

Planning Committee

28 April 2021



Application Nos.	20/00990/FUL		
Site Address	59 Staines Road West, Sunbury On Thames, TW16 7AG		
Proposal	Proposed change of use of the upper floors to 8 No. residential flats including conversion of the existing first and second floors together with roof extension and rear extension, new bin store, bicycle store and parking.		
Applicant	Eastway Estates Ltd c/o Prideview		
Ward	Sunbury Common		
Call in details	N/A		
Case Officer	Drishti Patel		
Application Dates	Valid: 28.09.2020	Expiry: 23.11.2020	Target: Extension of time agreed
Executive Summary	<p>This application is seeking the extension and conversion of the existing first and second floors to create 8 additional residential units at the site (comprising 4 x 1 bedroom units & 4 x 2 bedroom units).</p> <p>The site is occupied by a now vacant bank on the ground floor with ancillary offices on the upper floors. The site is located within a designated shopping area and a designated Employment Area and is opposite the Sunbury Cross Shopping Centre.</p> <p>The application proposes to retain the ground floor as a commercial unit with rear extensions on the first and second floors to accommodate the residential units. The first and second floors would accommodate 2 x 1 bedroom units and a 2 bedroom unit each. A further third floor is proposed to be erected for 2 x 2 bedroom units with a flat roof to mirror the existing roof.</p> <p>The proposal is considered to have an acceptable impact upon the character of the area, the amenity of surrounding properties, and parking provision. It is considered that no objection could be raised to the loss of the existing commercial floorspace on the upper floors. The proposal is therefore considered to comply with local and national planning policies and guidance.</p>		
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 Development Plan Document (CS&P DPD) 2009 are considered relevant to this proposal:

- SP1 - Location of Development
- LO1 - Flooding
- SP6 - Maintaining and Improving the Environment
- EN1 - Design of New Development
- EM1 – Employment Development
- CC2 - Sustainable Travel
- CC3 - Parking Provision

1.2 Also relevant is the National Planning Policy Framework (NPPF), 2019

2. Relevant Planning History

2.1 The Council holds records of two previous planning applications being determined at the site as outlined below:

13/00716/ADV	Erection of one internally illuminated fascia sign, two blank fascia signs and one internally illuminated projecting sign at front of premises and erection of one internally illuminated fascia sign at rear of premises (amended plans & amended description).	Grant Conditional 12.07.2013
20/00380/FUL	Replacement of integrated ATM with infill brickwork.	Grant Conditional 21.05.2020

3. Description of Current Proposal

3.1 The site is located on Staines Road West with a smaller service road running parallel to the main road and sitting in front of the site's front elevation known as The Parade. The site occupies a large plot which includes the frontage building as well as a large car park to the rear. The rear car park can be accessed via Staines Road West between Grandera House and No.79 Staines Road West with an alternative access to the north east via Vicarage Road. The site is mid-terraced on the northern side of Staines Road West.

The building is located between No.55-57 Staines Road West to the east and Grandera House to the west.

- 3.2 Nos.55-57 is of the same age and appearance as that of the application site with three storeys and a flat roof, albeit with a less wide frontage. On the ground floor, commercial space is retained for similar activities to the application site. However, the upper parts have two maisonettes occupied by No 55A and No 57A with access from the rear.
- 3.3 Grandera House to the west of the site is a larger three storey building with residential accommodation in the tall steeply pitched roof. The building had previously been commercial. To the north of the site are the domestic scale properties in Heathcroft Avenue whose rear gardens back onto the site's car park with a passageway separating the site's boundary and the end of these gardens. These parts of Heathcroft Avenue are characterised by semi-detached or terraced dwellings with long gardens and mature trees and relate to the residential character of area to the north.
- 3.4 The proposal involves the creation of extensions at ground, first and second level and a further third floor. The ground floor would include an extension serving bin store and bicycle rack. The first floor will measure 15.6 metres in depth and a height of 2.56 metres. The width would extend 7.6 metres due to being set in from the sides to accommodate private terraces. The second-floor rear extension would measure 13.3 in depth, 7.6 metres in width, again due to the set in from side boundaries and 2.50 metres in height. The third floor would measure a maximum of 19.2 metres in depth projecting to the front elevation. It would have a varying width with the maximum 12.6 metres and a minimum of 7.6 metres. It is proposed that the height would be increased from 9.3 metres to approximately 12.6 metres. However, this third storey would have a staggered front elevation with it being partially set back 1.8 metres to form an outdoor terrace. This terrace would have a glazed balustrade. On the section of front elevation which is flush, the design and materials would be matched to the existing lower floors.
- 3.5 The application proposes additional windows in the side elevation adjacent to Nos.55 – 57 Staines Road West of the second (2 windows) and third floors (1 window) which are to be obscurely glazed. The first floor would have one window and 1 set of double doors on this side elevation leading to a terrace with a privacy screen 1.7 metres in height.
- 3.6 The existing commercial unit currently has 5 designated car parking spaces to the rear. The proposal retains 2 of these spaces for the ground floor commercial unit one of which serves a disabled space. The remaining 3 spaces are to be replaced by a ground floor rear extension serving a bike rack and waste storage area. For the residential units, an amended car parking layout shows 8 additional parking spaces would be created at the rear of the site.

