

Planning Committee

28 June 2023



Application No.	23/00274/FUL
Site Address	Scout Hut, Wood Road, Shepperton, TW17 0DX
Applicant	KT5 Construction Ltd
Proposal	Demolition of existing hut and erection of 2 bungalows with associated amenity space and parking
Case Officer	Matthew Clapham
Ward	Laleham and Shepperton Green
Called-in	This application has been called in by Councillor Howkins for the following reasons: <ul style="list-style-type: none">• Overdevelopment• Parking and Access Issues• Size of accommodation

Application Dates	Valid: 03.03.2023	Expiry: 28.04.2023	Target: Extension of time agreed 30.06.2023.
Executive Summary	<p>This application relates to the erection of two detached bungalows with associated amenity space and parking on a site currently occupied by a detached former Scout Hut that has been unused since 2005. The site is currently in a state of disrepair.</p> <p>It is considered that the proposal, which utilises existing developed land for housing, would have an acceptable impact upon the character and appearance of the area or result in any adverse impacts or material harm upon the residential amenity of adjoining properties in terms of visual amenity of light disturbance.</p> <p>It is considered that the loss of a community facility, which has been unused since 2005 is acceptable.</p> <p>In terms of highway safety, Surrey County Highways Authority raises no objection to the proposal.</p> <p>The proposal is therefore considered to be acceptable.</p>		
Recommended Decision	Approve the application subject to conditions as set out at paragraph 8 of this report.		

MAIN REPORT

1. Development Plan

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

- SP1 Location of Development
- LO1 Flooding
- SP2 Housing Provision
- HO5 Density of Housing Development
- CO1 Providing Community facilities
- SP6 Maintaining and Improving the Environment
- EN1 Design of New Development
- SP7 Climate Change and Transport
- CC1 Renewable Energy, Energy Conservation and Sustainable Construction
- CC2 Sustainable Travel
- CC3 Parking Provision

1.2 Also relevant are the following Supplementary Planning Documents/Guidance:

- SPD on the Design of Residential Extensions and New Residential Development 2011
- SPD on Flooding 2012
- SPG on Parking Standards 2011

1.3 The National Planning Policy Framework (NPPF) 2021 is also relevant.

1.4 On 19 May 2022, the Council agreed that the draft Spelthorne Local Plan 2022 – 2037 be published for public consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The public consultation for the Pre-Submission Publication version of the Local Plan ended on 21st September 2022 and the local plan was submitted to the Planning Inspectorate on 25th November 2022. The Local Plan was submitted for examination in November 2022 and the examination commenced in May 2023. However, on 6 June 2023, the Council resolved the following: *“Spelthorne Borough Council formally requests the Planning Inspector to pause the Examination Hearings into the Local Plan for a period of three (3) months to allow time for the new council to understand and review the policies and implications of the Local Plan and after the three month*

pause the Council will decide what actions may be necessary before the Local Plan examination may proceed.”

1.5 The NPPF policy states at para 48:

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

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

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

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

- ST1: Presumption in Favour of Sustainable Development
- ST2: Planning for the Borough
- PS2: Designing places and spaces
- H1: Homes for All
- E2: Biodiversity
- E3: Managing Flood Risk
- E4: Environmental Protection

1.7 The policies carry limited weight in the decision-making process of this current planning application.

2. **Relevant Planning History**

2.1 The site has the following planning history:

23/00193/FUL	Demolition of the existing hut on site and the erection of two semi-detached three bed houses with car parking.	Refused 13.04.2023
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21/01811/FUL	Demolition of the existing Scout Hut and the construction of two new 4 bedroomed semi-detached houses with associated parking and landscaping.	Refused 18.01.2022
09/00009/OUT	Outline application for the demolition of existing redundant scout hut and the erection of a two storey building comprising 2 no. 2 bed flats and 2 no. 1 bed flats with amenity space, 4 parking spaces and new access to Petts Lane.	Refused 13.11.2009
07/00706/OUT	Demolition of existing scout hut and erection of 2 x 2 bed and 2 x 1 bed flats with 4 parking spaces.	Refused 19.03.2008

3. Description of Current Proposal

- 3.1 The application site is a corner plot at the junction with Wood Road and Petts Lane on the eastern side of Wood Road and is currently occupied by a detached derelict former scout building. The area is largely residential in character with a mixture of types and styles of properties.
- 3.2 This proposal seeks to erect two detached three bedroom bungalows with accommodation within the roofspace with associated parking and external amenity space. One dwelling would have access to Wood Road and the other to Petts Close.

