

Public Agenda



Please reply to:

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Date: 13 September 2016

Notice of meeting

Planning Committee

Date: Wednesday, 21 September 2016

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

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

Committee meeting – Immediately upon the conclusion of the Call Over Meeting

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

To the members of the Planning Committee

Councillors:

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

Spelthorne Borough Council, Council Offices, Knowle Green

Staines-upon-Thames TW18 1XB

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Call Over Meeting

Guidance Note

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

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

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

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

Planning Committee meeting

Start times of agenda items

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

Background Papers

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

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

AGENDA

Page nos.

- 1. Apologies**
To receive any apologies for non-attendance.
- 2. Minutes** **5 - 8**
To confirm the minutes of the meeting held on 24 August 2016 (copy attached).
- 3. Disclosures of Interest**
To receive any disclosures of interest from councillors under the Councillors' Code of Conduct, or contact with applicants/objectors under the Planning Code.
- 4. Planning Applications and other Development Control matters**
To consider and determine the planning applications and other development control matters detailed in the reports listed below.

 - a) 16/00785/FUL - Greeno Centre, Glebeland Gardens, Shepperton, TW17 9DH **9 - 20**
 - b) 16/01349/FUL - Land To The West Of 26 And 28 Peregrine Road, And 181 Nursery Road (Formerly 187 Nursery Road) Sunbury **21 - 36**
- 5. Planning Appeals Report** **37 - 48**
To note details of the Planning appeals submitted and decisions received between 10 August 2016 and 8 September 2016.
- 6. Urgent Items**
To consider any items which the Chairman considers as urgent.

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**Minutes of the Planning Committee
24 August 2016**

Present:

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

Councillors:

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

Apologies: Apologies were received from Councillor J.R. Boughtflower, Councillor O. Rybinski and Councillor R.W. Sider BEM

In Attendance:

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

199/16 Minutes

The minutes of the meeting held on 27 July 2016 were approved as a correct record.

200/16 Disclosures of Interest

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

There were none.

201/16 16/00866/FUL - Dramatize Theatre Company, Pavilion, Ashford Recreation Ground, Clockhouse Lane, Ashford, TW15 1BX

Description:

Erection of first floor and single storey extension to existing pavilion building.

Additional Information:

The Assistant Head of Planning advised the Committee as follows:

The consultation response from the Council's Tree Officer was that he had no objection, subject to the imposition of a condition requiring the submission and approval of an Arboricultural Method Statement. The exact wording for the condition is as set out below:-

Condition: No demolition, site clearance or building operations shall commence until an Arboricultural Method Statement detailing, but not limited to, tree protection measures and tree pruning during construction and building material storage areas has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To prevent damage to the trees in the interest of the visual amenities of the area, in accordance with policies SP6 and EN7 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

Public Speaking:

There were no public speakers.

In accordance with the Council's procedure for speaking at meetings, Councillor Chris Frazer spoke as Ward Councillor in favour of the application. He stressed that the Ashford Recreation Ground was a huge success story and that the Dramatize Theatre Company was providing an excellent service to people with learning difficulties.

Debate:

During the debate, the following key points were raised:

- Everything about the application is positive.
- The project is good for the local community and especially for local people with learning difficulties.

Decision:

The application was recommended for approval subject to the following conditions:

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

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

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

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

Condition 3. Access shall be provided to the building(s) hereby approved, and facilities provided, for people with disabilities in accordance with the details shown on the submitted plan prior to the completion of the development.

Reason: To ensure people with disabilities can use the buildings without difficulty or discomfort in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

Condition 4. No development shall start until a Construction Transportation Management Plan, to include details of:

- a) Access for construction vehicles;
- b) Parking for vehicles of construction personnel, staff and visitors;
- c) Loading and unloading of plant and materials;
- d) Storage of plant and materials; has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the site preparation and construction periods.

Reason: The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2012 and policy CC3 (Parking) of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

Condition 5. The development hereby permitted shall be carried out in accordance with the following approved plans FLU.053.01, DV01-(01)-2015, DV01-(02)-2015, DV01-(03)-2015, DV01-(04)-2015, DV01-(07)-2015 received 24.05.2016. DV01-(10)-2015, DV01-(11)-2015, DV01-(15)-2015 received 21.07.2016. DV01-(15)-2015 received 02.08.2016

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

INFORMATIVES TO APPLICANT

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

202/16 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 Assistant Head of Planning and Housing Strategy.

Resolved that the report of the Assistant Head of Planning be received and noted.

203/16 Urgent Items



1:1,250

16/00785/FUL
Greeno Centre, Glebelands Gardens, Shepperton TW17 9DH

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Application No.	16/00785/FUL		
Site Address	The Greeno Centre and Glebeland Gardens Recreation Ground, Greenland Gardens, Shepperton		
Proposal	Alterations and extensions to existing car parking areas to provide 18 additional car parking spaces together with associated works including the provision of 10 Cycle Parking Bays.		
Applicant	Spelthorne Borough Council.		
Ward	Shepperton Town.		
Call in details	None		
Case Officer	Matthew Clapham		
Application Dates	Valid: 16.08.16	Expiry: 11.10.16	Target: Under 8 weeks
Executive Summary	<p>The application site relates to a largely open area of land which includes a detached building used as a Day Centre for the elderly. It is located within the Glebeland Gardens recreation ground, which is owned by the Council and is designated as Protected Urban Open Space (PUOS). The recreation ground comprises an open area of grass and two areas of play / exercise equipment and car parking areas for the use of both clients of the Day Centre and the open space.</p> <p>The proposal would involve the creation of 4 additional car parking spaces by extending the existing recreation ground car park onto protected open space. The remainder of the car park area adjacent to the Greeno Centre is to be reconfigured to provide 14 additional car parking spaces. Glebeland Gardens recreation ground and the Greeno Day Centre are both used by members of the general public and the local community and both sites are owned by Spelthorne Borough Council.</p> <p>The proposed alterations and extensions to the parking areas would provide additional car parking spaces in a layout that would provide a safer and easier vehicular access to these local facilities. In this context, it is considered that the marginal loss of open space can be justified given that the car parking spaces would serve the needs of visitors using the recreation ground. In addition, the proposal would also comply with the intentions of community policy CO1 that is concerned with ensuring that facilities to meet the demands of the wider community are secured.</p>		

	Subject to final comments from the County Highways Authority, it is not considered that there would be any adverse impacts in terms of highway safety.
Recommended Decision	This application is recommended for approval subject to conditions.

MAIN REPORT

1 DEVELOPMENT PLAN

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

- EN1 - Design of New Development
- CO1 – Providing Community Facilities
- EN4 – Provision of Open Space and Sport and Recreation Facilities

2 RELEVANT PLANNING HISTORY

2.1 12/01473/FUL

Refurbishment of Greeno day centre to accommodate the Surrey County Council "well being" centre to include a single storey extension to provide a corridor and a lift shaft to the first floor on the eastern side elevation.
Grant Conditional

12/00982/FUL

Erection of a brick wall, railings and gate to a height of 2.2m to enclose a newly created paved patio / garden area and alterations to include new French door to access patio.
Grant Conditional 22.10.2012

06/00891/FUL

Erection of a detached garage and relocation of disabled parking bays.
Grant Conditional 04.12.2006

SPE/FUL/86/742

Erection of a day centre for the elderly, with public meeting rooms and access road from the existing public car park.
Grant Conditional 26.02.1986

3 DESCRIPTION OF CURRENT PROPOSAL

3.1 The application site is a largely open area of land which includes a detached building used as a Day Centre for the elderly. It is located within the Glebeland Gardens Recreation Ground and is designated as Protected Urban Open Space. The recreation ground comprises an open area of grass and two areas

of play / exercise equipment and car parking areas for the use of both clients of the Day Centre and the open space. The Greeno Centre and recreation ground are both owned by Spelthorne Borough Council

- 3.2 The site is accessed off Glebeland Gardens. Existing allotments are located to the east of the site. To the south east is Halliford School and to the south west, north and west are residential properties in Wadham Close, Grove Road and Broadlands Avenue / Glebeland Gardens respectively.
- 3.3 This proposal seeks to provide an extended parking area at the site. It comprises four additional spaces to the car park serving the recreation ground. The parking area to the Greeno Centre itself would be reconfigured and laid out to provide an additional sixteen spaces with a parking barrier and designated pedestrian access and walkways.
- 3.4 A copy of the existing and proposed car parking layouts of the site are attached as an Appendix.

4 CONSULTATIONS

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

Consultee	Comment
Environmental Health	No comments.
County Highway Authority	Requested amendments to parking layout and provision of bicycle parking spaces.
Arboricultural Consultant	No response to date, any comments received to be verbally reported.

5 PUBLIC CONSULTATION

- 5.1 31 neighbour notification letters were sent, with one letter of objection received to date raising the following concerns:
- Loss of public open space

6 PLANNING ISSUES

- Principle
- Design, Appearance and Visual Impact
- Residential Amenity
- Parking and Highway Safety

7 PLANNING CONSIDERATIONS

Principle

- 7.1 The two car parking areas are located to the south and western side of the Glebeland Gardens Recreation Ground, which in an area designated as Protected Urban Open Space (PUOS) and Common Land. Policy EN8 of the Spelthorne Core Strategy and Policies Development Plan Document (CS&P DPD) states that the Council will safeguard the Borough's Common Land and protect its recreational value. The whole of the application site and the adjoining recreation ground is also designated as Protected Urban Open Space. Policy EN4 seeks to retain this open space in the urban area.
- 7.2 The protection and enclosure of Common Land is strictly controlled by non-planning legislation. The Council will, in addition to obtaining planning consent, need to ensure all aspects of the proposed development would comply with Common Land legislation. The Councils Legal Department are already dealing with this issue.
- 7.3 Policy EN4 seeks to ensure that there is sufficient open space within the Borough to meet a wide range of outdoor sport, recreation and open spaces needs. The proposal would involve the loss of a small area of this useable PUOS (some 35sqm plus areas of existing planting in the Green Centre parking area). The land in question is located on the northern end of the existing public parking area for users of the recreation ground. It will be bordered by a low level barrier fence to match the existing barriers to the car park. Policy EN4 states that exceptionally development may be allowed where *"the remainder of the site is enhanced so its public value in visual and functional terms is equivalent to the original site or better"*.
- 7.4 The Councils Independent Living Team have stated the following justification for the increased parking provision:
- The clients are parking around the entrance of the Greeno Centre because we do not have sufficient parking, they are parking at the gates which is a health and safety issue as the buses cannot get through.*
- We don't have sufficient disabled bays, the less able bodied clients are having to walk on frames and sticks because they have had to park in the far carpark [slips trips and falls.]*
- Clients and staff cars are getting damaged as people are parking too close to other cars, reversing in and out when trying to park because they don't leave enough room to park safely even though there are lines. The Cameo group has tripled in size in the last 2 years, which means more staff parking. We have more buses coming into the centre this causes a health and safety problem when people park where they shouldn't on double yellow lines and buses cannot turn and they are also blocking the Ambulance bay.*
- 7.5 Given the limited size of the amount of open space that would be lost as part of the proposal and the public benefit and increased highway safety that would arise from providing improved facilities for users of the recreation ground, the loss of this space to car parking is considered to be acceptable in this instance.