4. Consultations

Consultee	Comment
County Highway Authority	No objections.
Environmental Health (Contamination)	Requests a condition relating to contaminated land. In addition, requests an informative to be added relating to air quality.
Environmental Health (Noise)	No objection
Neighbourhood Services	No further comments, however, recommends a condition to be attached relating to removal of a fence and post.
Sustainability Officer	No objection

5. Public Consultation

The Council has consulted the occupiers of 41 neighbouring sites. The Local Planning Authority has received three letters of representation. Reasons for objection include:

- Loss of privacy and overlooking

6. Planning Issues

- Principle
- Character and Appearance
- Amenity
- Highways

7. Planning Considerations

Principle of Development

- 7.1 Policy EM1 relates to designated Employment Areas which the application site is included in the Sunbury Cross Centre area. The policy states that the Council will maintain employment by refusing proposals that involve a net loss of employment land or floorspace in Employment Areas, unless the loss of floorspace forms part of a development that is of overall benefit to an existing business operating from the site.
- 7.2 Whilst the proposal will result in a loss of existing employment floorspace on the upper floors, it is not considered that a refusal can be justified on this particular issue. Since the policy was first adopted in 2009, the Government has relaxed planning regulations for commercial buildings. It is now possible to convert various commercial buildings to residential as Permitted Development and not therefore require planning permission, subject to prior approval details. Indeed, the neighbouring property of Grandera House has been converted from commercial space into residential units as permitted development. Moreover, it is relevant to note the ground floor is being retained as commercial, and it is common in the area to have a commercial space at ground floor level with residential units above. Also, the upper floors which are proposed to be converted to residential are currently being used as

ancillary commercial space to the ground floor. Furthermore, the proposal will create new residential units, and as a consequence, more people will have access to the Town Centre which can help businesses in the area.

- 7.3 Policy HO1 encourages the development of appropriate land for housing purposes and seeks to ensure the effective use of urban land through the application of policy HO5 on density.
- 7.4 This is also reflected in the NPPF paragraph 117, which emphasises the need for effective use of land in meeting the need for homes, whilst safeguarding the environment, and provides further relevant context at paragraph 122 in respect of achieving appropriate densities.
- 7.5 The application is proposing the construction of 8 residential units to a ground floor commercial use development in an urban area, which would make a contribution to the Council's 5 year housing supply. All of the units would contain 1 or 2 bedrooms, and the development would meet the requirements of policy HO4. The proposal is therefore considered to be acceptable in principle subject to assessment against the relevant planning policies and guidance.

Housing Land supply

- 7.6 When considering planning applications for housing, local planning authorities should have regard to the government's requirement that they significantly boost the supply of housing and meet the full objectively assessed need for market and affordable housing in their housing area so far as is consistent policies set out in the National Planning Policy Framework (NPPF) 2019.
- 7.7 The Council has embarked on a review of its Local Plan and acknowledges that the housing target in its Core Strategy and Policies DPD February 2009 of 166 dwellings per annum is more than five years old and therefore the five year housing land supply should be measured against the area's local housing need calculated using the Government's standard method. The standard method for calculating housing need is based on the 2014 household growth projections and local affordability. This equates to a need of 611 dwellings per annum in Spelthorne. This figure forms the basis for calculating the five-year supply of deliverable sites.
- 7.8 The NPPF requires a local authority to demonstrate a full five year supply of deliverable sites at all times. For this reason, the base date for this assessment is the start of the current year 1 April 2021, but the full five year time period runs from the end of the current year, that is, 1 April 2022 to 31 March 2027. The 20% buffer will therefore be applied to this full period. National guidance sets out that the buffer should comprise sites moved forward from later in the plan period. A 20% buffer applied to 611 results in a figure of 733 dwellings per annum, or 3666 over five years.
- 7.9 In using the objectively assessed need figure of 733 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.