4. Consultations

The following table shows those bodies consulted and their response.

Consultee	Comment
Environment Health - Contamination	No objections subject to conditions
County Highway Authority	No objections subject to conditions.

5. Public Consultation

- 5.1 The Council has received ten letters of objection raising the following concerns:

- Proposals visually intrusive
- The dwellings should be described as houses not bungalows
- Disability access inadequate
- Inadequate parking provision
- Highway /pedestrian safety
- Loss of privacy to neighbouring properties
- Impacts on Wildlife on site

- Separation distances to site boundaries
- Loss of light to adjoining properties
- Overdevelopment of the plot
- Lack of a pavement on Petts Close
- No renewable energy statement
- No bicycle provision
- Failure to comply with Design SPD
- Inadequate Flood Risk assessment
- Lack of a Contamination / asbestos report

6. Planning Issues

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

7.0 Planning Considerations

Principle

7.1 The proposed development would result in the loss of a former Scout Hut. Policy CO1 relates to Community facilities and seeks to resist the loss of community facilities unless it can be demonstrated that the facility is no longer needed. The Applicant has stated that the building is in a state of disrepair and has been unused since 2005. Its small size and lack of modern facilities including heating makes its use as a community facility unfeasible. Having visited the site and seen the state of the building and site, it is considered that the argument put forward by the applicant is reasonable. None of the previous applications on the site have been refused on the grounds of the loss of a community facility. As such, the loss of this building is considered acceptable in regards of Policy CO1.

7.2 The street scene of Wood Road is mixed with a range of bungalows and two storey dwellings. Whilst the immediate neighbours are two storey, there are bungalows in the vicinity and the creation of a bungalow with rooms within the roofspace would be acceptable in principle, given the surrounding dwelling mix. However, the current proposal must be considered against the relevant planning policies and guidelines and any other material planning considerations.

Housing Land Supply

7.3 When considering planning applications for housing, local planning authorities should have regard to the government's requirement that they significantly

boost the supply of housing and meet the full objectively assessed need for market and affordable housing in their housing area so far as is consistent policies set out in the National Planning Policy Framework (NPPF) 2021.

- 7.4 The Council has embarked on a review of its Local Plan and acknowledges that the housing target in its Core Strategy and Policies DPD February 2009 of 166 dwellings per annum is more than five years old and therefore the five year housing land supply should be measured against the area's local housing need calculated using the Government's standard method. The standard method for calculating housing need is based on the 2014 household growth projections and local affordability. This equates to a need of 618 dwellings per annum in Spelthorne. This figure forms the basis for calculating the five-year supply of deliverable sites.
- 7.5 The 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 2022, but the full five year time period runs from the end of the current year, that is, 1 April 2023 to 31 March 2028. The 20% buffer will therefore be applied to this full period. National guidance sets out that the buffer should comprise sites moved forward from later in the plan period. A 20% buffer applied to 618 results in a figure of 742 dwellings per annum, or 3,708 over five years.
- 7.6 In using the objectively assessed need figure of 742 as the starting point for the calculation of a five-year supply it must be borne in mind that this does not represent a target as it is based on unconstrained need. Through the Local Plan review, the Borough's housing supply will be assessed in light of the Borough's constraints, which will be used to consider options for meeting need. The Council has now published its Strategic Land Availability Assessment (SLAA) which identifies potential sites for future housing development over the plan period.
- 7.7 The sites identified in the SLAA as being deliverable within the first five years and subsequent updates from landowners have been used as the basis for a revised five-year housing land supply figure. Spelthorne has identified sites to deliver approximately 2,615 dwellings in the five-year period.
- 7.8 The effect of this increased requirement with the application of a 20% buffer is that the identified sites only represent a 3.52 year supply and accordingly the Council cannot at present demonstrate a five year supply of deliverable housing sites. There is, therefore, a presumption in favour of sustainable development.
- 7.9 Government guidance (NPPF para 74) requires the application of a 20% buffer "where there has been significant under delivery of housing over the previous three years". In addition, guidance on the Housing Delivery Test indicates that where housing delivery falls below 85%, a buffer of 20% should be applied to the local authority's five-year land supply and a presumption in favour of sustainable development if the figure is below 75%. The Housing Delivery Test result for Spelthorne Borough Council was published by the Secretary of State in January 2022, with a score of 69%. This means that less housing has been delivered when compared to need over the previous three

years. As a consequence, there is a presumption in favour of sustainable development because the test score of 69% is less than the 75% specified in the regulations. The figure of 69% compares with 50% last year and 60% in 2020. The Council's Housing Delivery Test Action Plan will be updated to reflect this. The current action plan positively responds to the challenge of increasing its housing delivery and sets out actions to improve delivery within the Borough.

