

Planning Committee

21 August 2019



Application No.	19/00692/FUL
Site Address	51 Leacroft, Staines-upon-Thames, TW18 4PB
Applicant	Mr J Pollen
Proposal	Replacement of existing dwelling with three storey apartment building comprising 6 no. one-bedroom units and 3 no. two-bedroom units, alterations to the existing outbuilding, and associated car parking, landscaping and amenity space (amended description)
Case Officer	Siri Thafvelin
Ward	Staines
Called-in	N/A

Application Dates	Valid: 22.05.2019	Expiry: 17.07.2019	Target: Extension of time agreed until 28.08.2019
Executive Summary	This application follows a previously withdrawn scheme for the redevelopment of the site and seeks permission for the development of 6 no. one-bedroom flats and 3 no. two-bedroom flats to replace an existing detached dwellinghouse on the corner of Leacroft and Leacroft Close. The proposal is considered to have a satisfactory relationship to adjoining properties and an acceptable impact on the character of the area. Furthermore, the impact on the adjacent plane tree subject to a Tree Preservation Order is considered acceptable in accordance with Council policy.		
Recommended Decision	Approve the application subject to conditions as set out at Paragraph 8 of the Report.		

MAIN REPORT

1. Development Plan

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

- LO1 (Flooding)
- HO4 (Housing size and type)
- HO5 (Density of housing development)
- EN1 (Design of new development)
- EN3 (Air quality)
- EN7 (Tree protection)
- CC1 (Renewable energy, energy conservation and sustainable construction)
- CC2 (Sustainable travel)
- CC3 (Parking provision)

2. Relevant Planning History

- 2.1 The site has the following planning history:

18/01468/FUL	Replacement of existing dwelling and outbuildings with three storey apartment building comprising 9 no. two-bedroom units with associated car parking, landscaping and amenity space	Withdrawn 22.03.2019
STAINES/FUL/P15747	Erection of two flats.	Refused 30.04.1973
STAINES/OUT/P16376	Erection of three detached houses with double garages/parking.	Grant Conditional 01.11.1973

3. Description of Current Proposal

- 3.1 The application site is situated on the north-western corner of Leacroft and Leacroft Close and comprises a detached two-storey dwellinghouse that fronts Leacroft with a detached garage in the rear garden that is accessed from Leacroft Close. The area is residential in character with a mixture of detached, semi-detached and terraced houses as well as some flatted development in Orchard House on the corner of Leacroft and Shortwood Common. Many of the properties in the street have been built in the 1960s onwards but there are also several large Victorian style properties in the area. The most recent additions in the vicinity of the application site are 53-63

Leacroft (odds) and 1A-E Georgian Close which were built as part of a scheme that was granted planning permission in 2013 (13/00719/FUL).

- 3.2 Planning permission is sought for the demolition of the existing dwellinghouse and erection of a block of 9 no. flats, comprising of 6 no. one-bedroom units and 3 no. two-bedroom units. The building would be contain three floors, with the second floor accommodation being set partly within the roof space, providing three dwellings on each floor. The ground floor dwellings would have patio doors leading onto private gardens and balconies would provide amenity space for the upper floor flats. The proposal provides 10 parking spaces including 5 within the existing outbuilding that would be converted to a carport. The existing outbuilding would also be altered to provide a bin store with access from Leacroft Close.
- 3.3 The size of the building and the number of bedrooms has been reduced since the application was first submitted to address concerns raised regarding the impact on the adjacent protected tree to the south-west of the site and the impact on the adjacent property to the north, no. 53 Leacroft. When the application was first submitted it comprised 9 no. two-bedroom units. The building is now set in 9m from the south-western boundary and 2m from the boundary to 53 Leacroft which has resulted in a reduction of six bedrooms. The ridge height has also been reduced.
- 3.4 Copies of the proposed site layout and elevations are provided as an Appendix.

