



*Please reply to:*

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Date: 18 May 2023

## **Notice of meeting**

### **Planning Committee**

**Date:** Wednesday, 31 May 2023

**Time:** 7.00 pm

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

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

*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 26 April 2023 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 - 23/00318/FUL - 89 Marlborough Road, Ashford**

9 - 20

**Ward**

Ashford Town

**Proposal**

Erection of 12 walk-in style pens in rear garden of property and operation of cattery.

**Recommendation**

Approve the application subject to conditions.

**5. Planning application - 23/00185/FUL - 10 Chestnut Grove Staines-Upon-Thames TW18 1BZ**

21 - 48

**Ward**

Staines South

**Proposal**

Demolition of converted garage and erection of new build part single

storey, part two storey dwelling house with integral garage, including single storey rear extension to existing dwelling.

### **Recommendation**

Approve the application subject to conditions as set out at Paragraph 8 of the Report.

- |           |  |                |
|-----------|--|----------------|
| <b>6.</b> | <b>Planning Appeals Report</b>   | <b>49 - 52</b> |
|           | To note details of the Planning appeals submitted and decisions received between 12 April and 15 May 2023. |                |
| <b>7.</b> | <b>Major Planning Applications</b>   | <b>53 - 56</b> |
|           | To note the details of future major planning applications.   |                |
| <b>8.</b> | <b>Glossary of Terms and Abbreviations</b>   | <b>57 - 62</b> |

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**Minutes of the Planning Committee  
26 April 2023**

**Present:**

Councillor N.J. Gething (Chairman)  
Councillor M. Gibson (Vice-Chairman)

**Councillors:**

C. Bateson	R. Chandler	S.J Whitmore
M. Beecher	K. Howkins	
J. Button	R.W. Sider BEM	

**Apologies:** Councillor R.O. Barratt, Councillor A. Brar, Councillor O. Rybinski, Councillor B.B. Spoor and Councillor J. Vinson

**21/23 Minutes**

The minutes of the meeting held on 5 April 2023 were approved as a correct record.

**22/23 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**

Councillors Bateson, Beecher, Button, Gibson, Gething, Chandler and Howkins reported that they had received correspondence in relation to application 23/00171/FUL but had maintained an impartial role, had not expressed any views, and kept an open mind.

Councillor Whitmore reported that he had received correspondence in relation to application 23/0017/FUL and had made an informal visit to the site but had maintained an impartial role, had not expressed any views, and kept an open mind.

**23/23 Planning application- 23/00171/FUL - 2 Milton Drive Shepperton  
TW17 0JJ**

**Description:**

Change of use from a dwelling (use Class C3) to a House of Multiple occupation (HMO) (Sui Generis) (Including manager's flat) and shared living facilities for occupants up to 8 people.

**Additional Information:**

Ten late letters of representation had been received. Issues not covered previously included:

- Loss of privacy
- Will set a precedent, and
- House prices

In response to these, the proposal does not include any extensions. As such, it is not considered that the proposed change of use would result in a loss of privacy impact on existing neighbouring properties. Each planning application has to be assessed on its own merits. The value of property is not a planning matter.

A letter has been sent to Planning Committee members from the applicant noting a number of matters including:

- The existing property is a large 7 bedroomed house and could be occupied by a large extended family,
- Only very minor alterations to the existing are required,
- They do not expect all occupants to have cars,
- Are aware of HMO licensing requirements, and
- The proposal will provide a more affordable housing option, during the cost of living crisis.

**Public Speaking:**

There was none.

**Debate:**

During the debate the following key issues were raised:

- The addition of two extra people seemed unnecessary
- Residents were fearful of noise and disruption to street scene
- The property could still be used as a HMO for six residents without requirement for planning permission
- The bedrooms were of sufficient size in line with Government standards
- Complaints were still raised by residents for previously approved HMOs
- There was a lack of consistency within the application
- The application included sufficient parking and affordable housing

- There was a lack of HMOs in the borough with more needed
- The property was mostly adjoined by roads and was no cramped in a small neighbourhood
- The manager on site would be able to address any issues
- Most rooms had double beds which would make it difficult to limit the number of residents to eight.
- It was difficult to police HMOs
- There would be no significant changes to the property
- The property had a large garden and space at front for parking
- The property was out of keeping with the local area

The Committee voted on the application as follows:

For: 7  
Against: 1  
Abstain: 1

**Decision:** The recommendation to approve was agreed and the application was approved subject to conditions as set out in the Committee report.

#### **24/23 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.

#### **25/23 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.

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23/00318/FUL - 89 Marlborough Road, Ashford. TW15 3PW

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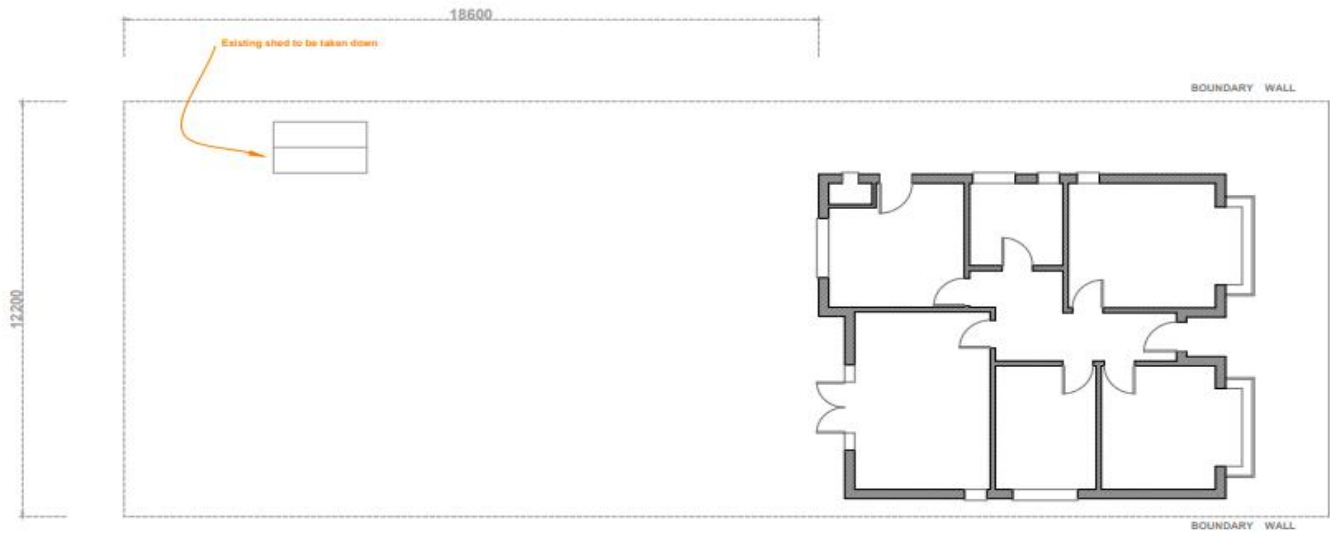
# Existing Elevations