- 7.10 The sites identified in the SLAA as being deliverable within the first five years and subsequent updates from landowners have been used as the basis for a revised five year housing land supply figure. Spelthorne has identified sites to deliver approximately 3513 dwellings in the five year period.
- 7.11 The effect of this increased requirement with the application of a 20% buffer is that the identified sites only represent a 4.79 year supply and accordingly the Council cannot at present demonstrate a five year supply of deliverable housing sites. There is, therefore, a presumption in favour of sustainable development.
- 7.12 Government guidance (NPPF para 73) requires the application of a 20% buffer "where there has been significant under delivery of housing over the previous three years". In addition, guidance on the Housing Delivery Test indicates that where housing delivery falls below 85%, a buffer of 20% should be applied to the local authority's five year land supply and a presumption in favour of sustainable development if the figure is below 75%. The Housing Delivery Test result for Spelthorne Borough Council was published by the Secretary of State in January 2021, with a score of 50%. This means that less housing has been delivered when compared to need over the previous three years. As a consequence, there is a presumption in favour of sustainable development because the test score of 50% is less than the 75% specified in the regulations. The figure of 50% compares with 60% last year and 63% in 2019. The Council's Housing Delivery Test Action Plan will be updated to reflect this. The current action plan positively responds to the challenge of increasing its housing delivery and sets out actions to improve delivery within the Borough.
- 7.13 As a result, current decisions on planning applications for housing development need to be based on the 'tilted balance' approach set out in paragraph 11 of the NPPF (2019). This requires that planning permission should be granted unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole'.

Design, Height and Appearance

- 7.14 Policy EN1 of the CS&P DPD states that the Council will require a high standard in the design and layout of new development. The policy further states that development proposals should demonstrate that they will create buildings and places that are attractive with their own distinct identity and should make a positive contribution to the street scene and character of the area in which they are situated, paying due regard to the scale, height, layout, materials and other characteristics of adjoining buildings and land.
- 7.15 The NPPF states that planning decisions should ensure that developments add to the overall quality of the area, are visually attractive as a result of good architecture, layout, and appropriate and effective landscaping, and are

sympathetic to the local character and history and surrounding built environment, whilst not preventing or discouraging appropriate innovation or change.

- 7.16 The street scene of Staines Road West is a mix of residential and commercial in character and the surrounding properties are typically more traditional in scale, being set over 3 or 4 storeys.
- 7.17 The application is proposing the construction of an additional storey over the existing property to create a four-storey flatted development. The building is also to be increased by rear extensions to the existing first and second floors. The additional storey would increase the height from 9.3 metres to 12.6 metres.
- 7.18 Whilst the proposal would increase the height of the existing building by a maximum of 3.3 metres, the proposed design of the additional storey is considered to be compatible with the character, identity, and appearance of the existing buildings. The new roof would be flat and would mirror the design of the existing flat roof. The rear elevation would contain two new fourth storey windows, which are considered to be satisfactory in the context of the existing fenestration. The front elevation would be partially set back 1.8 metres creating a staggered elevation. This is considered to reduce the impact of the new third floor upon the street scene and would not appear bulky or over-dominant. Although No 59 would be taller than No 55-57 Staines Road West to the east which continues the same design and height of the existing site with three storeys, due to the setback, the impact of the height difference would be reduced and softened. Furthermore, the proposal would appear in keeping with the character of Grandera House to the west which has four storeys with the third floor also set back from the front elevation and therefore would not look out character. The additional storey would be constructed in the same materials as the existing building.
- 7.19 Therefore, the proposal is considered to be compatible with the character and appearance of the surrounding street scene and would make a positive contribution to the street scene and character of the area. The proposal is therefore considered to meet the design objectives of policy EN1 and the NPPF.