4. Consultations

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

Consultee	Comment
County Highway Authority	No objection but recommends conditions
Cadent Gas National Grid	No objection
Environment Agency	No requirements
Surrey Wildlife Trust	No objection but recommends conditions
Tree Officer	No objection but recommends a condition
Environmental Health	No objection but recommends conditions
Neighbourhood Services	No comments

5. Public Consultation

- 5.1 28 neighbour notification letters were sent and 25 responses have been received from 19 addresses and two unknown addresses, including comments from Spelthorne Committee for Access Now (SCAN) and Staines Town Society. Issues raised include:
- The upper floors are not wheelchair accessible and none of the flats are wheelchair adaptable
 - The application is better than the one previously withdrawn
 - Overdevelopment of the site
 - Shortage of parking spaces will result in overspill parking
 - Insufficient parking provision

- Overlooking and loss of privacy
- Visually overbearing
- Inappropriate design
- Out of keeping with area
- Noise, pollution and dust from parking area
- Will cause congestion and create a safety hazard for other motorists
- Recently completed development next door is more in keeping with the style and character of the road
- Request development with fewer dwellings
- Request that comments lodged under the previous application (18/01468/FUL) should be taken into account (officer note: only representations received in relation to the subject application can be considered)
- Loss of light
- Building should be further towards Leacroft Close
- Existing parking issues in the street and exacerbated by commuters parking in the road
- Development will change dynamics of the street
- Potential issues during construction
- Loss of trees and impact on the adjacent protected tree
- Layout and density of buildings
- Design, appearance and materials
- Noise from upper floor balconies
- Additional cars will impact on the environment
- Loss of greenery within the garden
- Amount of ground water could increase and cause flood issues
- Bin storage
- Safety concerns related to potential asbestos in the existing building

6. Planning Issues

The main planning considerations for this application are:

- Character of the area
- Amenity of neighbouring residents
- Amenity of future residents of the proposed dwellings
- Parking provision and highway safety
- Impact on protected trees
- Flooding

7. Planning Considerations

Principle of Development

- 7.1 The site lies within the urban area and is surrounded by residential properties. The site itself is already occupied by a residential dwelling and therefore the redevelopment of the land for residential purposes is considered to be acceptable in principle in accordance with policy HO1 of the Core Strategy and Policies Development Plan Document 2009 (CS & P DPD) provided it has sufficient regard to the character of the area.

Need for Housing

- 7.2 The Council has embarked on a review of its Local Plan and accepts that the housing target in its Core Strategy and Policies DPD (2009) of 166 dwellings per annum is significantly short of its latest objectively assessed need of 552-757 dwellings per annum (para. 10.42, Strategic Housing Market

Assessment, Runnymede and Spelthorne, November 2015). In September 2017, the government produced a consultation paper on planning for the right homes in the right places which included proposals for a standard method for calculating local authorities' housing need. A figure of 590 dwellings per annum for Spelthorne was proposed by the application of this new approach. The draft methodology has yet to be formally adopted by the Government and is being reviewed in the light of the new 2016 household projection forecasts which appeared to indicate lower growth rates. The Government is now consulting on changes to the standard methodology in the light of these new forecasts and, for the time being, the Council will continue to rely on the provisional figure of 590 based on the 2014 household formation projections as suggested by the Government in its latest consultation (Oct-Dec 2018). Despite recent uncertainties the draft methodology provides the most recent calculation of objectively assessed housing need in the Borough and is therefore the most appropriate for the Council to use in the assessment of the Council's five-year supply of deliverable sites.