# Proposed elevations

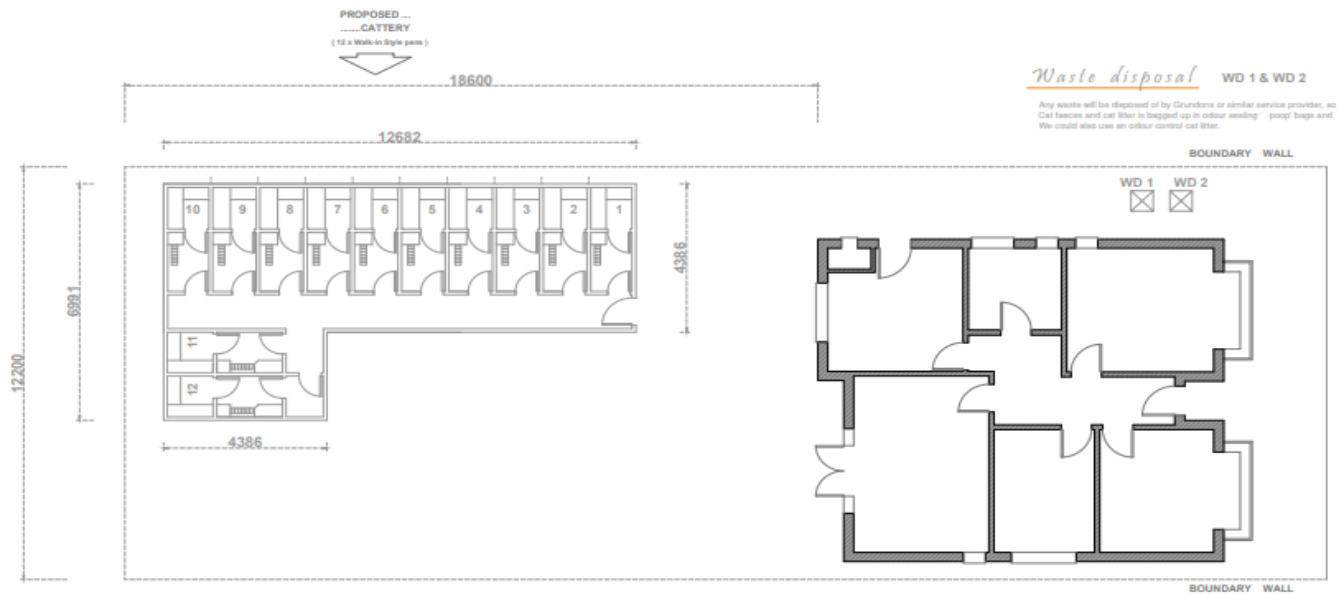


# Existing floor plans



A

# Proposed floor plans



B

# Planning Committee

31 May 2023



<b>Application No.</b>	23/00318/FUL
<b>Site Address</b>	89 Marlborough Road, Ashford
<b>Applicant</b>	Mr and Mrs Warren and Nicola Aldridge
<b>Proposal</b>	Erection of 12 walk-in style pens in rear garden of property and operation of Cattery
<b>Case Officer</b>	Susanna Angell
<b>Ward</b>	Ashford Town
<b>Called-in</b>	This application has been called in by Councillor Rybinski on grounds that the business would generate noise pollution and smell and would be an overdevelopment of the garden within this residential area. Further concerns are the impact of the proposal on the availability of on-street parking, which is limited.

<b>Application Dates</b>	Valid: 13.03.2023	Expiry: 08.05.2023	Target: Extension of time agreed to 02.06.2023
<b>Executive Summary</b>	<p>The subject property, a detached bungalow, is located on the western side of Marlborough Road. The site lies within the 1:100 flood risk zone and adjoins the River Ash to the rear.</p> <p>The proposed pens have a low profile roof and are considered acceptable in appearance. Due to their height and design they are considered to have an acceptable relationship with neighbouring properties.</p> <p>The Environmental Health officer has raised no objection to the proposal on grounds of noise or odour impact on residential properties.</p> <p>Surrey County Highways Authority considers that the proposal would not have a material impact on the safety and operation of the public highway.</p> <p>The proposed pens and operation of a Cattery are therefore considered to be acceptable.</p>		
<b>Recommended Decision</b>	Approve the application subject to conditions.		

## MAIN REPORT

### 1. Development Plan

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

- Policy EN1 (Design of New Development)
- Policy CC3 (Parking Provision)
- Policy LO1 (Flooding)
- Policy EN11 (Noise)

1.2 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 ended on 19<sup>th</sup> September. The Local Plan was submitted for examination in November 2022 and the examination is due to commence on 23 May 2023.

1.3 The following policy of the draft Spelthorne Local Plan 2022-2037 is of relevance:

- Policy PS2 (Place shaping)
- Policy ID2 (Sustainable Transport for New Developments)

1.4 The NPPF policy states at para 48 that:

Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Section 38(6) the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan (unless material considerations indicate otherwise) and not in accordance with an emerging plan, although emerging policies may be a material consideration.

1.5 At this stage, the policies referred to above in the Pre-Submission Spelthorne Local Plan carry limited weight in the decision-making process. The adopted policies in the 2009 Core Strategy and Policies DPD carry substantial weight in the determination of this planning application.

## 2. Relevant Planning History

2.1 There is no relevant planning history.

## 3. Description of Current Proposal

3.1 The application property is located on the western side of Marlborough Road, which is relatively mixed in character comprising detached and semi detached two storey properties and bungalows. The rear boundary of the site adjoins the River Ash.

3.2 The proposal is for the erection of a 12 double pen boarding cattery, accommodating a maximum of 24 cats. The pens would be located in the rear garden of the residential property 89 Marlborough Road.

3.3 The 12 double pens would be situated at the north western corner of the rear garden. They would be L shaped in footprint extending 12.6 m in length along the northern boundary (adjacent to no. 87 Marlborough Road) and 7m across the rear (adjacent to the river Ash). The pens would stand 2m in height to the eaves and 2.3m in maximum height, with a low profile, sloping roof. The pens would be constructed of wood and mesh.

## 4. Consultations

The following table shows those bodies consulted and their response.

Consultee	Comment
Environment Health (noise and odour)	No objection
County Highway Authority	No objection

## 5. Public Consultation

5.1 The Council has received 6 letters of objection raising the following issues: -

- Noise
- Smell
- The Cattery would contravene Defra guidance (*officer note: this is not a planning matter, but the cattery will require a licence from Environmental Health, based on DEFRA guidance, in order to operate*).
- Location of property near walking area used by dog walkers likely to result in dogs barking at the Cats and causing stress to cats. This would mean they would be more vocal. (*officer note: this is not a planning matter*).
- Increased traffic generated by dropping off and collecting cats. The property does not have a parking space and is adjacent to a T junction.
- Operation of a cattery would encourage more foxes and rats in the area (*officer note: this is not a planning matter*).
- Applicant has an existing business run from the property the cattery use will take up more on- street parking spaces.
- Comment that neighbour is already unable to park outside their own property.

- Disposal of wastewater and effluent – no information as to where it will be disposed (*officer note: this is not a planning matter*).
- Business could generate numerous additional vehicle movements.

## 6. Planning Issues

- Impact on Character.
- Impact on Residential Amenity.
- Impact on Parking Provision & Highway Safety.
- Flooding.

## 7. Planning considerations

### Design

7.1 Policy EN1 of the Core Strategy and Policies DPD states that proposals for new development '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.

7.2 In terms of design the roof line of the pens would slope down towards the side boundaries of the site standing a maximum of 2.0m to the eaves and 2.3m overall. The plans show they would be constructed of wood and mesh. The pens are considered acceptable in appearance.

### Amenity

7.3 In terms of impact on neighbouring amenity, as noted above, although the pens would extend 12.6m in length along the northern boundary with No.87 Marlborough Road, the plans show the eaves would be no higher than the existing boundary fence. The low profile roof line would then angle away from the boundary to a maximum height of 2.3m. The pens would also be set 0.5m off the boundary with No.87. As a result, it is considered that the proposal would have an acceptable impact on the adjoining property, No.87.

7.4 The Council has received representations raising concerns that the cats would cause noise disturbance to neighbouring properties. The Council's Environmental Health Department has been consulted on the application with regards to noise impact. Following the receipt of information from the applicant demonstrating how the pens would be enclosed and insulated, the Environmental Health Officer (EHO) has raised no objection to the proposal on these grounds.

### Highway matters

7.5 The Council has received representations raising concerns that the proposal would result in a significant increase in vehicle movement, which could cause highway safety issues and problems with on-street parking.

7.6 The County Highway Engineer (CHA) has been consulted on the proposal with regards to highway safety. The CHA considers it would not have a material impact on highway safety and has no comments. Having regard to the CHA's comments, the impact of the proposal on highway safety is considered to be acceptable.



- 7.7 With regards to potential impact on traffic, the applicant states that the proposed customer dropping off and picking up of cats is likely to occur 1-3 times a day and will be by appointment. The proposal would therefore result in a small increase in traffic movements compared to the existing situation. However, this would be limited by the opening hours proposed. The hours proposed are Monday to Saturday 8am to 11am and 10am to 12pm on Sundays and not at all on Bank Holidays. It is proposed that these times will be controlled by planning condition. The applicant also states that the drop off and collections per day are likely to last no longer than 5-10 minutes each.
- 7.8 Taking into consideration the small number of likely delivery and collections of cats and the short duration time (5-10mins), it is not considered that the proposal would impact significantly on the availability of on-street parking.

#### **Other matters**

- 7.9 Representations received also raise concerns that the cattery would cause odour issues for neighbouring properties. A separate licence will be required by Environmental Health for the operation of this business. Information submitted with the application clarifies that waste would be removed from the site by a waste disposal contractor every two weeks. The EHO has not raised objection to the proposal on these grounds, clarifying that the site would need to be clean and well managed in order to be licensable by Environmental Health. It is not considered that objection could be sustained on these grounds.
- 7.10 Representations received also raise concerns that the proposal would increase foxes and rats in the area. The EHO has commented that provided the business is managed properly it is not considered that an increase rats and foxes in the area is likely to result. The Environmental Health commercial team would look at arrangements for waste disposal as part of the licensing process which would be required for a business of this type. In order that the impact of the proposal can be monitored, it is recommended a condition be imposed restricting the permission to 2 years. The applicant has agreed to this.
- 7.11 The application site is located within the 1 in 100-year flood event area and within 20m of the River Ash. The Environment Agency was consulted on the proposal but no comments were received. It is considered that the proposal will not have an adverse impact upon the flood area provided that it adheres to the conditions recommended by the Environment Agency in their standing advice (standing advice is pre-written advice that explains what applicants must do to meet legislative and policy requirements and is a material consideration). These conditions are recommended to be attached to this proposal in ensure the application is in accordance with policy LO1.