Future Occupiers

- 7.20 Policy EN1 of the CS&P DPD states that the Council will require a high standard in the design and layout of new development. The NPPF also states that planning decisions should ensure that developments create places with high standards of amenity for existing and future users.
- 7.21 The minimum floor space requirements are applicable to the development, which are set out in the nationally described Technical Housing Standards (THS) (March 2015). All of the units are considered to be in adherence to the minimum requirements, and as such the level of floor space is considered to provide an acceptable level of amenity to future occupiers.

- 7.22 The Council's SPD on design states that for flats, 35m² of amenity (garden) space should be provided for the first 5 units, 10m² should be provided per unit for the next five units, and 5m² should be provided for each unit thereafter. On the basis of the Council's amenity space requirements, 205m² of garden space would normally be required for 8 units. There would be approximately 82m² of amenity space for the units including the private terraces. The external roof terraces range in size from 8m² to 23m². Two of the units have no outdoor terrace space. Whilst the proposed amenity space is below the standard in the SPD, bearing in mind the fact that part of the development is an existing building which is being converted and given its location in the town centre, it is considered that there are not sufficient grounds to justify refusing it on this basis.

Amenity of Neighbouring Occupiers

- 7.23 Policy EN1 of the CS&P DPD states that proposals for new development should demonstrate that they will achieve a satisfactory relationship to adjoining properties avoiding significant harmful impacts in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk proximity or outlook.
- 7.24 It is considered that the proposal would achieve a satisfactory impact with all neighbouring and adjoining dwellings. To the rear, a single storey extension projects from the rear addition to form a bin and bicycle store along the western boundary with a height of 2.98 metres which is considered acceptable with regards to the adjacent Grandera House due to the low height.
- 7.25 The proposal also includes the extension of the first and second floors to the rear. The first floor would be extended to mirror the depth and shape of the ground floor. The first-floor extension would be built upon most of the existing ground however would be set in from the sides. The rear elevation of the first floor would also be setback from the rear of the existing rear ground floor. The second floor is similarly setback at rear elevation to appear staggered. However, it would incorporate a terrace at the rear with a depth of 2.3 metres and therefore the rear elevation is staggered in comparison to the ground floor. This is copied on the second with the rear elevation being extended however setback 2.8 metres from the first floor to accommodate the terrace. The proposed third floor would again be following this design with a setback of 3.0 metres from the second floor for the terrace area. Therefore, the whole rear elevation would appear stepped ascending away from the rear boundary.
- 7.26 The staggered rear elevation would reduce the impact of the extension on the amenities of neighbouring properties. The ground floor would extend past the rear elevation of Grandera House by 4.0 metres and the first floor, 1.7 metres which is considered acceptable. The second and third floor rear elevations would not extend past their rear elevation and therefore the relationship with Grandera House is acceptable.
- 7.27 The ground floor extension accommodating the bin and bicycle storage would be set a significant distance from No 57 and therefore the impact is acceptable. The first floor would extend past the rear elevation of No. 57 by 13.5 metres, the second floor extends past by 10 metres and the third floor by

6.9 metres. With regards to No 57A on the first floor, which is a maisonette, the proposed first and second floor extension and new third floor break the 45-degree horizontal line and vertical line. The Council's guidelines on amenity are designed to mainly be applied to typical suburban residential locations. However, this site is within the town centre with the surrounding area characterised by large scale tall buildings. Also, the main part of the extensions would be set-in from the side boundary adjacent to No 57A. It is also relevant to note that the maisonettes at No 57A and No 55A are elevated up at first floor and therefore have good outlook as they have dual aspect windows with front and rear windows and their front (south facing) windows receive the most sunlight and outlook. Furthermore, the area of flat roof in front of No 57A is their front entrance area and therefore not used as a garden area nor a sitting out area. The applicant submitted a Building Research Establishment (BRE) report which concluded there would not be an adverse impact on these properties. It is noted the Council consulted an external lighting advisor to review the submitted BRE report which concluded that the analysis was correct. It also relevant to note these maisonettes have not objected to the proposal. Taking all these considerations into account, the impact on the amenity of No 57A and No 55 is considered acceptable. It is noted as the external lighting advisor concluded the applicant's BRE report was accurate, the impact on light regarding Grandera House is also acceptable.