- 7.3 In using the new objectively assessed need figure of 590 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.
- 7.4 The sites identified in the SLAA as being deliverable within the first five years have been used as the basis for a revised 5-year housing land supply figure. Whilst this has shown that notionally we have identified sufficient sites to demonstrate that we have a five year supply of housing sites we have recently been advised that we need to apply an additional 20% buffer rather than the previously used 5%. This is because Government guidance (para. 74, NPPF, 2018) requires the application of a 20% buffer "where there has been significant under delivery of housing over the previous three years". When assessed against the adopted Local Plan annual requirement figure of 166, the Council has delivered well in excess of the requirement. However, we now have to have regard to the draft Objectively Assessed Need figure of 590 dwellings per annum and, on this basis, the Council has failed to deliver a sufficient number of dwellings in recent years. It therefore has no choice now but to apply the additional buffer for the five year period from 1 April 2019 to 31 March 2024. The effect of this increased requirement is that the identified sites only represent some 4.5 year supply and accordingly the Council cannot at present demonstrate a five year supply of deliverable housing sites.
- 7.5 As a result, current decisions on planning applications for housing development need to be based on the "tilted balance" approach as set out in paragraph 11 of the NPPF (2018) which requires that planning permission should be granted unless "any adverse impacts of so doing would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole".
- 7.6 It should also be noted that The Housing Delivery Test Result for Spelthorne Borough Council was published by the Secretary of State in February 2019, with a score of 63 percent. This means that the Council had undelivered

housing delivery verses need in previous years and as a result the Council have produced a Housing Delivery Test Action Plan to positively respond to the challenge of increasing its housing delivery. The Action Plan analyses and sets out actions to improve housing delivery within the Borough.

Housing Size, Density and Type

- 7.7 Policy HO4 of the CS & P DPD sets out the mechanism for ensuring a range of housing sizes and types are delivered to meet community needs. It requires development that proposes four or more dwellings to include at least 80% of their total as one or two-bedroom units. The proposal provides 9 no. dwellings which all are one- and two-bedroom units and therefore comply with policy HO4.
- 7.8 The site has an area of 0.09ha and the proposed development would have a density of 100 dwellings per hectare. The high density is a result of the proposed units being one and two-bedroom flats with patios and semi-private amenity space provided for the ground floor units and balconies for the upper floor units, compared to, e.g., larger dwellings with parking and landscaping in front and private gardens to the rear. Whilst this is above the recommended range of 35 to 55 dwellings per hectare, policy HO5 states that higher density development may be acceptable where it is demonstrated that the development complies with policy EN1 on design and is in a location that is accessible by non-car based modes of travel. The development is considered acceptable with regards to policy EN1 and being situated 650m from Staines railway station and 500m regular bus services from Kingston Road, it is considered that the site is in a sustainable location and accessible by non-car based modes of travel.

Design and Character

- 7.9 Policy EN1(a) of the Core Strategy and Policies DPD 2009 states that proposals for new development should demonstrate that they will create buildings and places that are attractive with their own distinct identity. They should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.
- 7.10 The area is residential in character and comprises a mixture of detached, semi-detached and terraced properties in a variety of designs, including several large Victorian style houses and a number of houses which appear to be from the 1960s. The application site is situated near the north end of Leacroft is now occupied by fairly recent development, i.e. 53-63 Leacroft which was granted planning permission in 2013, and 72-78 Leacroft and Orchard House which was granted planning permission in 2005. The resultant character of the surrounding area is therefore mixed in terms of style and age of dwellings, although most are two storeys in nature it is noted that Orchard House, opposite the application site, has second floor accommodation in the roofspace. A main characteristic of the locality is the traditional pitched roof form and set-back from the street. The pair of semi-detached properties immediately to the west of the site (Amberley and 2 Leacroft Close) are an exception to the predominant pattern of development surrounding the site as they are set further back from the road and have long drives and smaller rear gardens.

