in facing materials to match those of the existing building in colour and texture.

**Reason:** To ensure a satisfactory external appearance in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

3. The development hereby permitted shall be carried out in accordance with the following approved plan: 1732-1 rev A Received on 10.08.2022.

**Reason:** For the avoidance of doubt and to ensure the development is completed as approved.

4. There shall be no raising of existing ground levels on the site within the area liable to flood, other than in accordance with the approved details.

**Reason:** To prevent the increased risk of flooding due to impedance of flood flows and reduction in flood storage capacity in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

5. All spoil and building materials stored on site before and during construction shall be removed from the area of land liable to flood upon completion.

**Reason:** To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

**Informatives:**

1. In assessing this application, officers have worked with the applicant in a positive, creative and proactive manner consistent with the requirements of paragraphs 38-41 of the NPPF. This includes the following -
  - a. Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development
  - b. Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered
  - c. Have proactively communicated with the applicant through the process to advise progress, timescale or recommendation.
2. The applicant should be mindful not to create a dust nuisance during demolition works, particularly where any asbestos containing materials may be present. If removal of asbestos containing materials is required appropriate removal (without significant damage), handling and disposal by competent persons is required. The Health & Safety Executive (HSE) have produced a guide to safe removal of asbestos containing materials, which outlines good practice, how to prepare and what equipment is needed, how to remove it and how to deal with the waste once removed. There is also information on the HSE website about how to comply with the regulations, including a more generic guide to working safely with asbestos: <http://www.hse.gov.uk/asbestos/protect.htm>.
3. This property is located on the former Roseacre Nurseries. The applicant is advised that the site to which this planning permission relates is located on or near land that may contain harmful substances. Under Part C of the Building Regulations you will be required to consider this when designing the foundations of the development.

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

4. This development is situated within 220 metres from the former Littleton Lane landfill and the former Pool End Lake landfill. A gas impermeable

membrane should be incorporated within the structure along with a ventilated sub floor area. Any services entering/leaving the structure should be located above the gas impermeable membrane or alternatively, adequate seals will need to be provided if the membrane is to be breached. The details of the gas impermeable membrane and with particular attention to the joins with any existing structure and seals around any services, plus details of the sub-floor ventilation should be submitted to the Local Planning Authority for approval prior to the works being carried out.

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

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

**Appeals Started between 14 July 2022 – 07 September 2022**

| Case Ref & Address   | Date Received | Procedure              | Appeal Ref & Nature   |
|--|---------------|------------------------|---|
| 21/01933/HOU<br><br><b>28 Ensign Way<br/>Stanwell Staines-<br/>upon-Thames</b> | 24.05.2022    | Fast Track Appeal      | APP/Z3635/D/22/3299564<br><br>The erection of a single storey side extension and a detached outbuilding to the front (following demolition of existing detached garage with existing storage structure). Reposition and amended high boundary treatment fronting the highway on the northern side comprising 1.85 metres high timber fence with concrete posts (partially retrospective). |
| 22/00056/T56   | 25.05.2022    | Written Representation | APP/Z3635/W/22/3299732  |

| Case Ref & Address  | Date Received | Procedure              | Appeal Ref & Nature  |
|---|---------------|------------------------|--|
| <b>Thames Street<br/>Sunbury-On-<br/>Thames Surrey</b>                              |               |                        | Prior approval for the installtion of a 19 metre phase 8 street pole and associated cabinets and equipment.  |
| 22/00069/HOU<br><br><b>72 Thames Street<br/>Sunbury-on-<br/>Thames TW16<br/>6AF</b> | 01.06.2022    | Written Representation | APP/Z3635/W/22/3298205<br><br>Erection of an extension to rear along with the creation of a new floor and rooms within the roof.   |
| 22/00492/RVC<br><br><b>Glenmore Green<br/>Street Sunbury-<br/>on-Thames</b>         | 23.06.2022    | Written Representation | APP/Z3635/W/22/3301717<br><br>Variation of plan number condition of PA ref 20/00052/FUL for the extension and alterations of the building to form 8 flats, to allow for the floorspace at second floor level to be used as extra bedrooms and bathrooms for the approved first floor flats, thereby creating 3 duplex flats. As shown on drawings numbered 19.1183/009 proposed site plan, 009A proposed GF plan, 111 A proposed FF plan and 112A proposed 2nd F plan received on 04/04/2022 |
| 22/00310/HOU<br><br><b>3 Reedsfield<br/>Road Ashford<br/>TW15 2HE</b>               | 27.06.2022    | Fast Track Appeal      | APP/Z3635/D/22/3301977<br><br>Erection of a single storey rear extension, two storey side extension and conversion of existing garage into a habitable room (revised scheme to planning application: 21/01614/HOU)   |
| 21/01609/T56  | 25.07.2022    | Written Representation | APP/Z3635/W/22/3298392<br><br>Proposed 5G telecoms installation: H3G Phase 8 16m high street pole c/w wrap-around cabinet and 3 further additional equipment cabinets.   |