- 7.28 The rear terraces, front terrace on the third floor and two side terraces situated on the first floor have 1.7-metre-high glazed privacy screens which partly mitigate the impact on the neighbouring properties. Furthermore, there are no windows in the western elevation although in the eastern elevation of the first floor there would be a window and door which serves one of the side terraces. Also, there are two windows on the second floor and one window on the third floor. These windows are to be obscure glazed.
- 7.29 It is noted that the Council has received three letters of representation which object to the proposal on the grounds of privacy and overlooking properties on Heathcroft Avenue to the rear. The first floor would be set 33.0 metres to their rear boundaries and 60.0 metres to their rear elevations, with the second floor set 36.0 metres to their rear boundaries and the third setback 39.0 metres to their rear boundaries which are considered acceptable and exceeds the SPD on separation distances. Furthermore, the privacy screens on the balconies are considered reduced the impact further. It is therefore considered that the proposal would have an acceptable impact upon the privacy of all properties.

Parking Provision & Highway Impacts

- 7.30 Policy CC2 of the CS&P DPD states that the Council will seek to secure more sustainable travel by only permitting traffic generating development where it can be made compatible with transport infrastructure in the area taking into account access and egress to the public highway and highway safety.
- 7.31 Additionally, policy CC3 states that the Council will require that sufficient provision is made for off-street parking in accordance with its Parking Standards.

- 7.32 The NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact upon highway safety or if the residual cumulative impacts on the road network would be severe.
- 7.33 The site contains 8 off-street parking spaces at the rear of the site. The application also proposes the creation of two additional parking spaces at the rear of the site for the use by the commercial ground floor which would include one space for disabled use.
- 7.34 The Council's Parking Standards SPD states that one bedroom units should be provided with a minimum of 1.25 car parking spaces per dwelling and that two bedroom units should be provided with a minimum of 1.5 parking spaces per dwelling. On this basis the development would be required to provide 11 spaces for the residential units. The development falls short of this standard. However, as the site is located in close proximity to public transport links including bus stops and Sunbury Train Station, the 8 spaces are considered acceptable.
- 7.35 The Council also consulted the County Highway Authority, which having assessed the proposal on safety, capacity and policy grounds, requested that 3 conditions were imposed upon the decision notice. This includes a condition that a minimum of 2 of the spaces are fitted with electrical charging points, which would be in line with the requirement for a minimum of 20% of parking spaces available to flats to be fitted with such points as outline in the Surrey Vehicular and Parking Guidance (January 2018).

Other Matters

- 7.36 With regard to waste and recycling, the proposed site plans show a refuse storage area at the rear of the site being contained in the ground floor extension along the western boundary. There would be 4 x 1100 litre bins in the storage area which would comply with Spelthorne guidance which is based on 2 x 240 litres bins per property. The access would be from Staines Road West which is the same as Grandera House and 55/57 Staines Road West. The Council's Neighbourhood Services required amendments to an area within the car parking area to enable a refuse lorry to be able to access and egress the site in a forward motion. Without these changes a refuse lorry will not be able to move around the corner safely. A revised site layout plan submitted showed a fence and post to be removed and the council's Neighbourhood Services had no further comments. It is recommended this removal be secured by condition.
- 7.37 The applicant has submitted a Renewable Energy Statement, which confirms that in excess of 10% of the energy for the development will come from renewable sources in the form of Photovoltaics (PV). The Council's Sustainability Officer has confirmed that he is satisfied that the 10% requirement would be met.
- 7.38 With regard to contamination, it is not considered necessary to impose Environmental Health conditions relating to ground works as the ground floor extension relates to a bike rack and a waste storage area.

Flooding

- 7.39 The application site is located within the 1 in 1000 year flood event area and it is considered that the proposal will not have an adverse impact upon the flood area provided that it adheres to the conditions recommended by the Environment Agency in their standing advice which are recommended to be attached to this proposal the application will then be in accordance with policy LO1.

Equalities Act 2010

- 7.40 This planning application has been considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

The question in every case is whether the decision maker has in substance had due regard to the relevant statutory need, to see whether the duty has been performed. The Council's obligation is to have due regard to the need to achieve these goals in making its decisions. The have added one disabled car parking space for the commercial unit.