- 7.6 The reconfiguration of the parking area to the Greeno Centre would not result in the loss of any useable urban open space, although an area of planting and shrubbery would be removed to accommodate some of the additional parking spaces. The increased number of parking spaces would be provided by the revised layout and clearer demarcation of the parking spaces and also the removal of existing shrubbery would better utilise the available space for parking purposes. The layout would also result in the provision of enhanced disabled parking facilities (albeit with 1 less disabled space), providing 5 disabled spaces in a location closer to the Greeno Centre building. The additional and more accessible parking areas would enhance its value to the public, and would allow the Greeno Centre itself to be better utilised and to offer an enhanced service for its users.
- 7.7 The extensions to the parking areas would allow additional users to the recreation ground and its facilities and allow the better use of the existing Greeno Centre, a building used already by the community, and it is considered the proposal is acceptable in principle.

Design, Appearance and Visual Impact

- 7.8 The proposal seeks to extend to the parking areas in two locations. The first extension would be to the north of the existing public car park for users of the recreation ground. The materials to be used for the hard surface and the low level barrier would be the same as existing and the area concerned is relatively small at the end of the existing parking area. The extension to the parking area for the Greeno Centre is largely utilising existing areas of hardstanding with the layout and marking out of the spaces being amended. There is an area of low level shrubbery which is to be removed. However a low level boundary hedge is to be retained around the edge of the parking area in this location which provides a softened landscaped barrier between the parking area and the recreation ground. Once again the materials would be the same as existing. It is not considered that the extensions and alterations to the parking areas would cause a harmful visual impact upon the wider area.

Residential Amenity

- 7.9 The four additional parking spaces to the public car park to the recreation ground are located on the western side of the site with residential properties in Glebeland Gardens located further to the west. The addition of these extra spaces, is not considered to cause harm to the amenities of the adjoining neighbouring dwellings by virtue of loss of light, outlook, privacy or overbearing impact, given the distance involved and the presence of existing planting and an adjacent footpath
- 7.10 The parking area to the Greeno Centre itself is already largely laid out in hardstanding. There are residential units to the south of the site, although there is a public footpath and grass verge between the parking area and these dwellings. While the proposal will increase the number of spaces and potentially increase the level of use of the parking area, the improvements to the layout is likely to reduce some disturbance as cars will be able to manoeuvre into position in an easier and safer basis. The use of the park area would remain unchanged with existing swings, a gym and football pitch available for use by members of the public and the Greeno Centre will continue

operating in the same manner. Therefore, it is not considered that the proposal would result in any adverse impacts upon the residential amenity of the adjoining properties.

Parking and Highway Safety

- 7.11 With regards to parking, the proposal seeks to provide additional parking due to the increase in the number of people using the centre. In the Council's Supplementary Planning Guidance for Parking Standards there is no specific category for Day Centres. As stated in paragraph 7.4 above, there is an identified need for additional parking at the site and as such, it is considered that the parking provision is acceptable and will also allow better access for those users who will be dropped off via minibus or other people's vehicles. As such, I do not consider that Council would sustain an objection to this proposal in terms of parking. Bicycle parking resulting in 10 cycle spaces being provided is welcomed and would meet the requirements of policy CC3. Comments from the County Highway Authority regarding highway safety are outstanding and members will be updated at the meeting of the Planning Committee on this issue.

Conclusion

- 7.12 The extensions to the parking areas, by virtue of their layout and scale, would not have a harmful impact on the character of the area, and the separation from adjoining dwellings means it would not have a harmful impact upon their amenities. The extensions would allow better and safer access and parking provision for users of the Greeno Centre and Recreation Grounds alike. It is considered the loss of very small piece of protected urban open space would be offset by the benefits of the proposal, by virtue of the improvements to the accessibility for users of the facilities, which would enhance an existing community asset.

8 RECOMMENDATION

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

CONDITIONS

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

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

2. The extension to the car parking areas and associated hardstanding hereby permitted must be carried out in facing materials to match those of the existing parking and hardstanding areas in colour and texture.

Reason:-. To ensure a satisfactory external appearance, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies

Development Plan Document 2009.

3. Appropriate accessibility shall be provided to the designated disabled car parking spaces hereby approved in accordance with the details shown on the submitted plan prior to the completion of the development.

Reason:- To ensure people with disabilities can use the buildings without difficulty or discomfort in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

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

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

5. The development hereby permitted shall be carried out in accordance with the following approved plans SBC/GREENO/CP 01 rev 01 and 15081-E01 rev T1 received 13.05.2016 and 15081-P01 Rev T2 received 08.09.2016.

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

6. No new development shall be occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for a minimum of 10 bicycles to be stored in a secure and sheltered location. The bicycle storage area shall be used and retained exclusively for its designated purpose.

Reason:- The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework and Policies CC2 and CC3 of the Spelthorne Borough Councils Core Strategy and Policies Development Plan Document (February 2009).

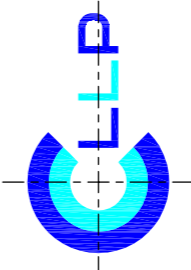
INFORMATIVES TO APPLICANT

1. Article 2 (3) Development Management Procedure (Amendment) Order 2015 Working in a positive/proactive manner
In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:-

Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.

PROPOSED PARKING SPACES	
STANDARD BAYS	41
DISABLED BAYS	6

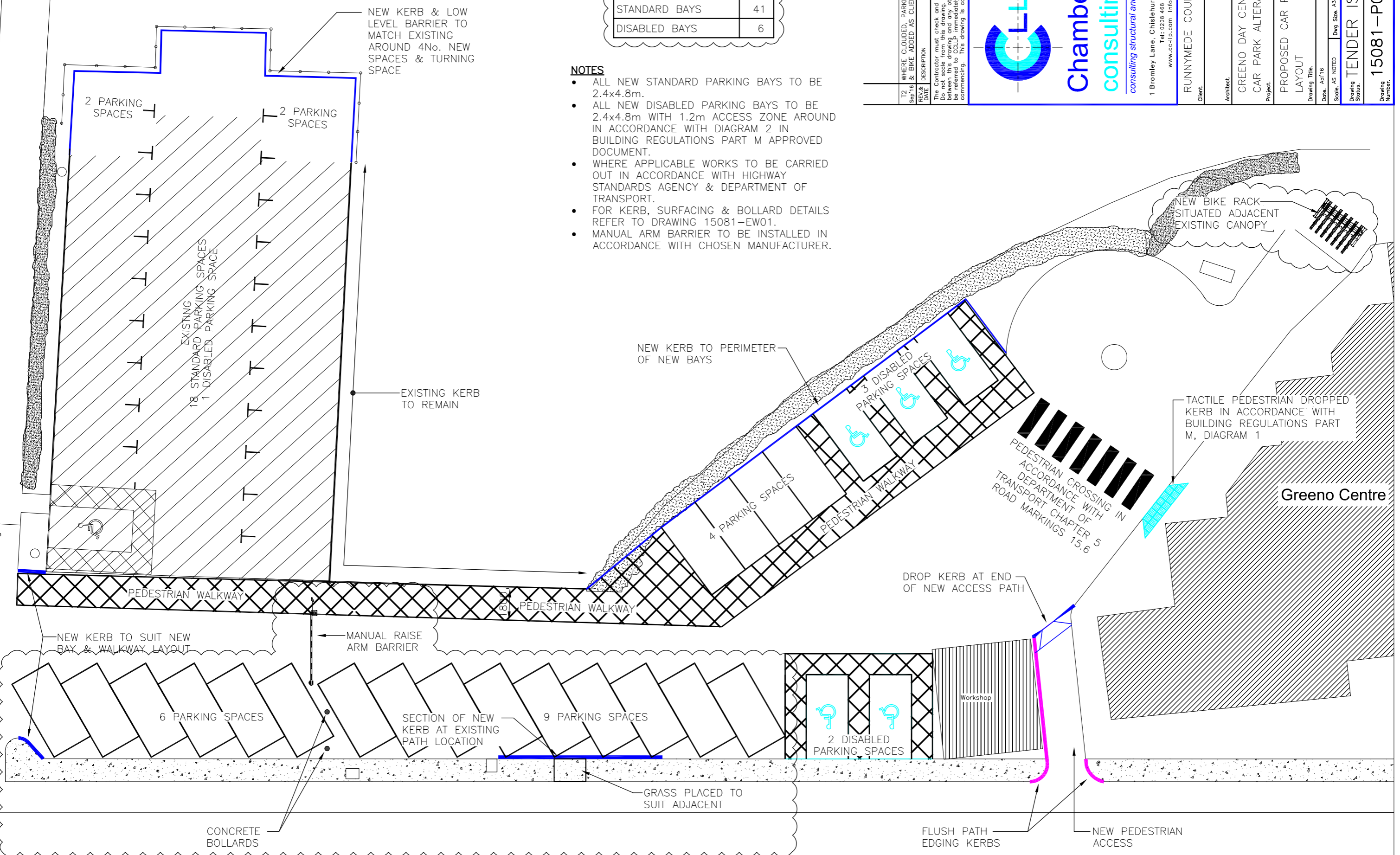
- NOTES**
- ALL NEW STANDARD PARKING BAYS TO BE 2.4x4.8m.
 - ALL NEW DISABLED PARKING BAYS TO BE 2.4x4.8m WITH 1.2m ACCESS ZONE AROUND IN ACCORDANCE WITH DIAGRAM 2 IN BUILDING REGULATIONS PART M APPROVED DOCUMENT.
 - WHERE APPLICABLE WORKS TO BE CARRIED OUT IN ACCORDANCE WITH HIGHWAY STANDARDS AGENCY & DEPARTMENT OF TRANSPORT.
 - FOR KERB, SURFACING & BOLLARD DETAILS REFER TO DRAWING 15081-EW01.
 - MANUAL ARM BARRIER TO BE INSTALLED IN ACCORDANCE WITH CHOSEN MANUFACTURER.