| Case Ref & Address  | Date Received | Procedure | Appeal Ref & Nature |
|---|---------------|-----------|---------------------|
| <b>Verge Opposite 3<br/>And 4 Powell<br/>Cottages, Long<br/>Lane Stanwell</b> |               |           |                     |

**Appeal Decisions Made between 14 July 2022 – 07 September 2022**

| Case Ref & Address   | Date Received | Procedure              | Appeal Ref & Nature   | Decision         | Decision Date | Inspector's Comments  |
|--|---------------|------------------------|---|------------------|---------------|---|
| 21/01065/FUL<br><br><b>12 Thames Meadow Shepperton TW17 8LT</b>  | 21.01.2022    | Written Representation | APP/Z3635/W/21/3284482<br>Replacement dwelling following demolition of the existing house and annex   | Appeal Dismissed | 30.08.2022    | The Inspector states that the proposal would harm Green Belt openness and would be an inappropriate development in the Green Belt. There not any very special circumstances necessary to justify the inappropriate development. It would also have a harmful effect on flood risk   |
| 21/00134/FUL<br><br><b>115 Feltham Hill Road &amp; Land At The Rear Of 113-127 Feltham Hill Road Ashford</b> | 02.02.2022    | Written Representation | APP/Z3635/W/21/3284411<br>Proposed redevelopment of site for the erection of 5 no residential units, following demolition of existing buildings as shown on drawings numbered 2020/P0091 LP B, 105 A, 110 B and 111 B received on 26 January 2021 and amended plan numbered C100 B, 100 F and 112 C received on 16 March 2021 | Appeal Allowed   | 22.08.2022    | <p>This application was recommended for approval; by Officers and was overturned by Planning Committee on the grounds of being out of character.</p> <p>The Inspector considered that the main issue is the effect of the proposed development on the character and appearance of the area.</p> <p>He notes that unlike many other nearby properties, the rear plots would not face an existing road and would include courtyard parking and agrees that to a</p> |

| Case Ref & Address | Date Received | Procedure | Appeal Ref & Nature | Decision | Decision Date | Inspector's Comments   |
|--------------------|---------------|-----------|---------------------|----------|---------------|--|
|                    |               |           |                     |          |               | <p>limited degree, the layout, with this small-scale development reached via a short track, would give the scheme an ad hoc appearance, which would be slightly divorced from its immediate surroundings on this side of the road.</p> <p>However, he goes on to explain that when taken in the context of a similar development in evidence directly opposite the site on Worcester Drive and other examples nearby, which reinforce that there is no overall prevailing layout to the immediate area.</p> <p>Therefore he states that the proposal would reflect the backland character and appearance and would not result in an incongruous form of develop. And that the design of the dwellings has been informed by the neighbouring properties, with regards to height, fenestration, and materials. As a result, the proposed development would integrate well into its surroundings.</p> |

| Case Ref & Address | Date Received | Procedure | Appeal Ref & Nature | Decision | Decision Date | Inspector's Comments  |
|--------------------|---------------|-----------|---------------------|----------|---------------|---|
|                    |               |           |                     |          |               | <p>In conclusion, the proposed development would not be harmful to the character or appearance of the area, would not conflict with Policy EN1(a) and the aims of the Design of Residential Extensions and New Residential Development</p> <p>In regard to other matters the Inspector notes the following:-</p> <p>The privacy of surrounding residential properties would not be unacceptably compromised given separation distances and the location of existing and proposed windows. In addition, the massing of the dwellings and the 2-storey height would mean there was no undue sense of enclosure or loss of daylight or sunlight for occupants of nearby properties.</p> <p>I have found that the proposed development would not cause unacceptable harm to the living conditions of neighbouring properties with regard to the Human Rights Act 1998, Article 8.</p> |