### Conclusion

- 7.12 It is considered that the proposed development would have an acceptable impact on the character of the area and would not have a significant impact on the amenities of neighbouring properties to justify refusal of the application.

### Equality Act 2010

- 7.13 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

- 7.14 This planning This planning application has been considered against the provisions of the Human Rights Act 1998.
- 7.15 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.
- 7.16 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.
- 7.17 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. That this permission be for a limited period of two years only, expiring on 01.06.2025 when the use hereby permitted shall be discontinued and the building and works carried out under this permission removed and the land reinstated to the satisfaction of the Local Planning Authority.

Reason: To enable the Local Planning Authority to assess the proposal on a trial basis and to ensure that it does not prejudice the residential amenity of surrounding dwellings.

2. That no more than 24 cats can be kept in the cattery at any one time.

Reason: To safeguard the amenity of adjoining residential properties and to comply with the terms of the application.

3. The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan, ex elev 3, pro elev 5, ex PL2, pro PL4 all rec'd 13.03.2023.

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

4. 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.

5. 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 of flood storage capacity in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

6. That the cattery shall not be open to visiting members of the public before 8:00 am or after 11:00 am Monday to Saturday, or before 10:00 am or after 12:00 on Sundays, and will be closed on Bank Holidays.

Reason: To safeguard the amenity of neighbouring properties.

#### Informatives

The applicant is advised to contact the Environment Agency to establish if a permit is required due to the proximity of the proposed Cattery to the River Ash.





23/00185/FUL - 10 Chestnut Grove, Staines-upon-Thames. TW18 1BZ

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# Existing Plans



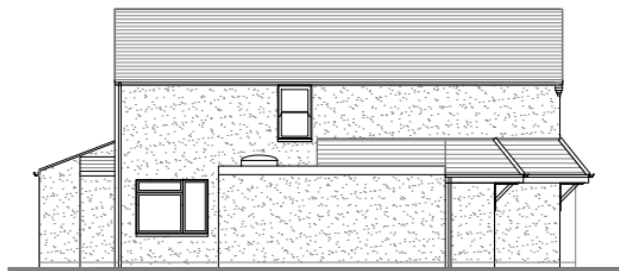
CHURCHILL COURT

EXISTING FRONT ELEVATION

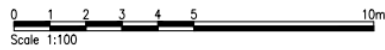


EXISTING REAR ELEVATION

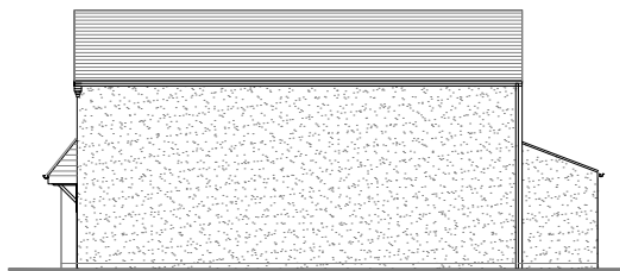
CHURCHILL COURT



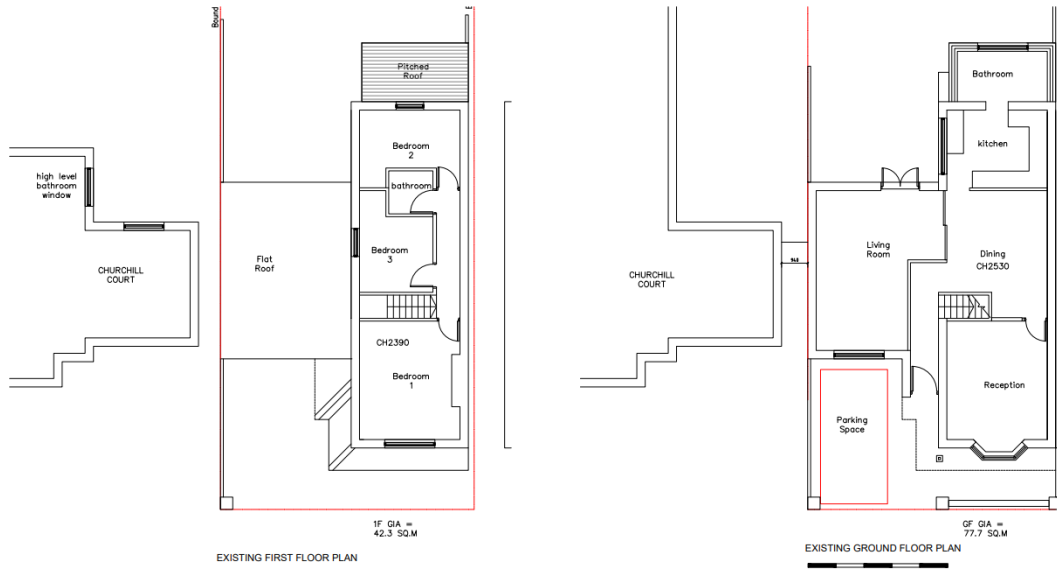
EXISTING SIDE ELEVATION 1



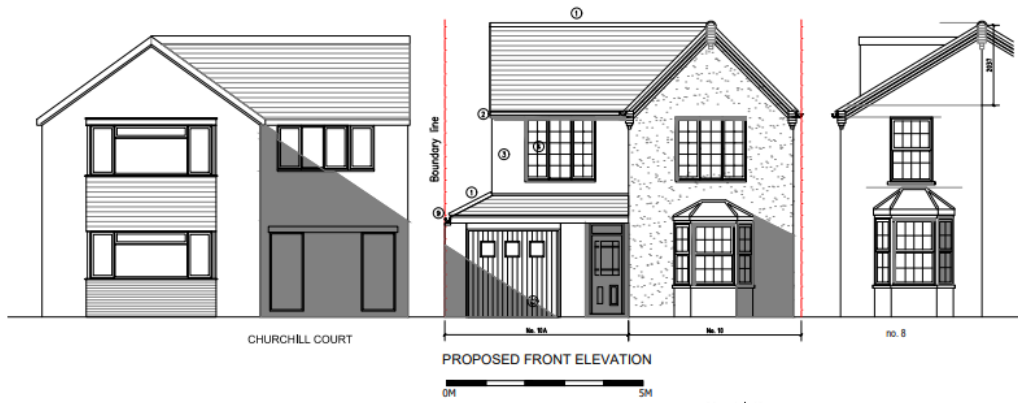
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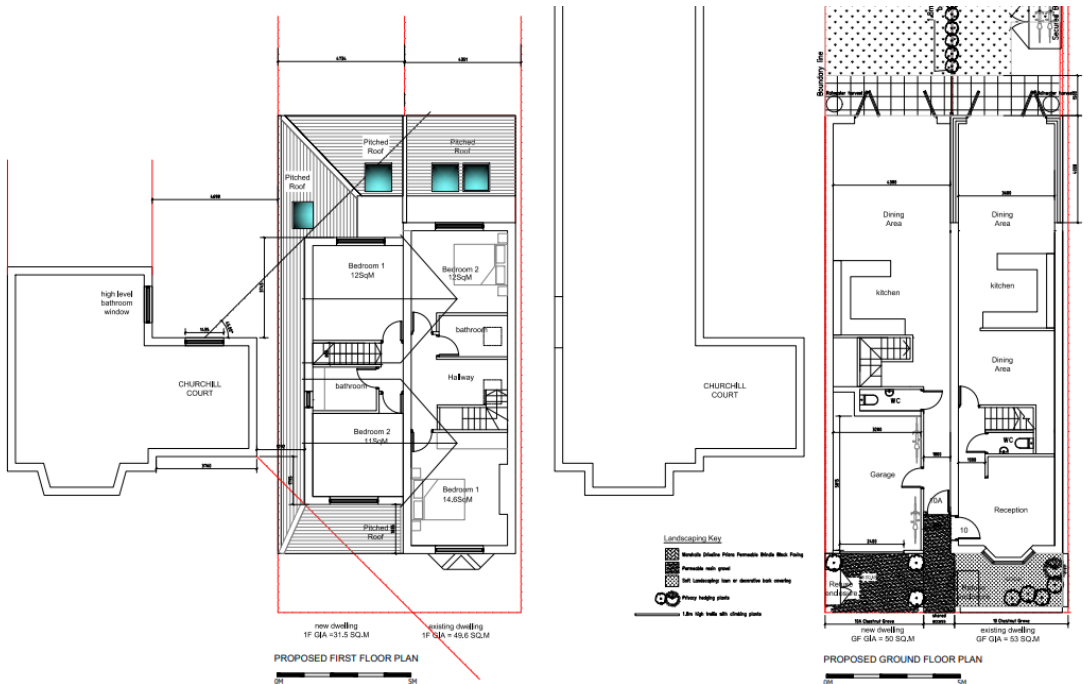
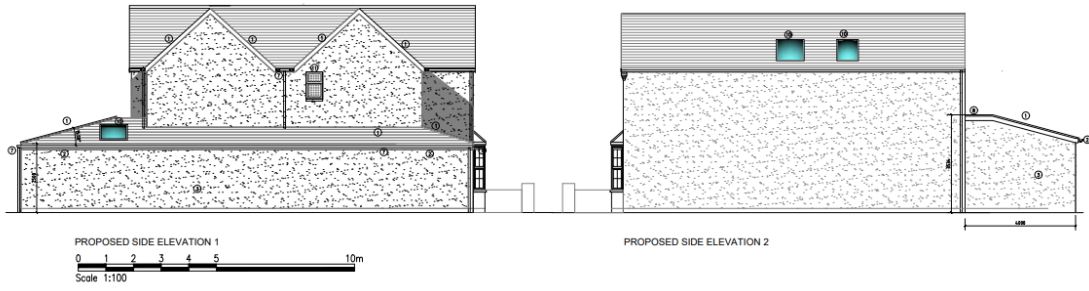
EXISTING SIDE ELEVATION 2