Chamberlain consulting LLP
consulting structural and civil engineers

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 www.cc-llp.com info@ccukllp.co.uk

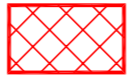

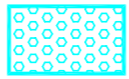

Client:	RUNNYMEDE COUNCIL
Architect:	GREENO DAY CENTRE
Project:	CAR PARK ALTERATIONS
Proposed Car Park Layout	
Drawing Title:	PROPOSED CAR PARK LAYOUT
Date:	Apr '16
Scale:	AS NOTED
Drawn By:	JB
Checked By:	LJ
Drawing Status:	TENDER ISSUE
Drawing Number:	15081-P01
Rev.:	T2

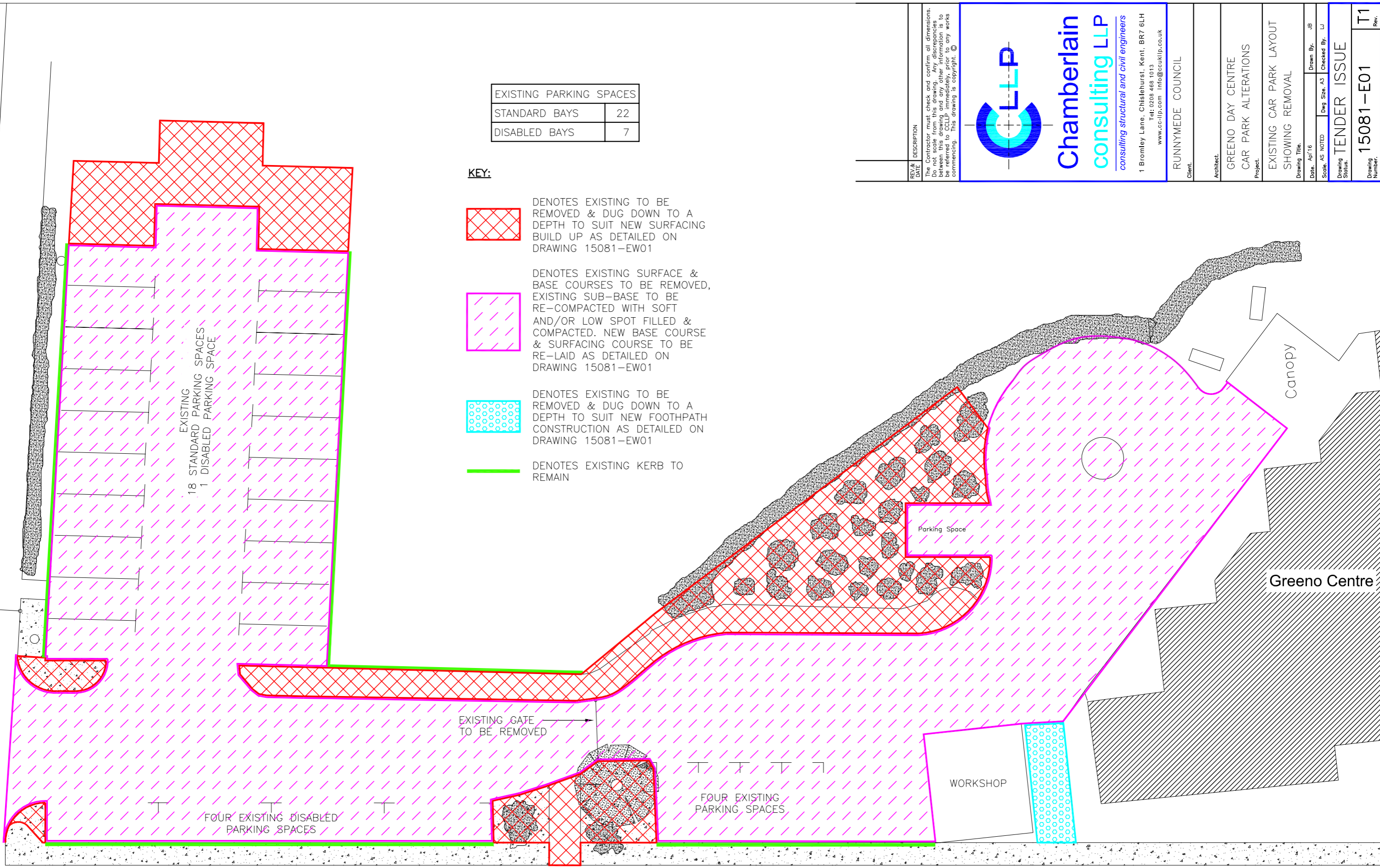


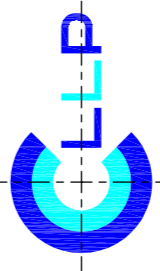
PROPOSED CAR PARKING LAYOUT
 SCALE APPROX. 1:200

EXISTING PARKING SPACES	
STANDARD BAYS	22
DISABLED BAYS	7

KEY:

-  DENOTES EXISTING TO BE REMOVED & DUG DOWN TO A DEPTH TO SUIT NEW SURFACING BUILD UP AS DETAILED ON DRAWING 15081-EW01
-  DENOTES EXISTING SURFACE & BASE COURSES TO BE REMOVED, EXISTING SUB-BASE TO BE RE-COMPACTED WITH SOFT AND/OR LOW SPOT FILLED & COMPACTED. NEW BASE COURSE & SURFACING COURSE TO BE RE-LAID AS DETAILED ON DRAWING 15081-EW01
-  DENOTES EXISTING TO BE REMOVED & DUG DOWN TO A DEPTH TO SUIT NEW FOOTPATH CONSTRUCTION AS DETAILED ON DRAWING 15081-EW01
-  DENOTES EXISTING KERB TO REMAIN



REV. & DATE	DESCRIPTION	 Chamberlain consulting LLP <i>consulting structural and civil engineers</i> 1 Bromley Lane, Chislehurst, Kent, BR7 6LH Tel: 0208 468 1013 www.cc-llp.com info@ccukllp.co.uk
Client: RUNNYMEDE COUNCIL		
Architect: GREENO DAY CENTRE CAR PARK ALTERATIONS		
Project: EXISTING CAR PARK LAYOUT SHOWING REMOVAL		
Drawing Title: EXISTING CAR PARK LAYOUT SHOWING REMOVAL		
Date:	Apr '16	Drawn By: JB
Scale:	AS NOTED	Dwg Size: A3 Checked By: LJ
Drawing Status: TENDER ISSUE		
Drawing Number: 15081-E01		Rev.: T1

EXISTING CAR PARKING LAYOUT
SCALE APPROX. 1:200

DRG No. XXXX

NOTES

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REV	DETAIL	DATE



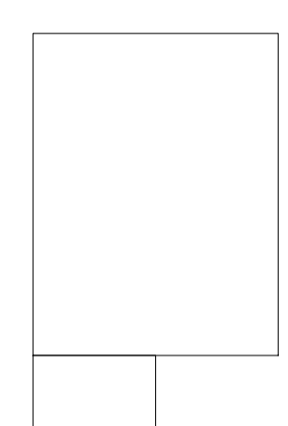
Building Services
 Civic Centre, Station Road
 Addlestone
 Surrey KT15 2AH
 Tel: (01932) 838383
 Fax: (01932) 838384

JOB TITLE
 GREENO DAY CENTRE
 GLEBELAND GARDENS
 SHEPPERTON
 TW17 9DH

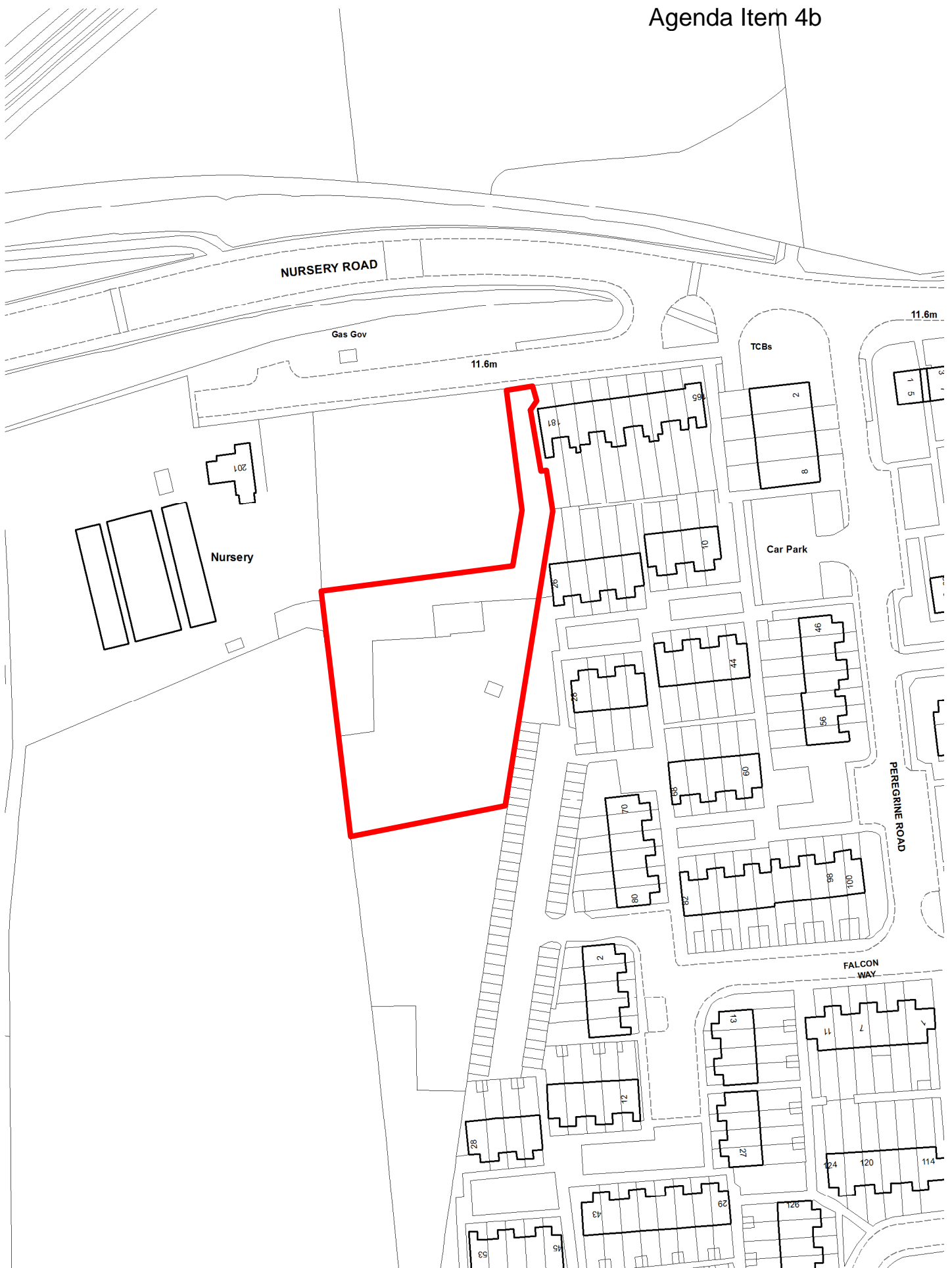
DRG TITLE
 EXISTING CAR PARK LAYOUT

SCALE	NTS	DRAWN BY	AO
DATE	21-08-15	CHECKED	AO

DRG No. SBC/GREENO/ CP 01	REV 01
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Plan Layout of Existing Car Park



1:1,250

16/01349/FUL
Land to the west of 26 and 28 Peregrine Road and 181 Nursery Road
(Formerly 187 Nursery Road) Sunbury

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Planning Committee

21 September 2016



Application Nos.	16/01349/FUL		
Site Address	Land to the west of 26 and 28 Peregrine Road and 181 Nursery Road (formerly 187 Nursery Road), Sunbury		
Proposal	<p>Erection of a detached two-storey building for the purposes of special needs housing (Use Class C2) together with associated entrance gates, access, parking and landscaping.</p> <p>As shown on plan nos.' L2321/03; / 04 Rev. B; 07 Rev. H; /13 Rev. A; /27 Rev. B; /28 Rev. A; /29 Rev. A; /30 and L1774/LP Rev. A received 26 July 2016.</p>		
Applicant	Mr C. Hamilton (London Care Partnership)		
Ward	Halliford and Sunbury West		
Call in details	This application has been called-in by Councillor Smith-Ainsley on the grounds of " <i>interest from both residents and neighbours about the proposed use of this Green Belt site.</i> "		
Case Officer	Paul Tomson		
Application Dates	Valid: 26.07.2016	Expiry: 20.09.2016	Target: Extension of time agreed
Executive Summary	<p>This application seeks the erection of a detached building for the purposes of special needs accommodation (Use Class C2). The building will comprise 5 bedrooms, a lounge, dining room, kitchen, office and other associated facilities. It will cater for up to 5 people.</p> <p>The site is located within the Green Belt. The proposed development constitutes '<i>inappropriate development</i>' in the Green Belt and will cause an unacceptable loss of openness. Whilst there is a planning permission on the site for a new dwellinghouse, the proposed building and its associated plot will be substantially greater in scale and it is not considered there are '<i>very special circumstances</i>' that would outweigh the substantial harm to the Green Belt.</p>		
Recommended Decision	This application is recommended for refusal		