| Case Ref & Address | Date Received | Procedure         | Appeal Ref & Nature  | Decision         | Decision Date | Inspector's Comments   |
|--------------------|---------------|-------------------|--|------------------|---------------|--|
|                    |               |                   |  |                  |               | <p>Any noise and disturbance associated with development would be for a temporary period only.</p> <p>The proposal would provide a greater level of surveillance to the surrounding area than the existing enclosed site. Furthermore, the Crime Prevention Officer has offered no objection. For these reasons, I find the proposal would not increase the potential for crime to occur.</p> <p>In respect to property values, the courts have taken the view that planning is concerned with land use in the public interest so that the protection of purely private interests such as the impact of development on the value of neighbouring property could not be a material consideration.</p> <p>Therefore the appeal is allowed.</p> |
| 21/01570/PST       | 28.02.2022    | Fast Track Appeal | APP/Z3635/D/22/3290184<br>Prior Approval Notification for an additional storey above an existing | Appeal Dismissed | 30.08.2022    | The Inspector states the impact on the external appearance of the dwellinghouse would not constitute permitted development   |

| Case Ref & Address  | Date Received | Procedure              | Appeal Ref & Nature  | Decision         | Decision Date | Inspector's Comments   |
|---|---------------|------------------------|--|------------------|---------------|--|
| <b>12 Thames Meadow Shepperton TW17 8LT</b>                           |               |                        | detached bungalow measuring a maximum height of 6.15 metres (As shown on plans: 12TM/1/01; 02; 12TM/PD1/ 06 and location plan received 06.10.2021)   |                  |               | under the terms of Schedule 2, Part 1, Class AA of the GDPO.   |
| <b>21/00887/FUL<br/><br/>Land At Station Road Shepperton TW17 8AU</b> | 16.03.2022    | Written Representation | APP/Z3635/W/21/3287111<br>Erection of 2 no. Semi-Detached Dwellings (in place of approved detached dwelling) as shown on drawings numbered CCL01-MAA-MB-ZZ-DR-A-00001 P02, 00002 P02, 01001 P5, 02001 P05, 04001 P05, 05001 P03 and 08001 P01 received on 26 May 2021. | Appeal Dismissed | 14.07.2022    | <p>The Inspector considered the main issues were impact on character and appearance, including the effect on protected trees and open space; and whether the proposal would provide a satisfactory standard of accommodation for future occupants</p> <p>He notes that the scheme would be prominent within the street scene, particularly in respect of its overall bulk and design, comprising a large expanse of brickwork along Station Road. The overall scale would appear out of proportion with neighbouring properties, in addition, the amount of proposed hardstanding to the front, would substantially reduce the green</p> |

| Case Ref & Address | Date Received | Procedure | Appeal Ref & Nature | Decision | Decision Date | Inspector's Comments  |
|--------------------|---------------|-----------|---------------------|----------|---------------|---|
|                    |               |           |                     |          |               | <p>open space within the street scene</p> <p>The appellant has submitted drawings to illustrate the difference between the previously approved scheme and the proposed development. The Inspector agreed with the Council that there are notable differences including significantly higher eaves height, with a shallower and longer roof profile. The Inspector considered that this, coupled with the limited articulation of the side elevations proposed, would increase considerably the perceived bulk and presence of the property within the street, this along with the extent of the hardstanding would be, '... to the detriment of the verdant nature of the site'...</p> <p>The inspector noted that '...whilst I have found no harm in respect of the protected trees, I conclude that the proposed development would have a harmful effect on the character and appearance of</p> |

| Case Ref & Address | Date Received | Procedure | Appeal Ref & Nature | Decision | Decision Date | Inspector's Comments  |
|--------------------|---------------|-----------|---------------------|----------|---------------|---|
|                    |               |           |                     |          |               | <p>the site's open space, the street scene and surrounding area, appearing overly dominant and visually obtrusive.'</p> <p>The trees would not result in an unacceptable sense of enclosure or unacceptably limit access to daylight or sunlight, and the amenity space provision was acceptable, and the trees would not prevent use or enjoyment of these spaces. As such he noted that the standard of accommodation for future occupiers would be acceptable, with particular regard to outlook, daylight, sunlight and private outdoor space.</p> <p>In relation to the tiled balance he concluded that the proposal would represent a contribution to housing supply in an area with an acknowledged lack of future provision, along with some social and economic benefits of the proposed development. However, he concluded that the benefits arising from one additional unit</p> |