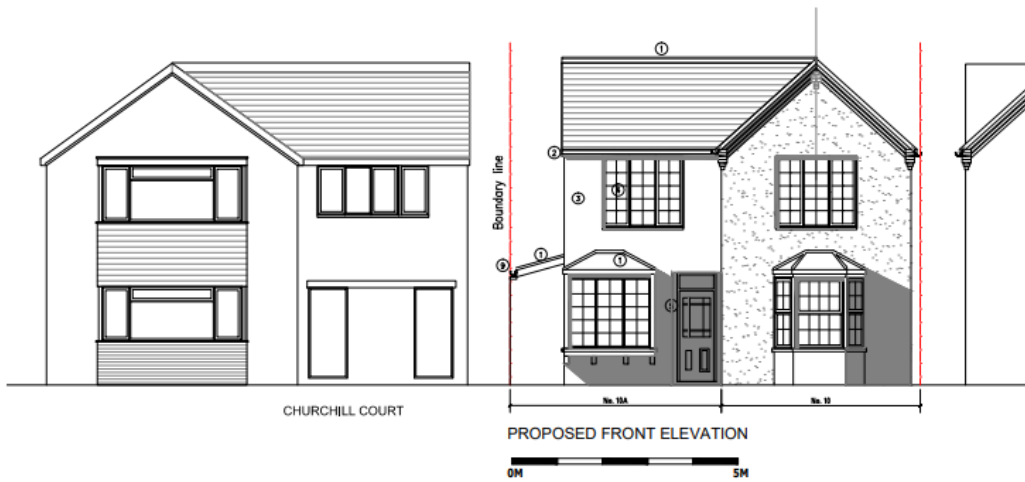
## Proposed Plans

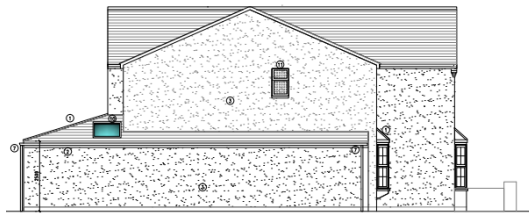




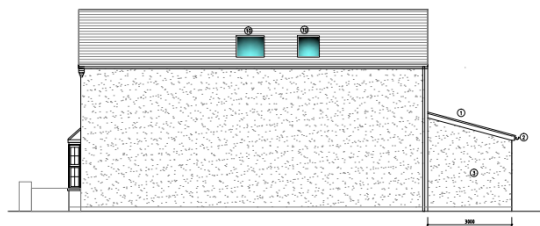


# Planning Permission 22/00512/FUL

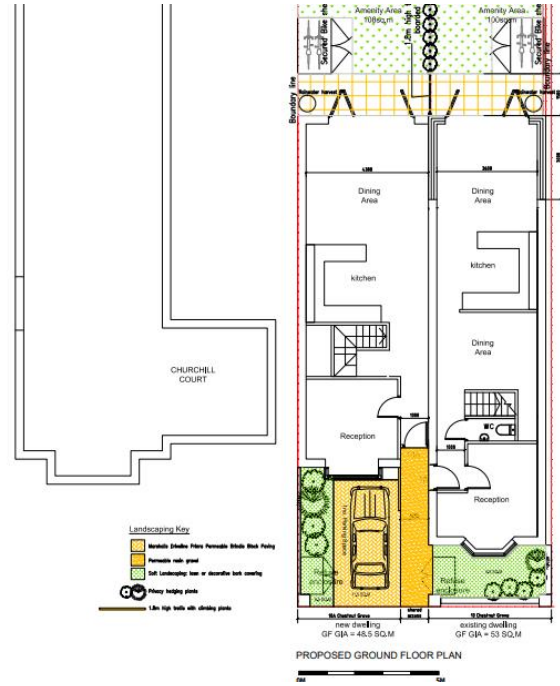
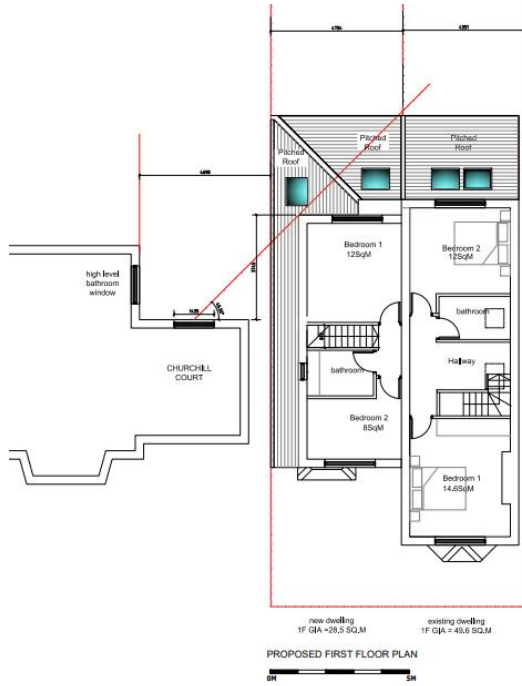




PROPOSED SIDE ELEVATION 1  
 Scale 1:100



PROPOSED SIDE ELEVATION 2



# Planning Committee

31 May 2023



<b>Application No.</b>	23/00185/FUL
<b>Site Address</b>	10 Chestnut Grove, Staines-upon-Thames TW18 1BZ
<b>Applicant</b>	Deepak Agarwal
<b>Proposal</b>	Demolition of converted garage and erection of new build part single storey, part two storey dwelling house with integral garage, including single storey rear extension to existing dwelling.
<b>Case Officer</b>	Matthew Churchill
<b>Ward</b>	Staines South
<b>Called-in</b>	The application has been called in by Councillor Bateson on the basis of policy EN1a relating to the character of the area and EN1b relating to the impact upon the amenity of neighbouring and adjoining dwellings.

<b>Application Dates</b>	Valid:28.02.2023	Expiry:25.04.2023	Target: Extension of Time Agreed until 28.04.2023
<b>Executive Summary</b>	<p>This planning application proposes the erection a part single storey, part two storey dwelling house incorporating an integral garage, which would be constructed following the demolition of the existing converted garage. The application also proposes a single storey rear extension to the existing dwelling.</p> <p>It is relevant to note that the property benefits from an extant planning permission for the erection of a new build two storey house, together with a single storey rear extension to the existing property, which would be constructed following the demolition of the existing converted garage (22/00512/FUL). At the time of the site visit works had not commenced. However, this permission could be implemented subject to the relevant conditions and is a material planning consideration in the determination of the current application and carries significant weight in decision making.</p> <p>The main alterations between the extant planning permission and the current proposals are:</p> <ul style="list-style-type: none"> <li>• The incorporation of a double gable roof in comparison to a single gable over the consented dwelling.</li> <li>• At ground floor level, the front elevation of the proposed dwelling would be in line with the front elevation of the existing dwelling.</li> </ul>		

	<p>There was a 2.6 metre set back in the consented scheme.</p> <ul style="list-style-type: none"> <li>• At first floor level the front elevation of the proposed dwelling would be set back approximately 1.7 metres from the front elevation of the existing dwelling. In the consented scheme there was a 2.6 metre set back at first floor level.</li> <li>• The construction of an integral garage.</li> <li>• The proposed single storey rear extension would measure 4 metre in depth, in comparison to 3 metres in the consented scheme.</li> </ul> <p>Officers consider that the proposal has a satisfactory impact upon the character and appearance of the area, the amenity of neighbouring and adjoining dwellings and the 1 in 1000-year flood event area. The proposal is therefore considered to meet the requirements of policy EN1, policy CC2, policy CC3 and policy LO1 of the CS&amp;P DPD.</p>
<p><b>Recommended Decision</b></p>	<p>Approve the application subject to conditions as set out at Paragraph 8 of the Report.</p>

## MAIN REPORT

### 1. Development Plan

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

- EN1 (Design of New Development).
- HO1 (Providing New Housing Development).
- HO5 (Density of Housing Development).
- CC2 (Sustainable Travel).
- CC3 (Parking Provision).
- LO1 (Flooding).