- 7.11 The proposed development would sit near the corner with elevations fronting both Leacroft and Leacroft Close. The proposed development follows the building lines of two roads and whilst the balconies would project slightly forward of the main building lines, these are lightweight structures and it is not considered that they would detract from the street scene or pattern of development. The proposed development would have two gables facing Leacroft, one gable feature in the Leacroft Close elevation and a narrower gable in the north-western elevation that would overlook the communal parking area.
- 7.12 The development as a whole incorporates traditional design features including pitched roofs, light red and buff brick with a contrasting string course mixed with more modern details such as the slim line aluminium windows and steel frame metal railings and balustrades for the balconies. Landscaping would soften the appearance of the parking area and landscaping would be incorporated to the front and side of the dwelling. The existing outbuilding along the western boundary would be retained and converted to provide parking without changing the immediate view for the residents of Amberley and 2 Leacroft Close.
- 7.13 It is considered that the design of the proposal is acceptable within the street scene and accords with policy EN1.

Amenities of Neighbouring Properties

- 7.14 Policy EN1(b) of the CS & P DPD considers the impact on residential amenity and sets out that proposals for new development need to achieve a satisfactory relationship to adjoining properties and avoid significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook.
- 7.15 The Council's Supplementary Planning Document (SPD) on Design of Residential Extensions and New Residential Development (2011) provides guidance on how the requirements of policy EN1 can be met with regards to amenity it sets out minimum separation distances for back-to-boundary (10.5m for two storey and 15m for three storey development) and back-to-flank (13.5m for two storey and 21m for three storey development) measurements. The proposed development is situated on a corner and the north-western elevation would be at a slight angle to the nearest property to the rear (Amberley). The distance to the rear boundary would be approximately 12m-21m from the rear boundary and the rear elevation has been designed so that, with the exception of a rooflight, all windows serving habitable rooms are located the greatest distance from the western boundary to reduce their impact. The impact on the neighbouring properties to the north-west is also reduced by the retention of the existing outbuilding provides a buffer between the proposed parking area and neighbouring properties.
- 7.16 The Design SPD also provides a minimum set-in distance from the side boundary of 1m for two storey and 2m for three storey development. The proposed building was originally set in 1m from the north-eastern boundary, however, following concern that the building would create a terracing affect, would have an overbearing impact and cause loss of light to the adjoining neighbouring property at no. 53 Leacroft, revised drawings were submitted showing an increased set-in of 2m. The building is not three full storeys in height and with the greater distance to the boundary it is considered that the

impact on the neighbouring property is acceptable and in accordance with the requirements of the Design SPD.

- 7.17 The proposal would not breach a 45 degree line to the nearest window to no. 53 Leacroft and it is therefore considered that it would not cause harmful loss of light. Whilst the proposed building would have accommodation within the roofspace its overall height is similar to that of other buildings in the vicinity and due to the set-in from the property boundaries and the distance to neighbouring dwellings, it is not considered that it would have an overbearing impact.
- 7.18 With the previous application, concern was raised with the applicant that a sufficient buffer had not been provided around the parking area. The current application would retain the existing outbuilding and convert it to a carport that would significantly reduce the impact on neighbouring properties to the north-west. A pergola would provide a buffer to three further parking spaces and an increase landscaped buffer has been provided along the northern boundary to protect the amenity of the residents of 53 Leacroft. Third party representations have raised that the proposed windows would cause loss of privacy, however, their main outlook would be towards the communal parking area. It is considered that the proposed windows within the south-western elevation would have a similar relationship with neighbouring properties as the existing building and it is therefore not considered that an objection could be raised on privacy grounds.
- 7.19 Concern has also been raised by residents that the proposed balconies in the south-western and south-eastern elevations would cause unacceptable overlooking of neighbouring properties on the other side of Leacroft and Leacroft Close. The balconies in the south-eastern elevation would be set approximately 20m from the front elevation to the buildings opposite and the balconies in the south-western elevation would be approximately 17.5m from the blank flank elevation of no. 49 Leacroft Close. Furthermore, the balconies in both elevations would be separated by the public highway and taking that and the above separation distances into consideration, it is not considered that the proposal would cause loss of privacy by overlooking.
- 7.20 Most of the windows are located in the south-eastern and south-western elevations to reduce overlooking and in order to safeguard the privacy of neighbouring properties it is recommended that a condition is imposed requiring bathroom windows in all elevations to be obscure glazed and non-opening to a minimum of 1.7m above the internal floor level.