MAIN REPORT

1. **Development Plan**

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

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

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

- GB1 (Green Belt)

2. **Relevant Planning History**

SP/90/543	Detached two-storey dwelling and double garage (Outline)	Approved 12/12/1990
93/0519/DET	Approval of details pursuant to outline planning permission SP/90/543 dated 12th December 1990 for the erection of a detached dwelling and double garage	Approved 10/11/1993
93/00330/OUT	Two detached dwellings each with single garages and car ports and a parking space	Refused 21/07/1993
95/00296/FUL	Erection of detached two-storey dwelling and double garage with a gross floorspace of 215m ² .	Approved 16/08/1995
99/00815/FUL	Renewal of planning permission PA/95/0815 for the erection of a detached two-storey dwelling and double garage with a gross floorspace of 215 square metres.	Approved 08/02/2000
04/01131/FUL	Renewal of planning permission PA/95/0815 (originally approved under PA/95/0296) for the erection of a detached two-storey dwelling and double garage with a gross floorspace of 215 square metres.	Approved 24/01/2005
09/00754/REN	Renewal of planning permission (ref. no. 04/01131/FUL) which was original approved under PA/95/0296 for the erection of a detached two-storey dwelling and double garage with a gross floorspace of 215 square metres.	Approved 22/12/2009
12/01176/REN	Renewal of planning permission (09/00754/REN)	Approved

	which was originally approved under PA/95/0296 for the erection of a detached two-storey dwelling and double garage with a gross floorspace of 215 square metres.	19/10/2012
16/00054/FUL	Erection of a detached two-storey building for the purposes of special needs accommodation (Use Class C2) together with associated entrance gates, access, parking and landscaping.	Withdrawn 11/04/2016
16/00560/FUL	Erection of a detached two-storey building for the purposes of special needs accommodation (Use Class C2) together with associated entrance gates, access, parking and landscaping.	Refused 07/06/2016

2.1 It can be seen from the above planning history that planning permission was originally granted in 1990 for the erection of a detached house and garage. This had a gross floorspace of 215 sqm. That consent was not implemented and the applicant has reapplied to renew the permission several times. The last planning permission to be renewed and granted was 12/01176/REN granted on the 19th October 2012. This permission was valid for a period of 3 years expiring on the 19/10/2015. In order to keep this permission alive the applicant has installed the foundations (i.e. commenced the development) and discharged a number of conditions attached to that consent. Whilst no further building works to the house has been carried out, the Council is satisfied that the 2012 planning permission has not expired and that the development has commenced. It is relevant to note that some construction works have been implemented regarding the laying of an access road from Nursery Road, laying of parking areas and other works. The implemented access road and parking areas do not comply with the approved plans of planning permission 12/01197/REN. Rather the works appear to accord with the proposed access road/parking areas associated with the current planning application, which is greater in width and length. These works have therefore been carried out without planning permission.

2.2 The last planning application in the list above (16/00560/FUL) was refused on the grounds that the development constituted inappropriate development in the Green Belt for which no very special circumstances had been demonstrated, including no evidence why the facility cannot be provided in the urban area.

3. Description of Current Proposal

3.1 The application relates to an area of open land located to the west of 26 & 28 Peregrine Road and 181 Nursery Road in Sunbury. I understand that the site originally formed part of a larger nursery site that included the land further to the west. There are some remnants of old greenhouses to the west of No. 201 Nursery Road, and many years ago there existed a house known as 187

Nursery Road. However, that particular house has not existed for a considerable period of time. Much of the site is covered with trees and other vegetation. Whilst there has been some site clearance and work on laying an access road, when viewed from the surrounding area, the site appears free of development and is characterised by trees and other vegetation. The application site is accessed from Nursery Road and comprises 0.33 hectares. The site is located within the Green Belt.

- 3.2 The proposal involves the erection of a detached two-storey building for the purposes of special needs housing (Use Class C2) together with associated entrance gates, access, parking and landscaping. The proposed building will measure 15.5m in width, 9.327m in depth and up to 7.8m in height. The external walls will be faced in yellow London stock brickwork, whilst the roof will be laid with slates. The care home will accommodate up to 5 persons. A staff bedroom and office is provided within the building. 4 no. off-street parking spaces will be provided. The applicant states that:

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

“The residential option that London Care Partnership propose is not a one-size fits all and is only an appropriate choice for some individuals. These individuals are likely to be the most disadvantaged and inappropriately supported at the time of referral. Virtually all placements are young adults transitions coming from education establishments where there are few specialist move-on options. London Care Partnership have a 100% success rate in supporting all individuals with no placement breakdowns to-date.

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

- 3.3 Members may be aware that London Care Partnership operate a similar facility at the care home in School Walk in Sunbury (adjacent to the Scouts and Guides building), which was approved under 12/01277/FUL on 19 February 2013.
- 3.4 The proposal differs from the previous refused scheme (16/00560/FUL) in that the building has been reduced in size. In particular, the building has been reduced in length from 18.7m to 15.5m, and from 11.9m to 9.327m in depth. The number of bedrooms has been reduced from 8 to 5. The building continues to be 2-storey in scale. Furthermore, the extent of the plot size is unchanged.
- 3.5 Copies of the proposed site layout, floor plans and elevations are provided as an Appendix.

4. Consultations

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

Consultee	Comment
County Highway Authority	No objection subject to a condition.
Environmental Health (Pollution)	No objection subject to a condition relating to contaminated land.
Surrey Wildlife Trust	Any comments will be reported orally at the meeting. Did not object to the previous application.
Tree Officer	Any comments will be reported orally at the meeting. Did not object to the previous application.
Thames Water	No objection

5. Public Consultation

39 neighbouring properties were notified of the planning application. 1 letter of objection has been received raising the following issues:

- Application fails to take into account previous planning decisions. The proposal exceeds the restrictions imposed by the previous planning permissions.
- The fact that this is 'worthy cause' is no reason to alter the Planning Department's previous outcomes for this important piece of Green Belt land.
- The contractor has commenced work at his own risk.
- The proposal is significantly larger and more intrusive than the application made in February 2016 [*Officer Note: the proposal is actually smaller compared to the scheme submitted under planning application 16/00054/FUL*].
- The land was fully wooded until February this year and was a valuable habitat for wildlife.
- The site has already spread beyond the extent of the site building plot show on the drawings.

6 Planning Issues

- Green Belt
- Impact on neighbouring properties

7 Planning Considerations

Green Belt

- 7.1 Section 9 of the NPPF sets out the Government's policy with regard to protecting Green Belt Land. It states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The policy is similarly reflected in the Council's Saved Local Plan Policy GB1.

- 7.2 The proposal involves the erection of a new two-storey building to provide special needs accommodation. The NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Although the NPPF does list a limited number of exceptions at paragraphs 89 and 90, the proposed new building on the application site does not fit into any of these categories. Accordingly, the proposal constitutes “*inappropriate development*” in the Green Belt. The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘*Very special circumstances*’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 7.3 The proposed development is considered to cause a substantial loss of openness to the Green Belt. The new building is substantial in scale measuring some 15.5m in length and 9.327m in depth, and is two-storey in scale. The proposed building will effectively result in the built-up area of Sunbury being substantially extended into the Green Belt, and will reduce the already narrow strip of open land between Sunbury and Upper Halliford. Up until recently the site was free of any development and was covered with trees and other vegetation. It is also considered that the access road, parking spaces (and associated parked vehicles), fencing, paving areas and other associated development will diminish the openness of the Green Belt. The creation of a substantial new plot to be used for Use Class C2 purposes on land which was open and free of development would conflict with the purposes of including land in the Green Belt. It is important to note that the proposed plot is approximately double the size of the approved plot associated with planning permission 12/01176/REN. Three of the five purposes of the Green Belt are particularly pertinent to this case: “*to check the unrestricted sprawl of large built-up areas*”; “*to prevent neighbouring towns merging into one another*”, and “*to assist in safeguarding the countryside from encroachment*”. The proposal would effectively reduce the existing Green Belt gap between the built-up areas of Sunbury and Upper Halliford, which at this point is currently only 180 metres, and because of its limited extent is of particular importance.
- 7.4 The proposal is also considered to cause harm to the visual amenities of the Green Belt. The site and surrounding open land is visible from the elevated section of Nursery Road and Upper Halliford Road. Although there is hedging alongside the pavements, there are public views down towards the site and the houses in Peregrine Road. The proposed building will be visible above the existing trees and detract from the current outlook creating a more built-up appearance to the area. The upper part of the building will also be visible from the public amenity area situated between 10 – 26 Peregrine Road and 28 – 44 Peregrine Road.
- 7.5 The applicant has set out some considerations in support of the application and they consider these justify the development in the Green Belt. These considerations are summarised below. I have then responded to each point: -

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

Response

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

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

Response

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

	Footprint	Floorspace	Volume	Plot Size
Approved House (12/01176/REN)	92 sqm	179 sqm	546 m3	0.16 ha.
Approved House and Garage (12/01176/REN)	128 sqm	215 sqm	661 m3	0.16 ha.
Refused Building (16/00560/FUL)	198 sqm	375 sqm	1240 m3	0.33 ha.
Proposed Building	137.1 sqm	266.7 sqm	831 m3	0.33 ha.

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

Response

As demonstrated by the figures above, there will be a clear material increase in the scale of the new building compared to the approved house. The proposed footprint will be 49% greater than the approved house (or

7.1% if the approved garage is included in the calculation). The proposed floorspace is 49% greater (24% greater if the approved garage is included in the calculation). The proposed volume is 52% greater compared to the approved house (25.7% greater if the approved garage is included in the calculation). Furthermore, the average width of the proposed plot will be 46m, whilst the average width of the approved dwelling plot is 23m. Consequently, the proposed plot is approximately double the size.

(Officer note: in my opinion, limited weight should be given to the footprint, floorspace and and volume of the approved detached garage, which is an ancillary building with no habitable floorspace.)

4. Given that the proposed development would result in various increases in built form that are below the 25% threshold, these should not be deemed material and should therefore be considered as acceptable in terms of the application of Green Belt policy. Such thresholds are commonly accepted across many Councils.

Response

There is no such “25% threshold” policy adopted by Spelthorne Council. The applicant appears to be referring to a ‘rule of thumb’ percentage limit applied by some Councils in relation to planning applications for extensions to existing dwellings in the Green Belt. Indeed, Section 9 of the NPPF states that the extension or alteration of an existing building is not inappropriate development in the Green Belt (i.e. acceptable) provided it does not result in disproportionate additions over and above the size of the original building. A similar approach is applied in Policy EN2 of the Council’s Core Strategy and Policies DPD, although there is no “threshold” figure. However, this allowance is not applicable in this particular case as there is no existing (or original) building present on the site, nor does the proposal involve an extension to an existing building.