1.2 On 19 May 2022, the Council agreed that the draft Spelthorne Local Plan 2022 – 2037 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 ended on 21st September 2022 and the local plan was submitted to the Planning Inspectorate on 25th November 2022. The Examination into the Local Plan will commence on 23 May 2023.

1.3 The following policies of the Pre-Submission Spelthorne Local Plan 2022 – 2037 are of relevance:

- ST1: Presumption in Favour of Sustainable Development.
- ST2: Planning for the Borough.
- PS2: Designing places and spaces.
- H1: Homes for all.
- E3: Managing Flood risk.

1.4 The NPPF policy states at para 48 that:

Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Section 38(6) the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan

(unless material considerations indicate otherwise) and not in accordance with an emerging plan, although emerging policies may be a material consideration.

- 1.5 At this stage, the policies in the Pre-Submission Spelthorne Local Plan carry limited weight in the decision-making process. The adopted policies in the 2009 Core Strategy and Policies DPD carry substantial weight in the determination of this planning application.
- 1.6 The Council's Supplementary Planning Document (SPD) of the *Design of Residential Extensions and New Residential Development* (April 2011) and the *Parking Standards Supplementary Planning Guidance* (updated September 2011) are also relevant, as the National Planning Policy Framework (July 2021).

## 2. Relevant Planning History

- 2.1 The site has the following planning history:

16/01689/HOU	Erection of a single storey garage extension including the installation of a new garage door	Granted 21.12.2016
21/01368/FUL	Erection of a two storey side extension following demolition of existing garage and subdivision of the plot to create a 2 x bedroom dwelling with associated parking and amenity space	Refused 28.10.2021
22/00512/FUL	Demolition of converted garage and erection of new building two storey house, together with single storey extension to the existing dwelling.	Granted 29.06.2022

## 3. Description of Current Proposal

- 3.1 The application relates to no.10 Chestnut Grove, which is a two-storey detached dwelling situated on the western side of Chestnut Grove in Staines-upon-Thames. The property is located within the 1 in 1000-year flood event area (Flood Zone 2). The dwelling also contains an off-street car parking space at the front of the site.
- 3.2 The street scene of Chestnut Grove is residential in character and is predominantly occupied by two-storey detached, semi-detached and terraced dwellings. Churchill Court also adjoins the site and Kingdom Hall is situated on the eastern side of the road.
- 3.3 The application proposes the erection of a new build, part single storey, part two storey dwelling with an integral garage, that would be constructed

following the demolition of the existing converted garage. The application also proposes a single storey rear extension to the existing dwelling.

3.4 The property benefits from an extant planning permission, granted in June 2022 under the reference 22/00512/FUL. This relates to the erection of a new build two storey house, following the demolition of the existing converted garage. The permission also included the erection of a single storey rear extension to the existing dwelling.

3.5 The consented dwelling could be constructed on site subject to the relevant conditions and is a material planning consideration in determination of the current application that carries significant weight in decision making.

3.6 The main differences between the consented scheme (22/00512/FUL) and the current proposals are:

- The incorporation of a double gable roof over the current proposal whereas a single gable was proposed over the consented scheme.
- Projection of the ground floor of the proposed dwelling up to the front elevation of the existing house, in comparison to an approximate 2.6 metre set back in the consented scheme.
- A 1.7 metre first floor 'set-back' of the proposed dwelling, in comparison to a 2.6 metre 'set-back' in the extant permission.
- The incorporation of an integral garage in comparison to an external parking space in the consented scheme.
- An increase in the depth of the single storey rear extension from 3 metres to 4 metres.

3.7 It is also relevant to note that planning permission was refused at the site in October 2021, for a two-storey side extension, following the subdivision of the plot, which would have created a 2x bedroom dwelling with an associated parking space (21/01368/FUL). The application was refused as a result of concerns relating to the projection to the boundary, the complexity of the roof and an overbearing impact upon the occupiers of Churchill Court. It was considered that such concerns were overcome in the extant permission 22/00512/FUL.

#### 4. Consultations

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

<b>Consultee</b>	<b>Comment</b>
<b>County Highway Authority</b>	Requests conditions and informative.
<b>Environment Agency</b>	No comments to make.
<b>Environmental Health</b>	Requests conditions and informatives.
<b>Head of Neighbourhood Services</b>	No objections.

## **5. Public Consultation**

5.1 The Council has received 8 letters of representation, which object to the proposal on the following grounds:

- Surrounding dwellings would be overlooked.
- Concerns over notification of the current tenants (Officer Note: the applicant has completed Certificate A on the application form which confirms that they are the freeholder or have a leasehold interest in the land with at least 7 years left to run).
- Any demolition will cause a dust disturbance (Officer Note: An informative has been recommended in relation to dust).
- Concerns over the submitted parking surveys.
- The scheme may have an adverse impact upon the road surface.
- Concerns over parking during the construction process.
- The dwellings will be used as HMO's (Officer Note: The application proposes a new dwelling and must be determined on that basis).
- The proposal would have an adverse impact upon light reaching neighbouring habitable rooms and gardens particularly in the afternoons.
- The proposal will affect views of the sky from neighbouring dwellings.
- There is insufficient parking available in the road.
- The density and design of the proposal would be out of character where some properties in the street are over 125 years old.
- The proposal would have an overbearing impact.
- The scheme would have an adverse impact upon parking provision.
- The proposal represents overdevelopment of the site.
- The dwelling will not be occupied by families.
- A photograph has also been received in relation to sunlight.

## **6. Planning Issues**

- Principle.
- Housing Need.
- Character and Appearance.
- Amenity for future occupiers.
- Residential Amenity.
- Parking Provision & Highways.
- Flooding.

## **7. Planning Considerations**

Principle



- 7.1 The property benefits from an extant planning permission for the demolition of the existing converted garage and the erection of a new build, two-storey house, together with a single storey rear extension to the existing dwelling (22/00512/FUL). The dwelling can currently be constructed on site, subject to compliance with the relevant conditions. The existing permission is a material planning consideration in the determination of the current application and carries significant weight in decision making.
- 7.2 The street scene of Chestnut Grove is typically occupied by detached, semi-detached and terraced dwellings, which are similar in scale and design, and which are generally set over two storeys. Whilst other buildings are present, notably at Churchill Court and Kingdom Hall, the creation of a two-storey semi-detached dwelling would be acceptable in principle given the surrounding dwelling mix and has also been accepted at the site in the previously consented scheme. However, the current proposal must be considered against the relevant planning policies and guidelines and any other material planning considerations.

### Housing Land Supply

- 7.3 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) 2021.
- 7.4 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. The standard method for calculating housing need is based on the 2014 household growth projections and local affordability. This equates to a need of 618 dwellings per annum in Spelthorne. This figure forms the basis for calculating the five-year supply of deliverable sites.
- 7.5 The Council has considered its supply of deliverable sites, in line with the NPPF definition, as set out in Annex 2. The five year time period runs from 1 April 2023 to 31 March 2028. 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 618 results in a figure of 742 dwellings per annum, or 3,708 over five years.
- 7.6 In using the objectively assessed need figure of 742 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.

- 7.7 The sites identified in the SLAA as being deliverable within the first five years and subsequent updates from landowners have been used as the basis for a revised five year housing land supply figure. Spelthorne has identified sites to deliver approximately 2,615 dwellings in the five year period.
- 7.8 The effect of this increased requirement with the application of a 20% buffer is that the identified sites only represent a 3.53 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.
- 7.9 Government guidance (NPPF para 74) 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 2022, with a score of 69%. 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 69% is less than the 75% specified in the regulations. The figure of 69% compares with 50% last year and 60% in 2020. 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.
- 7.10 As a result, 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’.

### Design & Appearance

- 7.11 Policy EN1 of the CS & P DPD states that the Council will require a high standard in the design and layout of new development. The policy further states that proposals for new development should respect and make a positive contribution to the street scene and 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.
- 7.12 At part 12, on ‘*Achieving well-designed places*’, the NPPF places a strong emphasis on design and states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. The NPPF also states that development that is not well-designed should be refused, especially where it fails to reflect local design policies and

government guidance on design, taking into account and local design guidance and supplementary planning documents.