Amenity for Future Residents

- 7.21 It is considered that the proposed flats would provide a good standard of amenity of future residents. The proposed dwellings would comply with the nationally described internal floorspace standards and enjoy a good level of outlook. Six of the proposed dwellings would be dual aspect but the three single-aspect windows in the south-western corner of the building would also enjoy a good level of light and outlook.
- 7.22 The proposal has been amended to provide more amenity space and the garden area along the south-eastern and south-western boundaries would provide private amenity space for the three ground floor units and the upper floor dwellings would have south- or east-facing balconies with good outlook and sunlight. The total amenity space provision would be approximately

251sqm at ground level and balconies would provide a further 30.6sqm. The SPD sets out that a minimum of 215sqm of amenity space should be provided for a development comprising 9 flats and with a total provision of 281.6sqm the proposal would exceed this. The site is located approximately 100m from the entrance to Shortwood Common which provides further amenity space in addition to the private amenity space provided as part of the development.

Parking and Highway Safety

- 7.23 The proposal would provide 10 off-street parking spaces which would be located to the rear of the building and accessed from Leacroft Close. The Council's Parking Standards SPG (2011) requires 1.25 parking spaces to be provided for each one-bedroom dwelling and 1.5 spaces for each two-bedroom dwelling, rounded up to the nearest whole number. This would require 12 parking spaces to be provided, however, the SPG also states that a reduction in parking may be acceptable in some situation, such as for units specifically designed for single person occupation, within the borough's town centres and where public transport accessibility is high. The proposal consists of a high proportion of one-bedroom dwellings and the site is situated in a sustainable location with good access to public transport from Staines railway station and frequent bus services from Kingston Road. This reduces the need for parking and it is not considered that the shortfall of two parking spaces compared to the standards set out in the SPG are sufficient grounds to justify refusal.
- 7.24 The County Highway Authority (CHA) has been consulted on this application on highway safety, capacity and policy grounds and raises no objection subject to conditions to ensure that the parking facilities and access are provided in accordance with the plans. The CHA has also requested that bicycle parking is provided in accordance with the submitted plans and that at least two of the available parking spaces are provided with a fast charge socket in recognition of Section 9 (Promoting Sustainable Transport) of the NPPF 2019.

Flooding

- 7.25 The site is located in a 1 in 1000 year flood event area (flood zone 2) which has a medium risk of flooding. The Environment Agency was therefore consulted on this application but responded to say that they Agency does not wish to comment. A sequential approach was taken in the preparation of the Council's Flooding supplementary planning document (July 2012). The site is in a 1 in 1000 year flood area (zone 2) and paragraph 4.9 states that studies of land availability for housing and employment have shown that in Spelthorne land in both Zones 1 and 2 will be needed to meet housing and other needs over the next 15 years and therefore sites in either zone will be acceptable. It is therefore considered that the proposal is acceptable with regards to flooding, subject to conditions.

Impact on Trees

- 7.26 When the previous application for this site was under consideration and this current application as originally submitted, concern was raised that proposed development would require a significant reduction of the large plane tree near the corner of Leacroft and Leacroft Close and that the development would harm its long-term viability and amenity value. The tree is very prominent within the street scene and after consultation with the Council's Tree Officer a

Tree Preservation Order was made. Following further consultation with the Tree Officer, the current proposed development has been amended by moving it 10 metres away from the tree to ensure that the building will not harm the roots of the protected tree or put continued pressure on the crown of the tree to be cut back. An Arboricultural Method Statement (AMS) was submitted with the application and a condition is recommended to ensure that a revised AMS is submitted to reflect the most recent amendments to the plan. There is a smaller tree near the proposed access to the parking area however it is not considered it is of sufficient merit to justify a TPO but it is recommended that it should be protected by the AMS.