- 7.10 As a result, current decisions on planning applications for housing development need to be based on the 'tilted balance' approach set out in paragraph 11 of the NPPF (2019). This requires that planning permission should be granted unless 'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole'.

Design & Appearance

- 7.11 Policy EN1 of the CS & P DPD states that the Council will require a high standard in the design and layout of new development. The policy further states that proposals for new development should respect and make a positive contribution to the street scene and character of the area in which they are situated paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.
- 7.12 At part 12, on '*Achieving well-designed places*', the NPPF 2021, places a strong emphasis on design and states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. The NPPF also states that development that is not well-designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account local design guidance and supplementary planning documents. The National Design Guide, Planning practice guidance for beautiful, enduring and successful places, produced by the MHCLG in 2021, addresses how we recognise well designed places by outlining ten characteristics; context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and life span.
- 7.13 At paragraph 4.13, the Council's SPD on the *Design of Residential Extensions and New Residential Development* (April 2011) the purpose of which is to amplify policy EN1, states that for houses and flats alike, the height, depth, width and form of the proposed buildings should be similar to those in the prevailing street frontage. At paragraph 4.11 the SPD further states that building plots must be of sufficient size to provide garden space appropriate to the size of the dwellings proposed, and plots should normally be similar in size and shape to other plots in the street.
- 7.14 The application proposes two detached bungalows with accommodation provided within the roof space, including the provision of dormer windows. Bungalows are in evidence along this part of Wood Road, although it is noted that the immediate adjoining neighbour is a two-storey dwelling. The eaves

height at between 3.1m and 3.4m, depending upon prevailing ground levels, and a ridge height of between 6.2m and 6.5m would be similar in size and scale to other bungalows in Wood Road. The dormer windows are designed with pitched roofs to provide compatibility with the main roof and are not considered to be over-dominant or out of proportion.

- 7.15 When measured from the proposed block plan, the new dwellings would incorporate a garden area of 80m² and 70m². This would be in accordance with the Council's 70m² minimum amenity space requirements for dwellings of this size as set out in Table 2 in the Council's SPD on design.
- 7.16 The proposed dwellings are low rise with accommodation within the roofspace served by dormer windows to the front. The proposed materials would also match those of the surrounding area and would include brick and tile finishes. However, it is recommended that details of the materials are secured by condition.
- 7.17 The proposed dwellings are located in general with the prevailing building line and is considered to be in proportion with the scale of other dwellings in Wood Road and the layout is not considered to harm the street scene within Petts Lane. The overall design of the proposal is therefore considered to be in accordance with the objectives with policy EN1 and the NPPF in design terms.

Density

- 7.18 Policy HO5 of the CS&P DPD states that within existing residential areas that are characterised predominantly by family housing rather than flats, new development should generally be in the range of 35 to 55 dwellings per hectare. In higher density areas including those characterised by a significant proportion of flats and those containing employment areas, this increases to a range of 40 to 75 dwellings per hectare.
- 7.19 The proposal would have a density of 40 dwellings per hectare which fits within the range required in the CS&P DPD and it is therefore considered that the proposal would comply with the objectives of policy HO5.

Future Occupiers

- 7.20 The nationally described Technical Housing Standards (THS) (March 2015) stipulate minimum floorspace requirements for variously sized units. Relevant to the current application, the THS states that a three-bedroom, 5 x person dwelling, set over two storeys should be provided with a minimum internal floor area of at least 93m².
- 7.21 The proposed dwellings, would have an internal floor area of approximately 106m² which would exceed the THS minimum requirements. The bedroom sizes also comply with the requirements of providing a floor area of at least 11.5 m² for double bedrooms and 7.5 m² for single bedrooms and also provides the requisite width.