| Case Ref & Address  | Date Received | Procedure              | Appeal Ref & Nature   | Decision         | Decision Date | Inspector's Comments   |
|---|---------------|------------------------|---|------------------|---------------|--|
|   |               |                        |   |                  |               | <p>would inevitably be modest and that the harm arising from the proposal would significantly and demonstrably outweigh these modest benefits.</p> <p>Appeal dismissed</p>   |
| <p>21/00984/FUL</p> <p><b>59 Staines Road West<br/>Sunbury-on-Thames TW16 7AG</b></p> | 24.03.2022    | Written Representation | <p>APP/Z3635/W/21/3288384</p> <p>Proposed development of rear car park to provide a new Nursery School.</p> | Appeal Dismissed | 08.08.2022    | <p>The Inspector identified the main issue to be the effect upon the character and appearance of the area.</p> <p>The Inspector noted that the appeal building would be mainly be behind Grandera House at no's 61-73 Staines Road West, although commented that its position would not align with any other building.</p> <p>The Inspector raised concerns that users of the nursery may park in Heathcroft Avenue as a result of the proposed car parking arrangements. There were also concerns over how vehicles would navigate through the site and potential conflicts with pedestrians.</p> |

| Case Ref & Address | Date Received | Procedure | Appeal Ref & Nature | Decision | Decision Date | Inspector's Comments  |
|--------------------|---------------|-----------|---------------------|----------|---------------|---|
|                    |               |           |                     |          |               | <p>The Inspector considered this to be indicative of a poorly thought out and unsatisfactory site layout that would not function well.</p> <p>The Inspector further commented that the proposed series of gables were contrived and would appear as an overly substantial mass. The Inspector also considered that the steep and convoluted roof form would be discordant and out of character.</p> <p>It was therefore concluded that the proposal would conflict with policy EN1 and the NPPF. Whilst the provision of a needed community facility weighed in the schemes favour, the Inspector considered that this did not outweigh the overall planning harm and the appeal was dismissed.</p> |

### **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> |
|---------------|--|---|----------------------------|------------------------|
| 20/00344/FUL  | Thameside House<br>South Street<br>Staines-upon-Thames<br>TW18 4PR | 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            |
| 21/00947/FUL  | Cadline House,<br>Drake Avenue                                     | Demolition of existing building and construction of new build 2.5 storey residential building comprising of 14 flats and 15 under-croft car spaces.   | Cadline Ltd                | Matthew Clapham        |

| App no       | Site  | Proposal   | Applicant                                 | Case Officer(s)   |
|--------------|---|--|---|---|
| 22/00591/FUL | Renshaw Estate  | Demolition and redevelopment to provide 2 new buildings (5-11 storeys) comprising build-to-rent residential apartments (Use Class C3) including affordable housing, alongside ancillary residential areas (flexible gym, activity space, concierge, and residents lounge) and landscaping, public realm, children's play area, bin storage, plant areas and car and cycle parking.                               | Mill Mead Nom 1<br>and Mill Mead<br>Nom 2 | Russ Mounty<br>Approved<br>subject to<br>completion of<br>S106<br>Agreement |
| 22/00595/OUT | 273 - 275<br>London Road  | Outline consent for the construction of mixed-use development comprising commercial floorspace (Class E) at ground floor and 36 no. 1 and 2 bed affordable units on first, second and third floors, parking, cycle and bin storage, landscaping and amenity areas and new and modified accesses to London Road with layout and scale being considered (and all other matters reserved for future consideration). | Cristal London Ltd                        | Kelly Walker  |
| 22/00744/FUL | Land At<br>Northumberland<br>Close Bedfont<br>Road Stanwell<br>TW19 7LN | Erection of two industrial and storage buildings (flexible Use Class B2/B8) and associated site infrastructure, including landscaping, parking, and a new access from Bedfont Road.  | Quod (agent)                              | Paul Tomson /<br>Vanya Popova   |