Other Matters

- 7.27 Surrey Wildlife Trust (SWT) was consulted on this application as the proposed development includes the demolition and conversion of existing buildings which may be used by bats. SWT recommends that the applicant should be required to undertake the recommendations made in the bat emergence survey report that was submitted with the application. The report states that two bat species have been recorded foraging and commuting at or over the application site. The survey reports that the main bat activity was along the boundary trees next to the rear garden and over part of the back gardens but no bat roost was present at the existing house and garage at the property, although bats were clearly roosting away from the application site. Since no bat evidence or bat roosts were found at the building to be demolished it is not considered that conditions relating to their demolition are necessary. In the interest of biodiversity it is, however, recommended that conditions are imposed requiring the installation of bird boxes and bat boxes/tubes. It is also recommended that the proposed landscaping incorporates recommendations made in the report to help maintain and preferably enhance the biodiversity value of the site, which can be controlled by a landscaping details condition.

7.28 Other Issues

- 7.29 A letter has been received from Spelthorne Committee for Access Now (SCAN) who object to the application, raising concern that the upper floors are not wheelchair accessible and that none of the flats are wheelchair adaptable. It is noted that the building is accessed via a ramp and that under the Equalities Act 2010, which is separate legislation from planning, a duty of responsibility is placed on the owner of the premises to provide facilities for disabled persons to access a building. In addition, the building will be subject to building control regulation. However, it is nevertheless recommended that an informative is attached to the decision notice advising the applicant of the duty to make adjustments to the property under the Equalities Act to make it accessible to disabled people.

Local Finance Considerations

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

7.31 In consideration of S155 of the Housing and Planning Act 2016, the proposal is a CIL chargeable development and will generate approximately £75,780 in CIL Payments. This will be at a rate of £140 per square metre of new floorspace. This is a material consideration in the determination of this planning application. The proposal will also generate a New Homes Bonus and Council Tax payments which are not material considerations in the determination of this proposal.

7.32 Conclusion

7.33 It is considered that the proposal is acceptable in terms of its design and impact on neighbouring residential properties, in accordance with the Council's policy on new residential development. The proposal would not meet the Council's parking standards, however, the development comprises the redevelopment of a large single family dwelling into 9 no. smaller dwellings and given its sustainable location, it is not considered that a shortfall of two parking spaces is sufficient grounds to justify refusal. The proposal, as amended, has an acceptable relationship with the TPO tree. It is, therefore, recommended for approval.

8. Recommendation

GRANT planning permission subject to the following conditions:

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: L2548/02; 51LCEL; 51LCTOPO and; 51CFP.1 revision 1 received on 15 May 2019. L2548-01 revision E; L2548/05 revision H; L2548/06 revision G; L2548/07 revision F; L2548/08 revision F; L2548/09 revision C and; L2548/10 revision A received on 25 July 2019.

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

3. No development shall take place until:-

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

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.

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

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.

5. That prior to the commencement of the development a revised Arboricultural Method Statement be submitted and approved in writing by the Local Planning Authority and that the development be carried out and the protection measurements implemented in accordance with the approved details.

Reason:-.To prevent damage to the trees in the interest of the visual amenities of the area, in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

6. No part of the development shall be first occupied unless and until the proposed modified vehicular access to Laleham Road has been constructed in accordance with the approved plans and thereafter the access shall be permanently maintained.

Reason:-.In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users in accordance with the National Planning Policy Framework 2018 and policy CC2 of Spelthorne

7. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked. Thereafter the parking and turning areas shall be retained and maintained for its designated purposes.