- 7.22 The proposed dwellings would also be provided with 80m² and 70m² of amenity (garden) space respectively, in adherence to the Council's minimum 70m² guidance. The dwellings are therefore considered to comply with and exceed the minimum amenity requirements for future occupiers.

Residential Amenity

- 7.23 Policy EN1 states that proposals for new development should achieve a satisfactory relationship to adjoining properties, avoiding significant harmful impacts in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk proximity or outlook. At paragraph 3.6, the Council's SPD on design states that most developments will have some impacts on neighbours. The aim should be to ensure that the amenity of adjoining occupiers is not significantly harmed. It is also acknowledged that the Council has received a number of letters of representation which object to the proposal on amenity grounds.
- 7.24 The Council's SPD on design contains a 45° vertical guide for two storey dwellings which is not considered to be applicable for these bungalows which contain dormer windows to the front. Careful consideration has been given to the potential impacts upon the adjoining property to the south at 89 Wood Road. This has side facing windows at both ground floor and first floor level, including one window to a dining room which is the only source of light and outlook to this room. Given that a separation distance of 0.5m is maintained to the boundary with 68 Wood Road and with the eaves height being 3.1m at the point closest to this neighbouring property, with the roof sloping away from the boundary, no materially adverse impacts in terms of any loss of light or outlook are considered to arise from this window. No dormer windows are proposed to the southern elevations on this side of the plot adjoining no. 68 Wood Road.
- 7.25 Due to the relationship with the properties opposite in both Wood Road and Petts Lane, including no. 2 Barley Mow Way to the rear, there is not considered to be any harm to other neighbouring properties with regard to outlook and loss of light.
- 7.26 In terms of privacy, the proposed dwellings would incorporate ground floor windows and rooflights on the southern elevation facing to the side of 89 Wood Road. As such, no overlooking is considered to arise to this property. The proposed dormer windows face outwards towards either Wood Road and Petts Road and are at a height commensurate with the first-floor windows on adjoining two storey dwellings. However, the dormer windows are set within the roof plane and therefore further away from the boundary than a standard two storey building. This separation distance across a two lane road is sufficient to ensure there will be no loss of privacy to adjoining properties opposite in Wood Road or Petts Lane. The area is a relatively densely developed urban area and to an extent, these windows are what is reasonably expected in such an area with a number of properties adjoining each other.

- 7.26 The proposal is therefore considered to be in accordance with the objectives of policy EN1 in amenity terms.

Parking & Highways

- 7.27 Policy CC2 of the CS&P DPD states that the Council will seek to secure more sustainable travel patterns by only permitting traffic generating development where it is or can be made compatible with transport infrastructure in the area taking into account access and egress to the public highway and highway safety. Policy CC3 states that the Council will require appropriate provision to be made for off-street parking in accordance with its parking standards.
- 7.28 At paragraph 111, the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.29 The proposal shows two off street parking spaces for each dwelling, with two spaces accessing Wood Road and the other spaces fronting Petts Lane.
- 7.30 The Council's Parking Standards (updated September 2011), stipulate that a three bedroom dwelling (over 80sqm floor area) should be provided with a minimum of 2.25 off-street car parking spaces per dwelling. The Council would therefore normally expect to see a minimum of 5 off-street car parking spaces across both units.
- 7.31 The parking standards allow for a lower levels of provision in the borough's four town centres, where access to public transportation is generally high. Any shortfall will be assessed against the distance from public transport nodes, the frequency and quality of bus and train services, the availability of quality pedestrian and cycle routes, and the range and quality of facilities supportive of residential development within a reasonable walking distance of the site.
- 7.32 The application site is not located within one of the borough's four town centres, where lower provision is allowed. However, the site is situated a short distance from Laleham Road, Shepperton, which has a regular bus route linking Staines and Kingston upon Thames.. The property is also located a short distance from amenities on Laleham road at the junction with Wood Road and also at the Watersplash Road and Sheep Walk junction. As such, whilst located outside of the one of the borough's four town centres, Officers consider that a single space shortfall would be satisfactory in this instance.
- 7.33 Notwithstanding the shortfall, it is recommended that a condition is imposed, requiring that the parking spaces are maintained for parking to minimise any potential issues with on-street parking. It is also considered necessary to impose a condition requiring the provision of an electric vehicle charging point.
- 7.34 The Council has also consulted the County Highway Authority (CHA), who commented that *'The CHA does acknowledge the parking concerns raised from residents and the fact that Petts Lane is a narrow road. However, as off*

street parking is to be provided for both dwellings. The off street parking meets the SCC Vehicle, Cycle and Electric Vehicle Parking Guidance for New Development 2023 maximum parking levels. Based on all of this, the CHA has no highway safety concerns. Considering the sustainability credentials of the site, it is deemed unlikely that parking demand would result in a detrimental impact to highway safety or capacity’.