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

Response

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

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

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

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

Response

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

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

Response

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

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

Response

A site visit carried out by the planning officer on the 09/09/2016 did not reveal the existence of any old buildings.

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

Other Matters

- 7.7 There will be a separation distance of 15m from the proposed building and the neighbouring dwelling of 26 Peregrine Road. The separation distance between the new building and 28 Peregrine Road will be 21m. There is a 3m high brick wall running along the boundary and I consider the relationship with these properties to be acceptable. With regard to 181 Nursery Road, there will be a 2m – 3m wide landscape buffer between the new access road and the

boundary, which in amenity terms is considered acceptable. I also consider the physical relationship with 201 Nursery Road to be acceptable.

- 7.8 The proposed building will be set back from the cul-de-sac element of Nursery Road. The care home will be faced with yellow London-stock brickwork and a slate roof. Taken in isolation the building is acceptable in terms of design and appearance, however in principle it is inappropriate development and visually filling part of the narrow Green Belt gap between Sunbury and Upper Halliford. I also consider the proposed entrance gates and pillars to be acceptable only in visual terms.
- 7.9 4 no. off-street parking spaces will be provided on the site, 2 of which are disabled parking spaces. The Council's minimum parking standards stipulate 5 no. parking spaces for the "*first 10 residents*". As only 5 residents are proposed, the proposed parking provision is considered acceptable. Given the size of the access road and turning area, there would be scope to accommodate further parked vehicles on the site if required.
- 7.10 The applicant has submitted an ecological survey which confirms that there are no bats roosting within the site. No other protected species would be affected by the development and the site is considered to be of low ecological value. The Surrey Wildlife Trust were consulted on the previous planning application (16/00560/FUL) and raised no objection subject to conditions relating to wildlife enhancement measures and the need for a precautionary working method statement (as recommended in the report). The Surrey Wildlife Trust has been consulted on the current planning application and it is anticipated that a similar response will be received. I will update Members orally at the meeting.
- 7.11 There are a number of existing trees on the site and the Council's Tree Officer has consulted on the application. In the previous application (16/00560/FUL), the applicant submitted a revised site layout plan showing tree protection fencing details. The Tree Officer raised no objection to the plan but requested that the original site layout plan to be superseded. Whilst the same revised site layout plan has been submitted, it still shows the footprint of the previous proposed (refused) building which had a larger footprint. I have therefore requested a further revised site layout plan from the applicant and will update Members at the meeting. I will also update Members of the Tree Officer's response on this current planning application.
- 7.12 Given the lack of any evidence to justify what is inappropriate development in the Green Belt, the application is recommended for refusal.

8. Recommendation

- 8.1 REFUSE for the following reason: -
1. The proposal represents inappropriate development in the Green Belt for which no very special circumstances have been demonstrated including no evidence why the facility cannot be provided in the urban area. It will result in the site having a more urban character, will diminish the openness and harm the visual amenities of the Green Belt, and conflict

with three of the five purposes of Green Belts. It is therefore contrary to Policy GB1 of the Spelthorne Borough Local Plan 2001 and Section 9 (Protecting Green Belt Land) of the Government's National Planning Policy Framework 2012.

Decision Making: Working in a Positive and Proactive Manner

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:-

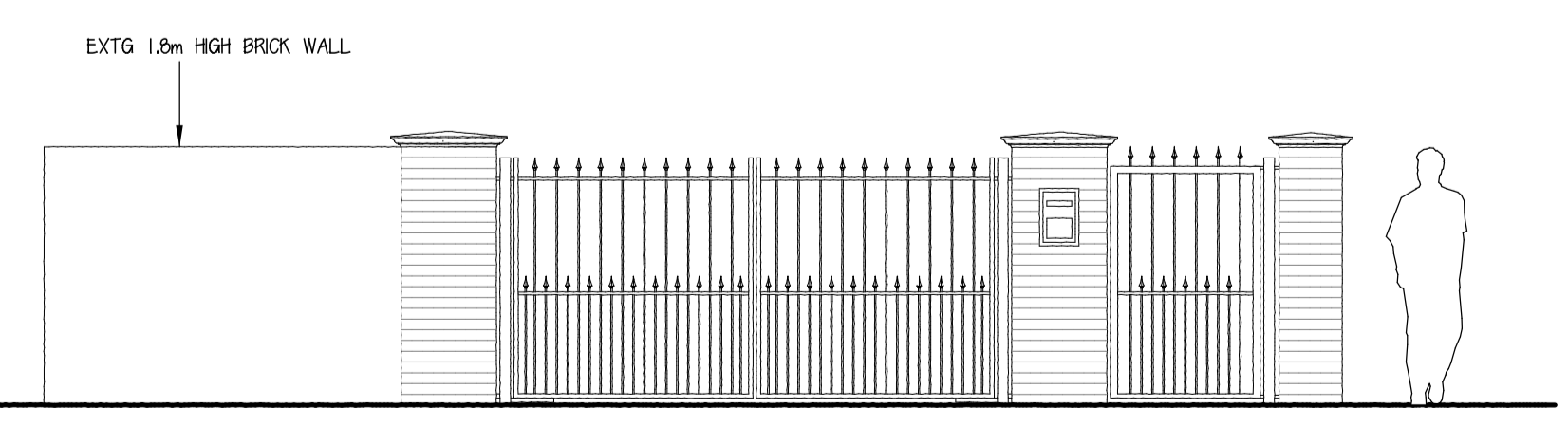
- a) Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.

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



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H	OUTLINE OF PROPOSED BUILDING AMENDED	ZH	14/07/16
G	GATE'S POST ADDED	AJ	14/01/16
F	ENTRANCE GATE AMENDED, 2 CFS ADDED	AJ	13/01/16
E	ENTRANCE GATE DETAIL ADDED		
D	BOUNDARY TREATMENT UPDATED		
C	FOUL DRAINAGE INDICATED		
B	DETAILS ADDED		
A	OUTLINE OF THE APPROVED BUILDING ADDED		
REVISION		CHECKED	DATE



VEHICLE AND PEDESTRIAN ACCESS GATE VIEW, scale 1:50

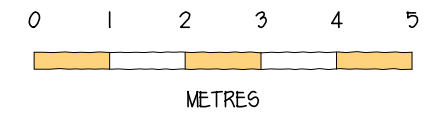
ROBERT DAVIES JOHN WEST LIMITED
RIBA Chartered Practice
The Courtward, 59 Church Street,
Staines upon Thames, Middx TW18 4XS
Tel: 01784 459211 E-mail: info@rdjwtd.com

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

PROPOSED SITE PLAN

DWG NO: **L2321/07** REV: H

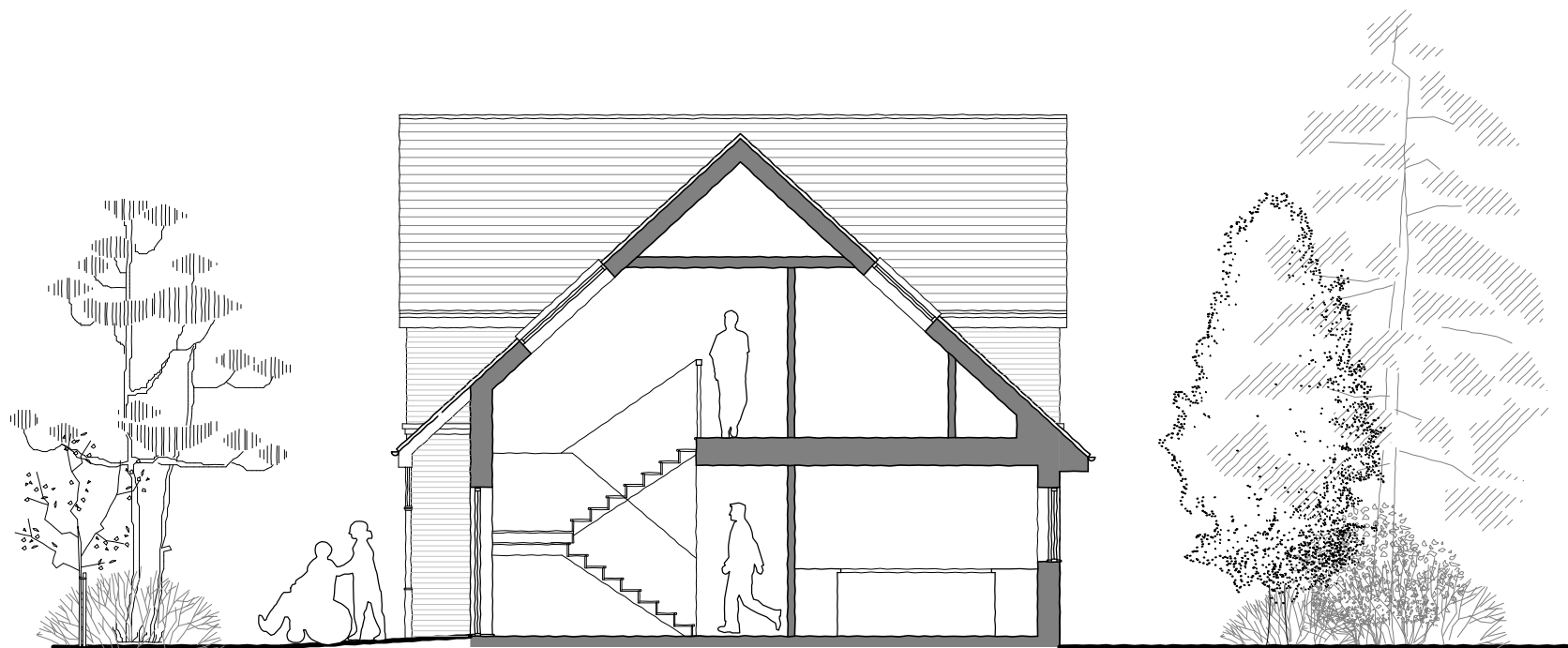
PROPOSED ELEVATIONS



REAR ELEVATION



SIDE ELEVATION



PROPOSED SECTION A-A



SIDE ELEVATION

EXTERNAL MATERIALS:

ROOF - PITCHED 42.5° FINISH SLATE

PRE-FINISHED FASCIAS, SOFFITS & BARGE BOARDS, COLOUR 'WHITE'

DOWNPIPES & GUTTERS - BLACK PLASTIC

WALLS - FLEMISH BOND YELLOW LONDON STOCK FACING BRICKWORK;