Human Rights Act 1998

- 7.41 This planning application has been considered against the provisions of the Human Rights Act 1998.
- 7.42 Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.
- 7.43 Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, i.e., peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.
- 7.44 In taking account of the Council policy as set out in the Spelthorne Local Plan and the NPPF and all material planning considerations, Officers have concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by the approval of the application is legitimate since it is proportionate to the

wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

Finance Considerations

- 7.45 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.
- 7.46 In consideration of S155 of the Housing and Planning Act 2016, the proposal is a CIL chargeable development and will generate a CIL payment in relation to the net additional Gross Floor Space. This amounts to a CIL payment of approximately £65,160.00, which is a material consideration in determination of this planning application. The proposal will also generate a New Homes Bonus and Council Tax payments which are not a material planning consideration.

8. Conclusions

- 8.1 The proposal seeks to introduce 8 residential units into an urban location, and as all of the units would contain 1 or 2 bedrooms the proposal would be in adherence to the objectives of policy HO4. The loss of commercial space for the first, second and third floor is considered acceptable and the proposed housing will assist in meeting the housing shortfall. Moreover, the proposal is considered to have an acceptable impact on character of the area and amenities of future occupiers. Furthermore, an objection could not be raised to the impact on neighbouring units. Parking provision is considered acceptable in this town centre.
- 8.2 In accordance with para. 11 of the NPPF, planning permission should be granted because there are no adverse impacts of doing so which would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole. In this instance the 8 dwellings are considered to be in adherence to the Council's policies and guidelines and the NPPF. Therefore, the application is recommended for approval.

9. Recommendation

To GRANT planning permission subject to following conditions:

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

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

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: PL02 rev A; 03 rev A; 04 rev A; 05 rev A; 06 rev A; 07; 08; Surv01 rev A; 02 rev A; 03 rev A; 04 rev A; 05 rev A; 06 and 08 received 02.03.2021 and PL01 rev B received 07.04.2021 and Loc01 rev D received 16.04.2021

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

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

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

- 4 The development shall not be occupied until a minimum of two (2) parking spaces have been fitted with a fast charge socket (7kw Mode 3 with Type 2 connector), and a further two (2) spaces are provided with power supply (through feeder pillar or equivalent) to provide additional fast charge sockets.

Reason: For the improvement of sustainable transport in order to improve local air quality and public health, in accordance with paragraphs 103, 170e, and Section 9 (Promoting Sustainable Transport) of the NPPF.

- 5 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 and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

- 6 The development hereby approved shall not be first occupied unless and until facilities for the secure covered parking of bicycles within the development site 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: Required in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2019.

- 7 Facilities within the curtilage of the site for the storage of refuse and recycling materials shall be submitted to and approved by the Local Planning Authority. The agreed details shall be implemented prior to the occupation of the development hereby approved and retained thereafter.

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

- 8 Prior to the occupation of the development hereby permitted the first second and third floor windows on the eastern and western 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.

- 9 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.

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

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

- 11 Prior to the occupation of the residential units hereby approved, details of the design, location and height of the privacy screens to be installed on the outdoor terraces shall be submitted to and approved in writing by the Local Planning Authority. The agreed privacy screens shall be installed prior to the occupation of the new units and thereafter retained.

Reason: To safeguard the amity of neighbouring properties.

- 12 Prior to the occupation of the new units the existing fence and post shown on to be removed on drawing no PL01 rev B shall be removed from the site.

Reason: – In the interest of highway safety.

INFORMATIVES TO APPLICANT

- 1 The Town and Country Planning (Development Management Procedure) (England) 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 the NPPF. This included the following:-

- a) Provided pre-application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
 - b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure
 - c) Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.
- 2 Access by the Fire Brigade
- Notice of the provisions of Section 20 of the Surrey County Council Act 1985 is hereby endorsed on this planning permission. Copies of the Section may be obtained from the Council Offices or from County Hall. Section 20 of this Act requires that when a building is erected or extended, proper provision must be made for the Fire Brigade to have means of access to the building or to any neighbouring buildings. There are also requirements relating to access and facilities for the fire service contained in Part B of the Building Regulations 2000 (as amended).
- 3 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.
- 4 The applicant is advised that the development site is in an area of poor air quality due to its proximity to the Sunbury Cross junction where pollution levels have exceeded the National Air Quality Objective for Nitrogen Dioxide for several years. For the health of residents it is advised that an air quality assessment is carried out to determine whether the building requires mechanical ventilation to be installed to address this particular issue.
- For further information, please visit <https://www.spelthorne.gov.uk/article/17831/Air-quality>. For advice, please contact the Pollution Control team at pollution.control@spelthorne.gov.uk
- 5 It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.