- 7.35 The CHA having assessed the application on safety, capacity and policy grounds has recommended that a condition is attached to the decision notice requiring the provision of cycle storage, in accordance with the submitted plans. The proposal is, therefore, acceptable on highway and parking grounds.

Flooding

- 7.36 The Council's records show that the majority of the site is located within the 1 in 1000-year flood event area (Flood Zone 2) with a small part to the east of the site being within the 1 in 100-year flood event area (Flood Zone 3a) which does not include any built structures as proposed. The Council's SPD on Flooding (July 2012) and the Planning Practice Guidance (PPG), both advise that 'more vulnerable uses' in flooding terms, which includes new dwellings, can be acceptable in this flood zone.
- 7.37 In terms of the sequential approach, the Council' SPD on Flooding states that studies of land availability for housing and employment have shown that land in flood zones 1 and 2 will be needed to meet housing needs over the next 15 years. Whilst the SPD is some 11 years old, housing needs have significantly increased since publication and in this respect is still considered to be a material consideration in terms of decision making the current proposal is considered to be an acceptable use in this flood zone.
- 7.38 The conditions recommended by the Environment Agency in its standing advice are also recommended to be attached to the decision notice. The proposal will then be considered to adhere to policy LO1 flood storage and capacity terms.
- 7.39 It is also considered that a safe, dry means of escape from the dwellings in a flood event is available for future occupiers.

Other Matters

- 7.40 Given the scale of the proposal, it is considered necessary to remove permitted development rights from the properties in the interests of the character of the area and residential amenity. It is considered that such a conditioning this removal meets the conditions test set out in the NPPF.
- 7.41 In total the Council has received 10 letters of representation. Of the issues raised not already covered in this report, matters relating to asbestos and renewable energy are covered by conditions. It is not considered that an objection could be sustained on wildlife grounds with no evidence of significant wildlife on the site and on the lack of a pavement on the Petts Lane

side of the plot. The comments regarding disability access are noted, however the raised floor levels are to meet the predicted flood levels and are therefore deemed to be acceptable. Compliance with the Building Regulations are reviewed through the Building Regulations process and Part M4(2) of the Regulations is currently an optional standard. While the proposal is for bungalows which may benefit elderly or disabled owners, the properties include accommodation within the roofspace and three bedrooms.

Financial Considerations

- 7.42 Under In S155 of the Housing and Planning Act 2016, Local Planning Authorities are required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council's Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority's decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not. In consideration of S155 of the Housing and Planning Act 2016, the proposal would generate New Home Bonus which is an economic benefit. It is a CIL chargeable development and will generate a CIL Payment of approximately £22,643. This is a mitigation against the development. The proposal will also generate Council Tax payments which is not a material consideration in the determination of this proposal.

Equalities Act 2010

- 7.43 This planning application has been considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:
- 7.44 The elimination of discrimination, harassment and victimisation; The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it; The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights Act 1998

- 7.45 This planning application has been considered against the provisions of the Human Rights Act 1998.
- 7.46 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.
- 7.47 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.

- 7.48 In taking account of the Council policy as set out in the Spelthorne Local Plan and the NPPF and all material planning considerations, Officers have concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by the approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

Conclusion

- 7.49 Policy HO1 states that the Council will ensure that provision is made for housing by encouraging housing development, including redevelopment, infill, conversion of existing dwellings and the change of use of existing buildings to housing, on all sites suitable for that purpose taking into account other policy objectives.
- 7.50 As highlighted above, the Council cannot currently demonstrate a 5-year housing supply. Where a 5-year supply cannot be demonstrated, the NPPF states that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the framework as a whole.
- 7.51 The proposal provides two new dwellings on a brownfield plot replacing a redundant community facility. The proposal also includes associated parking spaces and external amenity space.
- 7.52 The proposed dwelling is considered to have an acceptable impact upon the character and appearance of the area, the amenity of neighbouring and adjoining dwellings, parking provision and the 1 in 1000 year flood event area. The proposal is therefore considered to comply with the objectives of policy EN1, Policy CC2, Policy CC3, Policy LO1 and Policy HO1, and is recommended for approval.