- 7.13 The National Design Guide (January 2021), states that well-designed places should enhance the surroundings, should be attractive and distinctive, should have coherent pattern of development, should be accessible and easy to move around, should enhance and optimise nature, should be safe, social and inclusive, should be mixed and integrated, functional healthy and sustainable, efficient and should be resilient and made to last.
- 7.14 At paragraph 4.13, the Council's SPD on the *Design of Residential Extensions and New Residential Development* (April 2011) the purpose of which is to amplify policy EN1, states that for houses and flats alike, the height, depth, width and form of the proposed buildings should be similar to those in the prevailing street frontage. At paragraph 4.11, the SPD further states that building plots must be of sufficient size to provide garden space appropriate to the size of the dwellings proposed, and plots should normally be similar in size and shape to other plots in the street.
- 7.15 The application proposes a two-storey semi-detached dwelling that would be similar in size and scale to other semi-dwellings in Chestnut Grove. The ridge over the proposed dwelling would measure a similar height to the existing dwelling (approximately 7.4 metres) and would be similar in height to other properties in the street.
- 7.16 When measured from the proposed block plan, the new dwelling would incorporate a garden area of some 85m<sup>2</sup>. A garden area of some 87m<sup>2</sup> would also be retained for the existing dwelling. This would be in accordance with the Council's 60m<sup>2</sup> minimum amenity space requirements for dwellings of this size as set out in Table 2 in the Council's SPD on design.
- 7.17 The proposed dwelling would occupy an extension to the host building, which at first floor level would be subordinate and set back approximately 1.7 metres from the front elevation. This would be in adherence to the Council's 1 metre guideline minimum 'set-back' distance for two storey side extensions.
- 7.18 At first floor level, the extension would also be set in 1 metre from the southern flank boundary with Churchill Court and would be in accordance with the Council's 1 metre set in guidance. This guidance is designed to ensure that extensions avoid a terracing effect upon adjoining properties.
- 7.19 It is noted that the single storey side element at ground floor level would project up to the boundary with Churchill Court and would fall short of the Council's 0.25 metre set in guidance for single storey side extensions. However, this guidance is primarily designed to ensure that guttering, roofs and drainpipes do not overhang the boundary. The proposed elevation plans show that the roof and guttering would be situated within the application boundary, and the shortfall is not considered to result in visual harm.
- 7.20 At paragraph 3.51, the Council's SPD on design states that the type of roof over an extension is critical to successful design and can help integrate the

new with the existing building. The SPD also states that roofs should match the existing angle of slope and design in terms of hipped or gable ends.

- 7.21 The host building contains a gable roof over the first-floor. The proposed dwelling would incorporate a double-gable roof with two ridge lines. This would match the gable design of the existing roof and is considered to successfully 'tie-in' to the main roof body. The roof over the single storey element would also be largely pitched, although there would be a flat element at the rear, which would not be visible from the public street scene and would be set above a pitched element.
- 7.22 The proposed single storey rear extension to the existing dwelling would measure a depth of 4 metres and would be in accordance with the Council's 4 metre guideline depth for rear extensions to semi-detached dwellings.
- 7.23 The proposed materials would also match those of the host dwelling and would include natural roof slates, rendered walls and UPVC windows. However, it is recommended that details of the materials are secured by condition.
- 7.24 A dwelling of a similar scale was also approved at the site in the consented scheme, albeit with a greater set back, outside parking space, and different roof design, which could be constructed at the site subject to conditions and which is afforded significant weight in the determination of the current application.
- 7.25 The proposed dwelling would be set behind the prevailing building line and is considered to be in proportion with the scale of other dwellings in Chestnut Grove. The overall design of the proposal is therefore considered to be in accordance with the objectives with policy EN1 and the NPPF in design terms.

#### Density

- 7.26 Policy HO5 of the CS&P DPD states that within existing residential areas that are characterised predominantly by family housing rather than flats, new development should generally be in the range of 35 to 55 dwellings per hectare. In higher density areas including those characterised by a significant proportion of flats and those containing employment areas, this increases to a range of 40 to 75 dwellings per hectare.
- 7.27 The proposal would have a density of 59 dwellings per hectare. Whilst this marginally exceeds the guidance in policy HO5 for dwellings located in areas characterised predominately by family housing, Churchill Court, a flatted development, adjoins the western site boundary. Moreover, policy HO5 further states that higher density development may be acceptable where it is demonstrated that a proposal complies with policy EN1 on design, particularly where it is in a location that is accessible by non-car based modes of transport.
- 7.28 Officers consider that the proposal would accord with the objectives of policy EN1 in design terms, and the site is situated approximately 1km from Staines

Railway Station, which is considered to be within reasonable walking distance. The proposal is therefore considered to be accessible by non-car based modes of travel and a higher density may be regarded as acceptable.

- 7.29 It is also relevant to note that a density of 59 dwellings per hectare was accepted in the consented scheme (22/00512/FUL). It is therefore considered that the proposal would comply with the objectives of policy HO5.

#### Future Occupiers

- 7.30 The nationally described Technical Housing Standards (THS) (March 2015) stipulate minimum floorspace requirements for variously sized units. Relevant to the current application, the THS states that a two-bedroom, 4 x person dwelling, set over two storeys should be provided with a minimum internal floor area of at least 79m<sup>2</sup>.
- 7.31 The proposed dwelling, excluding the garage, would have an internal floor area of approximately 80m<sup>2</sup> in accordance with the THS minimum requirements. The existing dwelling would also contain an internal floor area of approximately 98m<sup>2</sup>, also in accordance with minimum floorspace requirements.
- 7.32 The proposed and existing dwellings would also be provided with 85m<sup>2</sup> and 87m<sup>2</sup> of amenity (garden) space respectively, in adherence to the Council's minimum 60m<sup>2</sup> guidance. The dwellings are therefore considered to adhere to minimum amenity requirements for future occupiers.

#### Amenity

- 7.33 Policy EN1 states that proposals for new development should achieve a satisfactory relationship to adjoining properties, avoiding significant harmful impacts in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk proximity or outlook. At paragraph 3.6, the Council's SPD on design states that most developments will have some impacts on neighbours. The aim should be to ensure that the amenity of adjoining occupiers is not significantly harmed. It is also acknowledged that the Council has received a number of letters of representation which object to the proposal on amenity grounds.
- 7.34 The Council's SPD on design contains a 45° vertical guide, the purpose of which is to ensure that the height of extensions or new dwellings to either side of a property do not lead to an unacceptable loss of light. As a result of the double gable design of the roof, when measured from the plans, the proposal is considered to very marginally breach a 45° arc when measured from the doorway in the rear elevation of Churchill Court. However, this breach is very marginal and is not considered to result in significant harmful impacts upon light serving this doorway.
- 7.35 Furthermore, the first-floor element of the dwelling is not considered to breach the Council's 45° horizontal guide when measured from the doorway at the

rear of Churchill Court. The proposal would also not breach the Council's 45° vertical guide when measured from flank windows in the northern elevation of Churchill Court.

- 7.36 In terms of privacy, the proposed dwelling would incorporate a first-floor window in the southern flank elevation. To prevent unacceptable opportunities for overlooking, and as this window would serve a bathroom instead of a habitable room, it is recommended that a condition is attached to the decision notice, requiring this window to incorporate obscure glazing. The first floor of the dwelling would also be set in 1 metre from the boundary with Churchill Court, which is not considered to result in an overbearing impact.
- 7.37 Ground floor windows were observed during the site visit in the side and rear elevations of no.8 Chestnut Grove, adjoining the northern site boundary. The first-floor of the proposed dwelling would be screened from no.8, by the host building and is not considered to have an adverse impact upon the occupiers of this property.
- 7.38 The proposed single storey rear extension to the host dwelling would measure 4 metres in depth and would be in adherence to the Council's 4 metre guideline depth for single storey rear extensions to semi-detached dwellings. It would measure a maximum height of approximately 3.53 metres, which would exceed the Council's 3 metre guideline height nearest the boundary. However, the single storey rear extension would incorporate a pitched roof with flat element, which would measure some 2.73 metres to the eaves, and is not considered to result in an adverse impact upon light or an overbearing impact.
- 7.39 At paragraph 3.21, the Council's SPD on design contains a 25° guide, which is designed to ensure that an extension in the area in front or to the rear of a property is not so close that a significant view of the sky is lost. When measured from a height of 2 metres above ground level from no.9 and no.11, the proposed dwelling would not breach the Council's 25° guidance.
- 7.40 The first-floor windows to the proposed dwelling would also be some 17.6 metres from ground floor windows serving no.9 and no.11, a greater distance than to the first-floor windows serving the existing dwelling, which are some 15.2 metres from the front elevation of the opposite properties.
- 7.41 It is not considered that the first-floor window serving the proposed dwelling would result in unacceptable opportunities for overlooking, particularly in the context of the relationship between other properties located opposite one another in Chestnut Grove.
- 7.42 It is noted that the letters of representation raise concerns that the dwelling would restrict light reaching gardens situated opposite the site. There would be a distance of approximately 17.6 metres between the first floor of the proposed dwelling and the front elevation of dwelling located opposite the site. As a result of distance and the siting of the dwellings located opposite the site, the proposal is considered to have a satisfactory impact upon light reaching surrounding gardens at the rear of these dwellings.