Reason:-.In order that the development should not prejudice highway safety, nor cause inconvenience to other highway users in accordance with the National Planning Policy Framework 2018 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

8. The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles have been provided in accordance with the approved plans. Thereafter the said approved facilities shall be provided, 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 objectives of Chapter 9 'Promoting sustainable transport' of the National Planning Policy Framework, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

9. The development hereby approved shall not be occupied unless and until at least 2 of the available parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) for the charging of electric vehicles in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason:-.In order that the development makes suitable provision for sustainable travel, in accordance with the objectives of Chapter 9 'Promoting sustainable transport' of the National Planning Policy Framework and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

10. Following construction of any groundwork and foundations, no construction of development above damp-proof 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.

- 11.No development above damp-proof 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.

- 12.Details of a scheme of both soft and hard landscaping works shall be submitted to and approved by the Local Planning Authority prior to first occupation of any part of the development hereby approved. The approved scheme of tree and shrub planting shall be carried out prior to first occupation of the buildings and/or site. The planting so provided shall be maintained as approved for a minimum period of 5 years, such maintenance to include the replacement in the current or next planting season, whichever is the sooner, of any trees or shrubs that may die, are removed or become seriously damaged or diseased, with others of similar size and species, unless the Local Planning Authority gives written permission to any variation.

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

- 13.Prior to the occupation of the building(s), a scheme to provide bird boxes and bat boxes/tubes on the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the building(s) is occupied and thereafter maintained.

Reason:-.To encourage wildlife on the site.

14. 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.

15. Prior to the occupation of the building(s) hereby permitted details including a technical specification of all proposed external lighting shall be submitted to

and approved in writing by the Local Planning Authority. The agreed external lighting shall be implemented prior to the occupation of the building(s) and shall at all times accord with the approved details.

Reason:-.To safeguard the amenity of neighbouring residential properties and in the interest of security.

16. The alterations to and conversion of the existing garage to create a car port and bin store shall be carried out strictly in accordance with the plans, elevations and method of construction statement on drawing no. L2548/10 revision A received on 25.07.2019 and thereafter retained for its designated purpose unless otherwise agreed in writing by the Local Planning Authority.

Reason:-.To safeguard the amenity of the neighbouring properties in accordance with EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

17. The refuse and recycling facilities hereby approved shall be provided 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.

18. Prior to the occupation of the development hereby permitted the proposed bathroom and shower room windows on the north-western, north-eastern, south-western and south-eastern elevations shall be obscure glazed and be non-opening to a minimum height of 1.7 metres above internal floor level in accordance with details/samples of the type of glazing pattern to be submitted to and approved in writing by the Local Planning Authority. These windows shall thereafter be permanently retained as installed.

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

19. The proposed hardstanding area shown on the submitted plan shall be constructed to be permeable, or be designed to run off to a permeable surface within the site, in accordance with details to be submitted to, and approved in writing by the Local Planning Authority prior to occupation of the development. The hardstanding area shall be completed and maintained in accordance with the approved details.

Reason:-.To minimise the risk of flooding from surface water runoff.

20. 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.

21. 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.
22. Reason:- To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity in accordance with policies SP1, SP7 and LO1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

INFORMATIVES TO APPLICANT

1. Please note that this application is subject to the payment of Community Infrastructure Levy (CIL). Full details of the charge, how it has been calculated and what happens next are set out in the CIL Liability Notice which will be sent separately. If you have not already done so an Assumption of Liability notice should be sent to the Council as soon as possible and before the commencement of development. Further information on CIL and the stages which need to be followed is available on the Council's website. www.spelthorne.go.uk/CIL.
2. 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.
3. The applicant's attention is drawn to the Equalities Act 2010, which requires the property to be accessible to disabled people.
4. The applicant is 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 included 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).

5. 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.

6. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs. www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.
7. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
8. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
9. A pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or other

obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

10. The developer is advised that as part of the vehicle crossover application it is likely that Surrey County Council will require a financial contribution of £4856.60 to compensate for the potential damage caused to the adjacent highway tree by the disturbance of its roots. This fee has been calculated based on 20% of the trees CAVAT value, and would be used to provide a new highway tree elsewhere.