PLINTH AND SOLDIERS - DARK YELLOW LONDON STOCK BRICK

WINDOWS - TIMBER PAINTED WHITE,
BATHROOMS & WCs TO BE OBSCURED GLAZING AS INDICATED

WINDOW GILL - PLAIN TILES

OBSCURED GLAZING SHADED THUS



ROBERT DAVIES JOHN WEST LIMITED

RIBA Chartered Practice

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

DATE
14/07/16

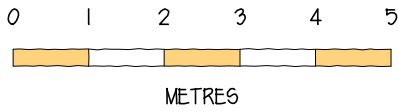
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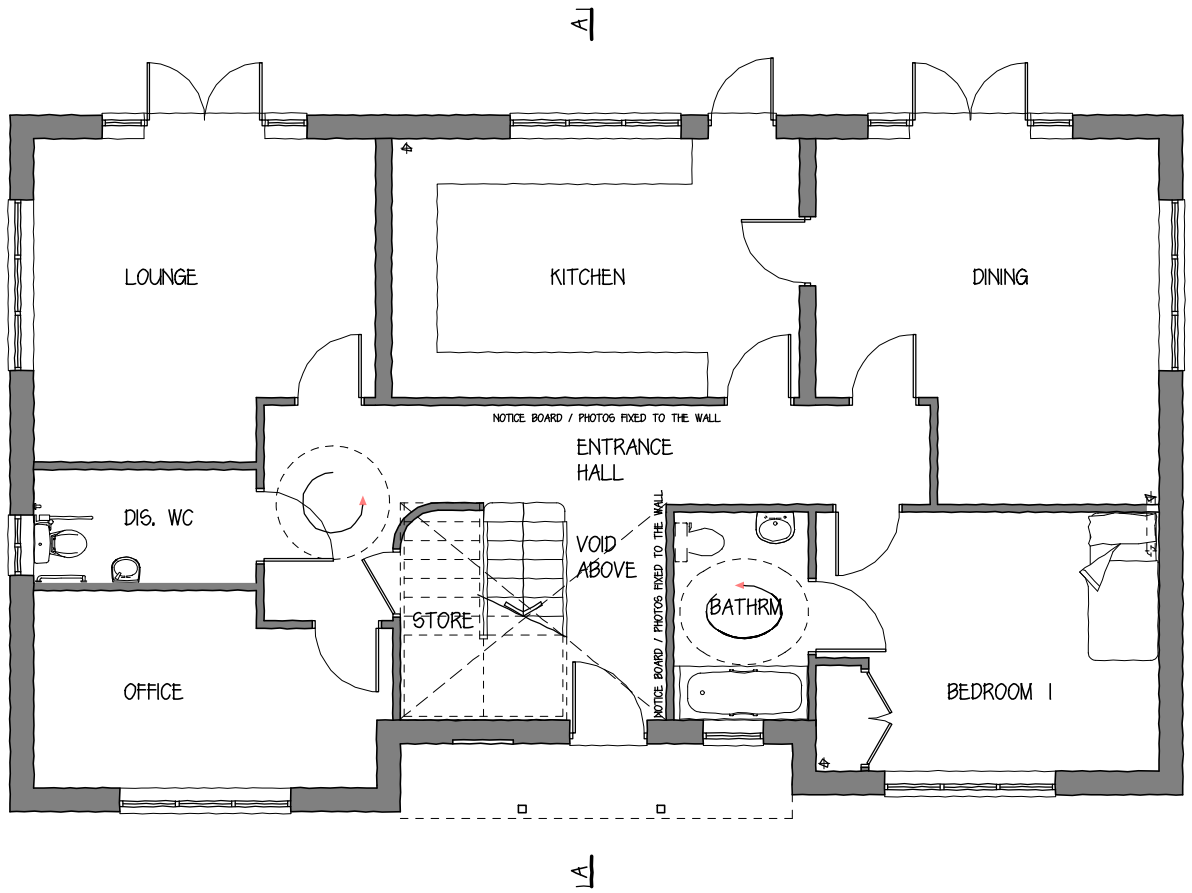
PROPOSED DEVELOPMENT,
187 NURSERY ROAD
SUNBURY ON THAMES
PROP ELEV & SECTION A-A

DRWG No **L2321/29** REV **A**

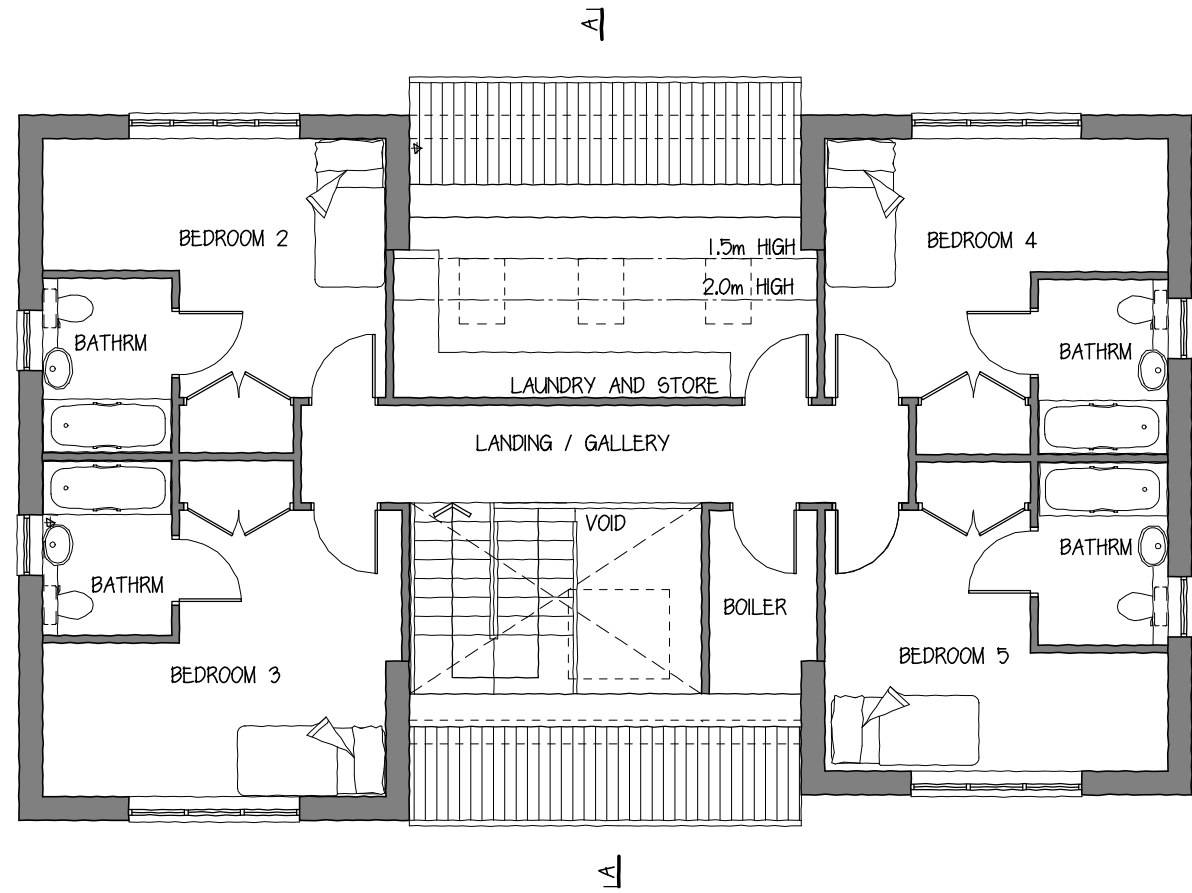
PROPOSED FLOOR PLANS




Page 35




PROPOSED GROUND FLOOR PLAN



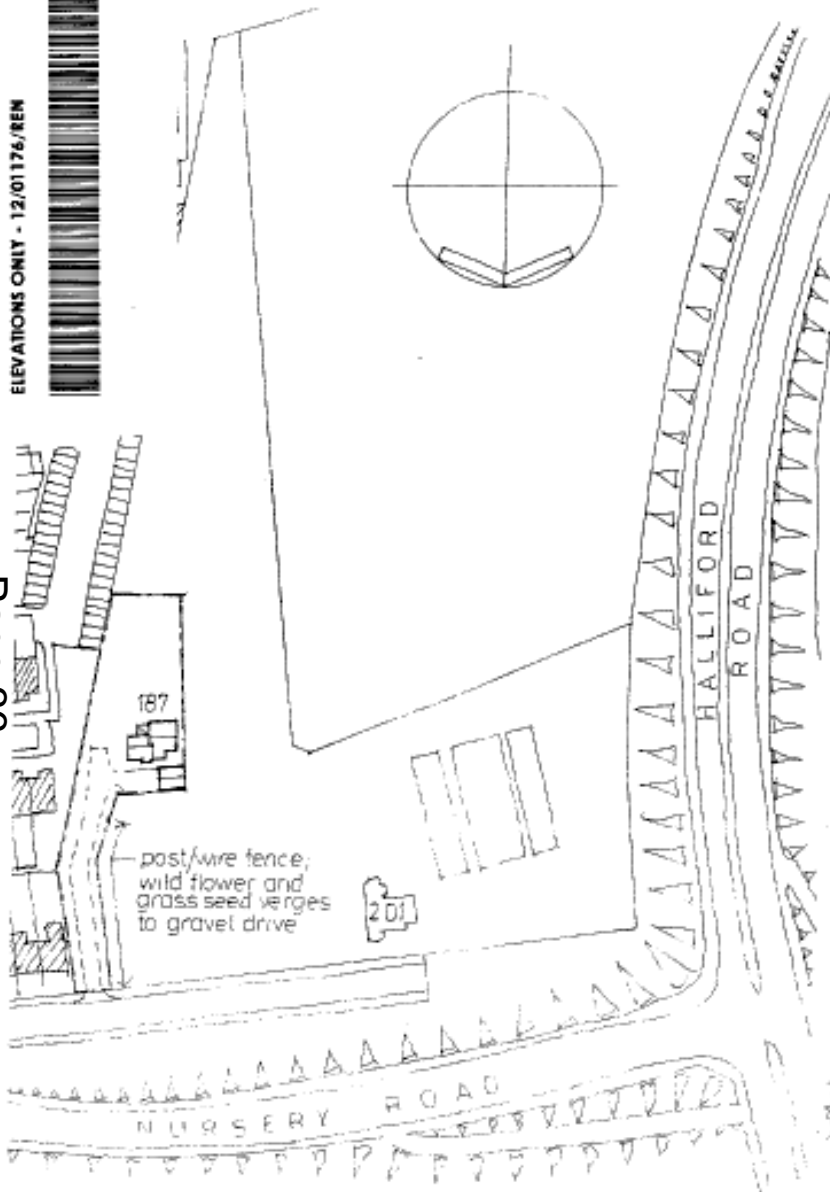
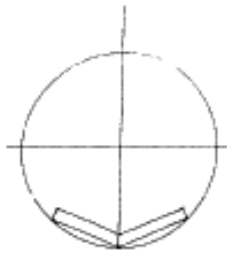
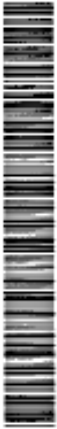
PROPOSED FIRST FLOOR PLAN