- 7.43 There would also be some 21 metres between the extension and properties at the rear of the site in Worple Avenue. The proposal is therefore considered to be in accordance with the objectives of policy EN1 in amenity terms.

### Parking & Highways

- 7.44 Policy CC2 of the CS&P DPD states that the Council will seek to secure more sustainable travel patterns by only permitting traffic generating development where it is or can be made compatible with transport infrastructure in the area taking into account access and egress to the public highway and highway safety. Policy CC3 states that the Council will require appropriate provision to be made for off-street parking in accordance with its parking standards.
- 7.45 At paragraph 111, the NPPF states that development should only be prevented or refused on highways ground if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.46 There is currently a single car parking space at the front of the dwelling as the existing garage has been converted. The proposed dwelling would contain a single car parking space in the proposed integral garage. The host dwelling would not be provided with any off-street car parking spaces.
- 7.47 The Council's Parking Standards (updated September 2011), stipulate that a two-bedroom dwelling should be provided with a minimum of 1.5 off-street car parking spaces per dwelling. The Council would therefore normally expect to see a minimum of 3 off-street car parking spaces across both units.
- 7.48 The parking standards allow for a lower levels of provision in the borough's four town centres, where access to public transportation is generally high. Any shortfall will be assessed against the distance from public transport nodes, the frequency and quality of bus and train services, the availability of quality pedestrian and cycle routes, and the range and quality of facilities supportive of residential development within a reasonable walking distance of the site.
- 7.49 The application site is not located within one of the borough's four town centres. However, the site is situated approximately 1km from Staines Railway Station, which is considered to be within reasonable walking distance. There are also bus stops in Kingston Road which are within reasonable walking distance and the property is not far from amenities in Stainash Parade. As such, whilst located outside of the one of the borough's four town centres, officers consider that a two-space shortfall would be satisfactory in this instance. Moreover, the same level of parking provision was accepted in the consented scheme.
- 7.50 Notwithstanding the shortfall, it is recommended that a condition is imposed upon the decision notice, requiring that the garage is maintained as a garage and used for parking space to ensure that it is not converted into habitable accommodation. It is also considered necessary to impose a condition requiring the provision of an electric vehicle charging point.

- 7.51 The Council has also consulted the County Highway Authority (CHA), who commented that the site can be said to be sustainable, due to the close proximity to several bus stops on Kingston Road, the proximity to Staines Railway Station, and as the site is within reasonable walking distance of Staines Town Centre.
- 7.52 The CHA having assessed the application on safety, capacity and policy grounds has recommended that a condition is attached to the decision notice requiring the provision of cycle storage, in accordance with the submitted plans.

### Flooding

- 7.53 The Council's records show that the site is located within the 1 in 1000-year flood event area (Flood Zone 2). The Council's SPD on Flooding (July 2012) and the Planning Practice Guidance (PPG), both advise that 'more vulnerable uses' in flooding terms, which includes new dwellings are acceptable in this flood zone.
- 7.54 In terms of the sequential approach, the Council's SPD on Flooding states that studies of land availability for housing and employment have shown that land in flood zones 1 and 2 will be needed to meet housing needs over the next 15 years. Whilst the SPD is some 11 years old, housing needs have significantly increased since publication, and the current proposal is considered to be an acceptable use in this flood zone.
- 7.55 The Council has consulted the Environment Agency (EA), which has confirmed that there are no comments to make on the proposals. The conditions recommended by the Environment Agency in its standing advice are also recommended to be attached to the decision notice. The proposal will then be considered to adhere to policy LO1 flood storage and capacity terms.
- 7.56 It is also considered to be possible to escape away from the site to an area outside flood plain without having to pass through in 100 year flood event area

### Other Matters

- 7.57 Given the scale of the proposal, it is considered necessary to remove permitted development rights from the property in the interests of the character of the area and residential amenity. It is considered that conditioning this removal meets the conditions test set out in the NPPF.
- 7.58 In total the Council has received 8 letters of representation. Of the matters raised not already covered in this report, it is not considered that an objection could be reasonably sustained on the grounds of the impact upon the road surface. Additionally, the application proposes a new dwelling and not an HMO and must be assessed on this basis.



### Financial Considerations

- 7.59 Under In 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 would generate New Home Bonus which is an economic benefit. It is a CIL chargeable development and will generate a CIL Payment of approximately £16,420. This is a mitigation against the development. The proposal will also generate Council Tax payments which is not a material consideration in the determination of this proposal.

### Equalities Act 2010

- 7.60 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:
- 7.61 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.

### Human Rights Act 1998

- 7.62 This planning application has been considered against the provisions of the Human Rights Act 1998.
- 7.63 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.
- 7.64 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.
- 7.65 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 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.

### Conclusion

- 7.66 Policy HO1 states that the Council will ensure that provision is made for housing by encouraging housing development, including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose taking into account other policy objectives.
- 7.67 As highlighted above, the Council cannot currently demonstrate a 5-year housing supply. Where a 5-year supply cannot be demonstrated, the NPPF states that planning permission should be granted unless *“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the framework taken as whole”*.
- 7.68 The property benefits from an extant planning permission for the demolition of the existing converted garage and the erection of a new build two storey house, together with a single storey rear extension to the existing dwelling (22/00512/FUL). Whilst each application must be determined on its own merits, the principle of an additional dwelling at the site has been established, which could be constructed on site subject to conditions.
- 7.69 The proposed dwelling is considered to have an acceptable impact upon the character and appearance of the area, the amenity of neighbouring and adjoining dwellings, parking provision and the 1 in 1000 year flood event area. The proposal is therefore considered to comply with the objectives of policy EN1, Policy CC2, Policy CC3, Policy LO1 and Policy HO1, and is recommended for approval subject to the following conditions:

## **8. Recommendation**

### 8.1 APPROVE 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 08 Rev C (Received 28.02.2023), 01 Rev A, 02, 03 Rev A, 03 Rev F, 05 Rev D, 06 Rev G, No Title (Site Location Plan) (Received 15.02.2023)

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

3. No development above damp course level shall take place until details of the materials to be used for the external surfaces of the building(s) and surface material for parking areas are submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved materials and detailing.

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. Following construction of any groundwork and foundations, no construction of development above damp course level shall take place 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 with the construction of each building 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 a scheme of the means of enclosure shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s)/use is/are occupied. Development shall be carried out in accordance with the approved details and maintained as approved.

Reason:-.To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

6. No development shall take place until:-
  - (i) A comprehensive desk-top study, carried out to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site, has been submitted to and approved in writing by the Local Planning Authority.
  - (ii) Where any such potential sources and impacts have been identified, a site investigation has been carried out to fully characterise the nature and extent of any land and/or groundwater contamination and its implications. The site investigation shall not be commenced until the extent and methodology of the

site investigation have been agreed in writing with the Local Planning Authority.

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

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

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

NOTE

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

In accordance with policies SP6 and EN15 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

7. Prior to the first use or occupation of the development, and on completion of the agreed contamination remediation works, a validation report that demonstrates the effectiveness of the remediation carried out shall be submitted to and agreed in writing by the Local Planning Authority.

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

NOTE

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

8. The development hereby approved shall not be occupied unless and until the proposed dwelling is provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:-.In order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 "Promoting sustainable transport" of the National Planning Policy Framework 2019, and policies CC2 and CC3 of Spelthorne Borough Council's Core

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

Reason:-.In the interests of the character of the area and the amenity of neighbouring and adjoining dwellings.

10. Prior to the occupation of the development hereby permitted the first floor window(s) on the southern flank elevation(s) shall be obscure glazed and be non-opening to a minimum height of 1.7 metres above internal floor level in accordance with details/samples of the type of glazing pattern to be submitted to and approved in writing by the Local Planning Authority. The(se) window(s) shall thereafter be permanently retained as installed.

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

11. 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.

12. 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.

13. Prior to occupation, facilities within the curtilage of the site for the storage of refuse and recycling materials shall be submitted to and approved by the Local Planning Authority. The agreed details shall be implemented prior to the occupation of the development hereby approved 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.