| App no       | Site   | Proposal   | Applicant                        | Case Officer(s)   |
|--------------|--|--|----------------------------------|-------------------|
| 22/00483/OUT | Land At Manor Farm, Charlton Road Shepperton TW17 0RJ    | Outline permission for residential development of up to 30 residential units (with all matters reserved for future consideration except for means of access).  | Mr Wayne Michaels                | Kelly Walker      |
| 22/00891/RVC | Builders Merchant Moor Lane Staines-upon-Thames TW18 4YN | Variation of condition 2 (plans condition) of planning application 18/01000/FUL to allow tandem garage to be reduced to single space and creation of increased habitable space at ground floor within plots 28-32 and 34-36, Ground floor extension to plots 28-32 and 34-36, Ridge height increase of 300mm to plots 28-33, and 34-36 creation of 6 new car parking spaces, amendment to condition 8 (vehicle access) and condition 12 (refuse strategy) to reflect the altered site layout.  | Jewson Builders Merchant         | Susanna Angell    |
| 22/00766/RVC | Eden Grove 17 - 51 London Road Staines-upon-Thames       | Variation of Condition 2 (approved plans) imposed upon planning permission 19/01051/FUL for the erection of two buildings and flexible commercial space at ground and first floors, with landscaping and associated works, to be delivered as an extension to the wider redevelopment of 17-51 London Road, to allow for alterations to the layout of Block F, including a reduction in flexible commercial space, and the addition of 3 residential units, resulting in a total of 176 units across Block E and F, a reduction in the height of Block E and an increase in the parapet height of Block F. | Berkeley Homes (West London) Ltd | Matthew Churchill |

| <b>App no</b> | <b>Site</b>  | <b>Proposal</b>  | <b>Applicant</b>                                     | <b>Case Officer(s)</b>        |
|---------------|--|--|--|-------------------------------|
| 22/00765/RVC  | Eden Grove<br>17 - 51 London Road<br>Staines-upon-Thames             | Variation of Condition 2 (approved plans) imposed upon planning permission 19/00290/FUL for residential homes and flexible commercial space at ground and first floors, car parking, pedestrian and vehicle access, landscaping and associated works, and the variation of the Condition imposed in 19/00290/AMD4, to allow for the reconfiguration of the layout of Block B including the waste and refuse store, the layouts of Block C and Block D, alterations to balconies of Block A and Block B, amendments to the access ramp to the basement car park, an increase in the heights of the parapets to Blocks A-D, alterations to the unit mix, a reduction in the overall number of units from 467 to 464, and associated works. | Berkeley Homes<br>(West London) Ltd                  | Matthew Churchill             |
| 22/00798/OUT  | Land To East Of<br>Desford Way<br>Ashford                            | Outline planning application with all matters reserved except Access for a site to accommodate Travelling Showpeople (Sui Generis).  | Mr Will Dowling /<br>Ashford Corporation Ltd         | Paul Tomson /<br>Kelly Walker |
| 22/00975/FUL  | Ashford Manor<br>Golf Club<br>Fordbridge Road<br>Ashford<br>TW15 3RT | Extension of existing visitors car park into area used for the storage of materials including top soil and sand.   | Ashford Manor<br>Golf Club Limited /<br>Kevin Turner | Kelly Walker                  |

| App no       | Site  | Proposal   | Applicant       | Case Officer(s)                               |
|--------------|---|--|-----------------|---|
| 22/01007/FUL | Ashford Church<br>Of England<br>School<br>School Road<br>Ashford<br>TW15 2BW                                | The construction of a canopy to the outdoor learning area (near the southern boundary) to enable pupils to access outside learning area in all weathers.         | Mrs Wendy Pyke  | Vanya Popova<br>(Approved - Pending sign off) |
| 22/01216/FUL | Bishop Wand<br>Church Of<br>England<br>Secondary<br>School<br>Laytons Lane<br>Sunbury-on-Thames<br>TW16 6LT | The retention of demountable double classroom unit to act as extra teaching place (original permission ref 11/00383/FUL and latest permission ref 17/01124/FUL). | Mrs Lynne Denny | Vanya Popova                                  |

Esmé Spinks  
Planning Development Manager  
08/09/2022

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