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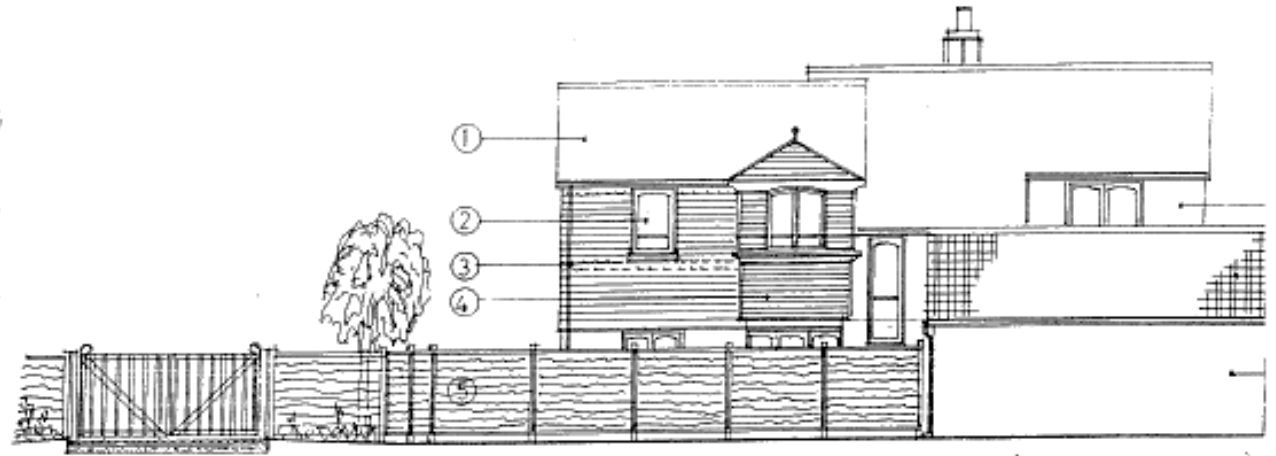
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PROPOSED DEVELOPMENT,
 187 NURSERY ROAD
 SUNBURY ON THAMES
 PROPOSED FLOOR PLANS
 DRWG No **L2321/27** REV **B**

ELEVATIONS ONLY - 12/01176/REN



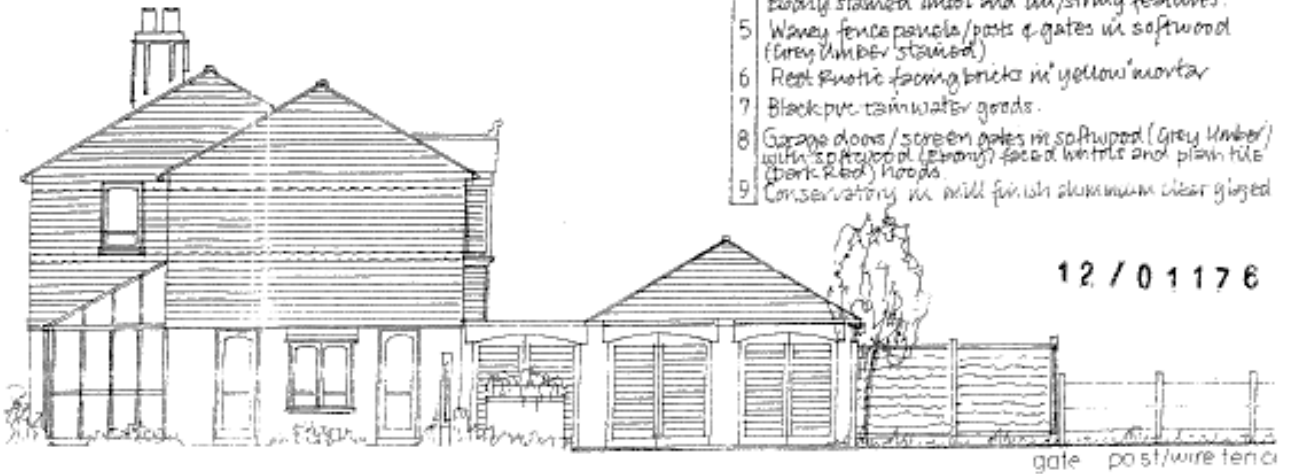
1:250 LOCATION PLAN



NORTH ELEVATION (showing boundary enclosure)

LEGEND

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



EAST ELEVATION

PLANNING APPEALS

LIST OF APPEALS SUBMITTED BETWEEN 10 AUGUST AND 8 SEPTEMBER 2016

<u>Planning Application/Enforcement Notice</u>	<u>Inspectorate Ref.</u>	<u>Address</u>	<u>Description</u>	<u>Appeal Start Date</u>
15/01412/FUL	APP/Z3635/W/16/3147733	7, 9 and 11 Manygate Lane Shepperton	Demolition of existing houses and erection of a new building with three floors of accommodation to provide 16 no. 1 bed and 9 no. 2 bed sheltered apartments for the elderly including communal facilities. Creation of new access, associated parking area and landscaping.	31/08/2016

APPEAL DECISIONS RECEIVED BETWEEN LIST OF APPEALS SUBMITTED BETWEEN 10 AUGUST AND 8 SEPTEMBER 2016

Site	525 Staines Road West, Ashford.
Planning Application no.:	15/01299/OUT
Proposed Development	Outline Planning permission for the erection of 2 no. semi-detached dwellings (to consider access, layout and scale).
Appeal Reference	APP/Z3635/W/16/3147069
Appeal Decision Date:	10/08/2016
Inspector's Decision	Dismissed

<p>Reasons for Refusal</p>	<p>The proposed development, by virtue of its layout and scale would fail to respect the character of the surrounding area and would be detrimental to the visual amenity of the locality. Furthermore it would have an unacceptable overbearing impact and result in loss of light to 523 Staines Road West and 57 and 59 Denman Drive. The proposed rear garden to plot 525B falls short of the minimum garden area required by the Councils Supplementary Planning Document on the Design and represents a cramped and poor standard of development contrary to policy EN1 of the Councils Core Strategy and Policies DPD 2009, and the Supplementary Planning Document on the Design of Residential Extensions and New Residential Development April 2011..</p> <p>The location of the access and position of parking areas would adversely affect the residential amenity enjoyed by the occupiers of the adjoining properties contrary to policy EN1 of the Councils Core Strategy and Policies DPD 2009 and the Supplementary Planning Document on the Design of Residential Extensions and New Residential Development April 2011.</p> <p>The proposed acoustic fence, by virtue of its siting and scale would have an unacceptable overbearing impact and result in loss of light no. 523 Staines Road West contrary to policy EN1 of the Councils Core Strategy and Policies DPD 2009 and the Supplementary Planning Document on the Design of Residential Extensions and New Residential Development April 2011.</p>
<p>Inspector's Comments</p>	<p>The Inspector considered that the main issues were as follows:</p> <ul style="list-style-type: none"> • the character and appearance of the area; • the living conditions of neighbouring occupiers with particular regard to outlook, light, noise and disturbance and privacy; • The living conditions of future occupiers one of the proposed dwellings with regard to the provision of external space. <p>On the first issue the Inspector felt that the proposal would lead to a" <i>considerable amount of built development and would reduce the openness of the appeal site. The sub-division of the existing garden would also lead to the tightening of the grain of plot sizes. As such, there would be a significant loss of the spaciousness which characterises the area</i>". He also felt that the "<i>location and layout of the proposal would also be at odds with the otherwise consistent pattern of frontage development</i>". He concluded by saying that this would conflict with policy EN1 and also paragraphs 4.16 or 4.41 of the Council's SPD on residential extensions and new residential development.</p>

	<p>The Inspector also agreed with the Council on the second issue in terms of the impact on the adjoining dwellings and concluded that the proposal would be detrimental to the living conditions of the occupiers of both 523 and 527 by in terms of outlook and loss of light. It would, therefore, conflict with policy EN1 and paragraph 4.15 of the SPD which requires proposals to avoid having a significant harmful impact on adjoining properties in terms of outlook and light.</p> <p>The proposal provided a shortfall in terms of open space when assessed against the Council's standards, 63 sq. m compared with the requirement of 70 sq. m. The Inspector considered that "no justification for this shortfall or alternative provision for activities such as play, sitting out, clothes drying and external storage had been suggested". He concluded that "<i>the proposal would not provide satisfactory living conditions for future occupiers</i>" by reason of lack of external space, contrary to the Council's SPD.</p>
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Site	13 Station Crescent, Ashford
Planning Application no.:	15/01670/HOU
Proposed Development	Erection of a dormer to the front of the main roof, low pitched roof over front bays and a porch and erection of new rear dormer and enlarged dormer in the rear elevation of the dwelling of the main roof.
Appeal Reference	APP/Z3635/D/16/3151086
Appeal Decision Date:	15 August 2016
Inspector's Decision	Split Decision
Reasons for Refusal	The proposed new rear dormer and enlarged dormer in the rear elevation of the dwelling would by reason of their scale, location and design, be a dominant feature of the roof and have an unacceptable impact on the character of the area, contrary to policy EN1 of the Core Strategy and Policies DPD 2009 and the Supplementary Planning Document on the Design of Residential Extensions and New Residential Development 2011.

Inspector's Comments	<p>The Inspector considered that the main issue in this case was the effect of the proposed development on the character and appearance of the local area. With reference to the rear flat roofed dormers, the Inspector felt they would appear as "<i>unduly large and alien features which would detract from the character and appearance of the appeal property and local area</i>". He felt that this was at odds with the NPPF which seeks to promote sustainable development and should be dismissed</p> <p>With regard to the other elements, the proposed front dormer, low level mono-pitch roof and porch, the Inspector considered that these would "<i>not result in undue harm to the character or appearance of the host property or local area</i>" and that they accorded with policy EN1 and the Council's SPD and the would represent sustainable development as sought by the NPPF. He therefore allowed these parts of the appeal.</p> <p>It should be noted that the Council did not object to those parts of the proposal which the Inspector allowed.</p>
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Site	381 - 385 Staines Road West, Ashford
Proposal	Erection of 5 no. two bed terraced houses to the front of the site and 4 no. dwellings (comprising 1 no. 2 bed chalet bungalow, 2 no. three bed semi-detached houses and 1 no. four bed detached house) to the rear of the site, all with associated parking, amenity and landscaping. Formation of a new vehicular access to the site, following demolition of existing dwellings and commercial buildings.
Planning Application no.:	15/01174/FUL
Appeal Reference	APP/Z3635/W/16/3145786
Appeal Decision Date:	17 August 2016
Inspector's Decision	Dismissed
Reason for Refusal	The proposed terraced dwellings by reason of their design, scale and siting would be out of character with the surrounding area and would appear at odds with the existing lower form of development on this corner of Staines Road West and Hughes Road. This would be visually obtrusive and detrimental to the

	appearance of the street scene and contrary to Policy EN1 of the Spelthorne Core Strategy and Policies Development Plan Document (2009) and the Supplementary Planning Document on the Design of New Residential Extensions and New Residential Development, April 2011.
Inspector's Comments	<p>The Inspector found that the proposal would not meet the identified need for 80% 1 and 2 bedroom dwellings in the Borough by failing to comply with the housing aims of policy HO4. The proposal provided 66% but with the three mid terraced dwellings having a single room in the roof space, which would likely to be used as bedrooms, despite the label of a study, this would take that figure down to 33%. As such the appeal was dismissed on this basis only.</p> <p>The Inspector did not agree with the Council's concerns about the design and impact on the character of the area or the impact or the amenity of neighbouring residential bungalows on Hughes Road.</p> <p>The inspector considered that there was no dominate character to development on the road and no particular design. He considered that the Council's concerns about the terraced block appearing as bulky in comparison to the adjacent properties would be the case only in isolated views and noted that the building would be seen in the context of the wider street scene and not as a juxtaposition with the bungalows on Hughes Road. He considered that due to the varied character of the street scene, the scale, mass and design of the proposed development would not cause demonstrable harm to the character and appearance of the area. He noted that the removal of the car/van sales and advert hoarding would be an improvement to the street scene and residential use is more in keeping with the characters of the immediate vicinity.</p> <p>The Inspector did not consider the relationship of the proposed bungalow with the existing bungalow at no. 6 Hughes Road would be poor given that the proposed building would not cover the entire rear boundary and the roof slopes away which will ensure the impact on outlook and loss of light is not significant. He also considered that the relationship with no. 2 Hughes from the proposed terraced block was also acceptable. He concluded that the proposed development would cause any significant harm to the living conditions of the occupants of Hughes Road with regard to outlook and loss of light.</p>