14. The parking space(s) and/or garage(s) shown on the submitted plan be constructed and made available for the development prior to occupation and thereafter the approved facilities together with the means of access thereto shall be maintained as approved, and be reserved for the benefit of the

development hereby permitted.

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

15. No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) (b) loading and unloading of plant and materials
- (c) (c) storage of plant and materials
- (d) (d) measures to prevent the deposit of materials on the highway

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason:-. In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and accord with the National Planning Policy Framework 2021 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

### Informatives

1. The applicant should be mindful not to create a dust nuisance during demolition works, particularly where any asbestos containing materials may be present. A Refurbishment and Demolition asbestos survey is required to determine if asbestos containing materials are 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>.
2. 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)).

3. 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.

4. In accordance with Approved Document S of the Building Regulations, as of 15 June 2022 you may be required to install electric vehicle charging facilities.

5. In order to meet best-practice, gas-fired boilers should meet a minimum standard of

6. The applicant's attention is drawn to the requirements of the Party Wall Etc. Act 1996 in relation to work close to a neighbour's building/boundary.







Planning Committee

31 May 2023

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

**Appeals Started between 12 April – 15 May 2023**

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
21/00469/FUL  <b>128 Staines Road East Sunbury On Thames TW16 5BB</b>	20.04.2023	Written Representation	APP/Z3635/W/22/3300724  Construction of a two-storey detached, one bedroom dwelling with associated parking and landscaping.

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature
22/01189/FUL  <b>9 Arlington Road Ashford TW15 2LS</b>	20.04.2023	Written Representation	APP/Z3635/W/23/3314007  Erection of 2 no. detached single storey dwellings
22/01520/FUL  <b>Land Rear Of 31 To 33 Vicarage Road Sunbury On Thames TW16 7QF</b>	21.04.2023	Written Representation	APP/Z3635/W/23/3315903  Subdivision of plots to allow the construction of a detached bungalow with associated car parking, boundary treatment, cycle store and amenity space. Erection of outbuildings within the rear gardens of no 31 and 33 Vicarage Road (following demolition of existing garage and sheds).

**Appeal Decisions Made between 12 April – 15 May 2023**

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
22/01174/HOU  <b>62 Desford Way Ashford TW15 3AT</b>	20.12.2022	Fast Track Appeal	APP/Z3635/D/22/3312972  Extension of existing outbuilding with a new pitched roof	Appeal Allowed	20.04.2023	The Inspector considered that the proposed use of the extended outbuilding would be ancillary to the main building - a home office with an area for accommodation with basic facilities including a shower room and small kitchenette. The Inspector considered that this would not be sufficient to enable day-to-day living independent of the main house and it is not intended for use as a separate dwelling, and that the presence of a narrow side passage alongside the house from the front does not necessarily mean that a separate unit would be established. Therefore, the appeal was allowed, and the inspector added a condition restricting the use of the outbuilding for purposes ancillary to the residential use of the dwelling.
22/01432/HOU	15.02.2023	Fast Track Appeal	APP/Z3635/D/23/3315542	Appeal Allowed	15.05.2023	The Planning Inspector acknowledged that the proposal would undeniably create a dwelling of

Case Ref & Address	Date Started	Procedure	Appeal Ref & Nature	Decision	Decision Date	Inspector's Comments
<b>91 Maryland Way Sunbury-on-Thames TW16 6HP</b>			Erection of a two storey rear extension (demolition of single storey rear extension). Erection of single storey front extension and single storey side/rear extension. Proposed conversion of garage into a habitable space. The installation of three front facing dormers.			significantly altered form and appearance to the rear, with additional scale and bulk. He however in a view that would not be greater than other chalet style properties within the area. It was considered that the proposal would be seen from the street scene, but only be glimpsed from limited viewpoints. Whilst the proposal would completely change the design at the rear of the house, the Planning Inspector was satisfied that the proposal would not be out of character within the established pattern of development in the area. Consequently, the appeal was allowed.

## 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.

<b>App no</b>	<b>Site</b>	<b>Proposal</b>	<b>Applicant</b>	<b>Case Officer(s)</b>
20/00344/FUL	Thameside House South Street Staines-upon-Thames TW18 4PR	Demolition of existing office block and erection of 105 residential units in two buildings, with flexible commercial and retail space, associated landscaping, parking and ancillary facilities. (Amended Application)	<b>Spelthorne Borough Council</b>	<b>Russ Mounty</b>
22/01591/RVC	Shepperton Marina Felix Lane Shepperton TW17 8NS	The variation of planning permission 07/00002/FUL for the use of the west lake for 205 boat moorings, removal of part land split, and erection of marina workshop building and clubhouse building, and the condition imposed	<b>Shepperton Marina Limited</b>	<b>Matthew Churchill</b>

		through planning application 07/00002/AMD2, to allow for alterations to layout and walkways of the 205 moorings, including to the eastern moorings, moorings around the existing retained island, and moorings at the west bank of the lake.		
22/01615/OUT	Bugle Nurseries Upper Halliford Road Shepperton TW17 8SN	Outline application with approval sought for scale, access and siting, with details of appearance and landscaping reserved, for the demolition of existing buildings and structures, removal of waste transfer facility and the redevelopment of the site for up to 80 residential units and the provision of open space and a play area, plus associated works for landscaping, parking areas, pedestrian, cycle and vehicular routes.	<b>Angle Property (RLP Shepperton) LLP</b>	<b>Paul Tomson/ Kelly Walker</b>
22/01666/FUL	Land At Ashford Road Ashford Road Shepperton TW15 1TZ	Demolition of the existing buildings/ structures including Ash House and Oak House in Littleton Road and redevelopment of the site with the erection of two buildings subdivided into seven units for speculative B2 general industrial, B8 storage and distribution, and E(g)(iii) light industrial purposes with ancillary offices, together with associated car parking, servicing, and landscape planting.	<b>Urbox (Ashford) Ltd</b>	<b>Matthew Churchill</b>
23/00058/FUL	Vacant Land Adjacent To The White House, White House Ashford Road Ashford	Erection of a residential Block for 17 residential units, with associated parking, servicing and landscaping / amenity provision	<b>Lichfields on behalf of Spelthorne Borough Council</b>	<b>Russ Mouny</b>

	TW15 3SE			
23/00070/FUL	Hazelwood Hazelwood Drive Sunbury-on-Thames TW16 6QU	Planning application for residential development comprising 67 units with the provision of landscaping, access, parking and associated works.	<b>Bellway and Angle Property (Sunbury) LLP</b>	<b>Russ Mounty</b>
23/00098/FUL	Kingston Road Car Park Kingston Road Staines TW18 4LQ	Proposed mixed use development for new NHS Health and Wellbeing Centre, 184 residential flats, workspace, and refurbishment of the Oast House to provide community / arts / workspace use with potential for cafe and theatre, and servicing and landscaping / amenity provision, together with associated parking, with disabled parking and drop off space only on site, and a decked parking solution on the Elmsleigh Centre surface car park.	<b>Lichfields on behalf of Spelthorne Borough Council</b>	<b>Russ Mounty / Drishti Patel</b>
23/00173/RVC	Builders Merchant Moor Lane Staines-upon-Thames TW18 4YN	Application to vary condition 2 (plans condition) of planning permission 22/00891/RVC (which varied condition 2 of planning permission 18/01000/FUL) to allow the addition of balconies with fenestration to plots 6-11, dormer to replace roof light on plot 9 and creation of terraces and access doors to plots 1-5.	<b>Shanly Homes</b>	<b>Susanna Angell</b>
23/00273/RVC	Eden Grove 17-51 London Road Staines-Upon-Thames TW18 4EX	Variation of Condition 1 (Approved Plans), imposed upon planning permission 22/00765/RVC (which sought the variation of Condition 2 imposed upon planning permission 19/00290/FUL for residential homes and flexible commercial space at ground and first	<b>Berkeley Homes (West London) Ltd</b>	<b>Matthew Churchill</b>

		floors, car parking, pedestrian and vehicle access, landscaping and associated works and the Condition imposed in 19/00290/AMD4), to allow for alterations to the unit mix in Blocks C and D together with associated elevation and internal alterations and to the PV panels on Block C and D.		
23/00388/FUL	Multi Storey Car Park Church Road Ashford TW15 2TY	Demolition of Multi-Storey Car Park and erection of a residential block for 42 no. residential units, with associated car parking, together with a further provision of public car parking spaces, and a ground floor commercial unit (Use Class E). Landscaping/public realm and access arrangements.	<b>Lichfields on Behalf of Spelthorne Borough Council</b>	<b>Paul Tomson / Susanna Angell</b>

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

Esmé Spinks  
Planning Development Manager  
15/05/2023



**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	

Esmé Spinks 13/01/2021

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