Site	16 Springfield Road Ashford
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Planning Application no.:	15/01478/FUL
Proposed Development	Use of existing dwelling as a house of multiple occupation.
Appeal Reference	APP/Z3635/W/16/3146759
Appeal Decision Date:	17 August 2016
Inspector's Decision	Allowed
Reasons for Refusal	<p>The proposed change of use, by virtue of the inadequate parking provision within the site, and the resulting increased demand that would occur for on street parking from the occupiers of the HMO together with the limited scope to utilise alternative means of transport in this particular location, the proposed development would have a detrimental impact on the parking opportunities available in the locality and be harmful to the appearance of the area as well as to the convenience and amenity of neighbouring residential occupiers. As such, the proposed parking provision for the occupiers of the HMO property would be unsatisfactory, would lead to unacceptable parking pressure upon the local streets and would thereby impact upon highway safety. For these reasons, the proposed development would not comply with Policy CC3 of the Spelthorne Borough Core Strategies and Policies DPD (2009).</p>
Inspector's Comments	<p>The Inspector considered that there were three main issues:</p> <ul style="list-style-type: none"> • Whether the proposed development makes adequate provision for parking off road and the effect on highway safety. • The effect of the proposed car parking provision on the character and appearance of the area. • The effect of the proposed car parking provision on the living conditions of the occupants of the proposed development and nearby residents. <p>On the parking issue, the Inspector noted that Surrey County Council, as county highway authority (CHA), had not raised any highway safety concerns. The CHA had calculated that the development would generate a demand for five parking spaces. Of these, two spaces would be provided on site, took the view</p>

that three on street parking spaces could be safely accommodated on the street. The Inspector commented that he attached *“considerable weight to the views of the highway authority on this matter”*.

The Inspector noted that the site was located within a reasonable walking distance of public transport links and the site was in a sustainable location” *with access to a range of services and where there are opportunities to travel other than by car”*. He also took the view that the occupants are likely to be transient in nature and it was doubtful that all residents of the proposed HMO would have access to a car and would be likely to use the alternative transport means available in the locality.

The Inspector also considered that the proposal would not give rise to any demonstrable highway safety issues. On parking within the local area, the Inspector noted that he observed during his site visit *“that there was ample opportunity to park on Springfield Road and the surrounding streets..... although I accept that the demand for on street car parking is likely to increase in the evening.”* However he made reference to the fact that the highway authority was quite clear that the proposed parking arrangements were adequate for the proposed development.

The Inspector concluded on this issue that overall he *“found that the site lies within a sustainable location and that the proposed two car parking spaces are adequate to accommodate the scale of HMO use proposed. Consequently, the proposal would make adequate provision for off street parking which would not result in any highway safety issues. As such, there would be no conflict with Policy CC3 {of the Local Plan}”*

On the issue relating to character and appearance, the Inspector note that the front of the site already had a hardstanding and it could be used for the parking of cars, bicycles and motorcycles. However he felt that the *“this use of the hard-standing area would not be any different to that of several other properties in the locality and in particular those directly opposite”* and would not *“cause any demonstrable harm to the character and appearance of the area”*.

The inspector commented further that it was *“not uncommon for streets in urban areas where there are limited opportunities for off street parking to have a significant number of cars parked on both sides of the street”*. Indeed, he observed at his site visit that unrestricted parking occurred on both sides of the street on Springfield Road and the surrounding streets and that this was *“part of the established character and appearance of the area”*. *The Inspector also felt that if the area is already fully*

	<p>parked in the evening, <i>“it would not unacceptably change the appearance of the area.”</i></p> <p>On the issue relating to living conditions, the Inspector I did not consider that the parking of vehicles on the frontage of the site would cause any detrimental noise and disturbance of an extent which could result in the appeal being dismissed. He observed that the outlook from the front windows which would overlook the parking area would be very similar to that from the front windows of the bungalows opposite and this was not uncommon in relatively dense residential urban environments, such as the area of the appeal site.</p> <p>Accordingly the appeal was allowed subject to conditions.</p>
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Site	Satsun, Park Road, Shepperton
Enforcement Notice ref.:	15/00033/ENF,
Breach of Planning Control:	<p>The carrying out on the land of building, engineering, mining or other operations being;</p> <p>Erection of rear and side extension following demolition of toilet and shower building and use of the building as a permanent residential dwelling.</p>
Appeal Reference	APP/Z3635/C/15/3136493
Appeal Decision Date:	23 August 2016
Inspector’s Decision	Dismissed
Reasons for serving the Enforcement Notice	<ol style="list-style-type: none"> 1. The proposal represents inappropriate development in the Green Belt for which no very special circumstances have been demonstrated, contrary to Saved Local Plan Policy GB1 and Section 9 of the National Planning Policy Framework 2012. 2. The site is located within Flood Zone 3b (greater than 1 in 20 year chance of flooding) and the use of the building as a permanent residential unit and therefore the creation of a new dwelling, is a 'more vulnerable' use in this area, and would be inappropriate to place more people at risk from flooding. Furthermore, the extension will impede the

	<p>flow of flood water and cause greater flood risk on people in a wider area. The proposal is therefore contrary to Policy LO1 of the Core Strategy and Policies DPD 2009 and the Supplementary Planning Document on Flooding July 2012.</p>
Inspector's Comments	<p>The appellant appealed on the following grounds:</p> <p><i>d) that, at the time the enforcement notice was issued, it was too late to take enforcement action against the matters stated in the notice;</i></p> <p><i>f) that steps required to comply with the requirements of the enforcement notice are excessive and lesser steps would overcome the objections; and</i></p> <p><i>g) the time given to comply with the notice is too short.</i></p> <p>On ground (d): the Inspector concluded that at the time the enforcement notice was issued it was not too late to take enforcement action against the alleged breaches of planning control and therefore the appeal on this ground should fail.</p> <p>On ground (f), the Inspector noted that the appellant had not advanced any argument to suggest that the second requirement was excessive and he concluded that its requirements were not unduly onerous or excessive and that there were no lesser steps which might remedy the breach in planning control. The appeal on ground (f) therefore failed.</p> <p>Lastly with regards to ground (g) the Inspector concluded that the period for compliance (six months) would be a reasonable and proportionate response to the breaches of control and therefore the appeal on ground (g) also failed.</p>

Site	8 Wychwood Close, Sunbury On Thames
Planning Application no.:	16/00162/HOU
Proposed Development	Erection of a part two storey, part single storey rear extension
Appeal Reference	APP/Z3635/D/16/3149984
Appeal Decision Date:	30 August 2016

Inspector's Decision	Allowed
Reasons for Refusal	The proposed development by reason of its scale, location and design, would have an unacceptable overbearing impact on no. 143 Vicarage and result in a harmful loss of privacy. The proposal is therefore contrary to Policy EN1 of the Spelthorne Local Development Framework Core Strategy and Policies Development Plan Document 2009 and the Supplementary Planning Document on the Design of Residential Extensions and New Residential Development 2011.
Inspector's Comments	<p>The Inspector considered that <i>"ethe main issue to be determined in this appeal is the effect of the proposed development on the residential amenities of neighbours (whether unacceptable harm would be caused by overbearing appearance or intrusion on privacy)"</i>.</p> <p>The Inspector considered that because of its scale the proposed new extension would not have an undue visual impact on its closest neighbours to the north of south.</p> <p>With regards to the impact of the proposal on no. 126 Vicarage Road to the rear of the site, he considered that at ground floor level neither the additional bulk of the building, nor its rear facing windows would be particularly noticeable in view of the nature of the rear boundary fence and the outbuilding which is situated against it.</p> <p>He acknowledged that the first floor projecting element and rear bedroom window would be more obvious from the neighbouring garden. However he noted that no. 126 Vicarage Road has a much deeper rear garden with a result that there is a <i>'good separation distance between the dwellings themselves'</i>. He considered that although the extension at first floor would have a closer relationship to the rear of the neighbours garden (in terms of bulk and appearance) <i>'it would not be constructed across the full width of the existing house, being more limited in scale and would be subservient to the main house in visual terms.'</i></p> <p>The proposed rear window of the extended bedroom would be closer to the boundary, but the Inspector considered that there would <i>"be only a modest decrease in the distance between the neighbouring garden and the nearest window."</i> He also commented that the boundary was marked by a row of conifers that do not appear to be under threat. He concluded that the extension would not cause unacceptable intrusion into the privacy of neighbours.</p>

Site	15 Stanwell Gardens, Stanwell
Planning Application no.:	16/00001/HOU
Proposed Development	Hip to gable roof alteration with a rear dormer and installation of rooflights in front elevation, as well as erection of a part single, part two storey rear and side extension.
Appeal Reference	APP/Z3635/D/16/3153977
Appeal Decision Date:	6 September 2016
Inspector's Decision	Dismissed
Reasons for Refusal	The proposed development by reason of its scale, location and design would unbalance the pair of semi-detached properties of 14 and 15 Stanwell Gardens. It fails to respect the design and proportions of the host building, would cause a terracing effect and would be harmful to the character of the area. Furthermore, the proposed dormer is considered to be unacceptably bulky and a dominant feature of the roof. The proposal is therefore contrary to Policy EN1 of the Spelthorne Local Development Framework Core Strategy and Policies Development Plan Document 2009 and the Supplementary Planning Document on the Design of Residential Extensions and New Residential Development 2011.
Inspector's Comments	<p>The Inspector considered that the main issue was the effect of the proposal on the character and appearance of the area.</p> <p>The Inspector considered that the proposed side and rear extensions and the dormer extension would in combination significantly increase the volume of the property. He stated that the proposed extensions would envelop the property <i>'to the flank and rear with what would appear to be a series of cumulative additions, creating a complicated and bulky arrangement of forms and roof profiles'</i> which would not be in keeping with the character and appearance of the surrounding area.</p> <p>The Inspector felt that the two storey side extension would appear subservient to the host building but stated that <i>'the presence of the two-storey extension to no. 16 means that even so it would create a terracing effect, closing the gap between the</i></p>

	<p><i>two buildings, and failing to respect the character and appearance of the area.'</i></p> <p>The Inspector noted the appeal decision relating to no. 5 Stanwell Gardens but considered that the two cases are not entirely comparable as it was possible to retain a gap between the nos. 5 and 6 in keeping with the area.</p> <p>Finally, the Inspector concluded that <i>'the proposed development would harm the character and appearance of Stanwell Gardens'</i> and that it was contrary to Policy EN1 of the Spelthorne Core Strategy and Policies Development Plan Document 2009 and the Supplementary Planning Document on the Design of Residential Extensions and New Residential Development 2011.</p>
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FUTURE HEARING / INQUIRY DATES

Council Ref.	Type of Appeal	Site	Proposal	Case Officer	Date
16/00025 /FUL	Hearing	Land to the rear of 1-27 Allen Road, Sunbury On Thames	Erection of 4 no. 3/2 bedroom houses in the form of two pairs of semi-detached houses with associated gardens, parking and landscaping.	KW/LT	TBA