8.0 Recommendation

GRANT planning permission subject to the following conditions:

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans Wood Road Shepperton_23-03-23_01 Layout 4, received 02/05/2023; Wood Road Shepperton_23-03-23_01 Layout 1; Wood Road Shepperton_23-03-23_01 Layout 2 Received 03.03.2023); Wood Road Shepperton_23-03-23_01 Layout 5; Wood Road Shepperton_23-03-23_01 Layout 6; Wood Road Shepperton_23-03-23_01 Layout 7; Wood Road Shepperton_23-03-23_01 Layout 8; Wood Road Shepperton_23-03-23_01 Layout 9; Wood Road Shepperton_23-03-23_01 Layout 10 received on 05/06/2023 and Wood Road Shepperton_23-03-23_01 Layout 3 Received 07.06.2023)

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

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

Reason:-.To ensure that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the locality in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

4. Following construction of any groundwork and foundations, no construction of development above damp course level shall take place until a report is submitted to and agreed by the Local Planning Authority which includes details and drawings demonstrating how 10% of the energy requirements generated by the development as a whole will be achieved utilising renewable energy methods and showing in detail the estimated sizing of each of the contributing technologies to the overall percentage. The detailed report shall identify how renewable energy, passive energy and efficiency measures will be generated and utilised for each of the proposed buildings to meet collectively the requirement for the scheme. The agreed measures shall be implemented with the construction of each building and thereafter retained

Reason:-.To ensure that the development is sustainable and complies with Policy SP7 and CC1 of the Spelthorne Development Plan Core Strategy and Policies DPD.

5. Prior to the occupation of the development, details of a scheme of the means of enclosure shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details and maintained as approved.

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

6. No development shall take place until:-
- (i) A comprehensive desk-top study, carried out to identify and evaluate all potential sources and impacts of land and/or groundwater contamination relevant to the site, has been submitted to and approved in writing by the Local Planning Authority.
 - (ii) Where any such potential sources and impacts have been identified, a site investigation has been carried out to fully characterise the nature and extent of any land and/or groundwater contamination and its implications. The site investigation shall not be commenced until the extent and methodology of the site investigation have been agreed in writing with the Local Planning Authority.
 - (iii) A written method statement for the remediation of land and/or groundwater contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to the commencement of remediation. The method statement shall include an implementation timetable and monitoring proposals, and a remediation verification methodology.

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

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

NOTE

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

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

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

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

NOTE

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

8. The development hereby approved shall not be occupied unless and until 2 parking spaces, one for each proposed dwelling, are provided with fast-charge Electric Vehicle charging points are provided (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply), and two cycle spaces for each proposed dwelling are provided, in accordance with a scheme to be submitted and approved in writing to the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:-.In order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 "Promoting sustainable transport" of the National Planning Policy Framework 2019, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

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

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

10. No construction or demolition work shall take place until a refurbishment and demolition asbestos survey has been submitted to and approved in writing by the Local Planning Authority. For the removal of asbestos containing materials: a) A Risk Assessment and Method statement is to be agreed in writing by the Local Planning Authority, so that the removal and disposal of asbestos containing materials is appropriately managed. b) The agreed methodology and mitigation measures shall be implemented in accordance with the approved details and a completion report (including waste disposal information) should be submitted for approval.

Reason:-.To protect the future site users and neighbours from harmful substances

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

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

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

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

Development Plan Document 2009.

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

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

14. No part of the development shall be first occupied unless and until the proposed vehicular accesses to the proposed dwellings, via Wood Road and Petts Lane respectively, have been constructed and provided with visibility zones in accordance with the approved plan (Wood Road Shepperton_23-03-23_01 Layout 4, amended on 02/05/2023) and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

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

15. 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 and cycles to be parked. Thereafter the parking area shall be retained and maintained for its designated purpose.

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

Informatives

1. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
 - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
 - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
 - (c) Deliveries should only be received within the hours detailed in (a) above;

(d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;

(e) There should be no burning on site;

(f) Only minimal security lighting should be used outside the hours stated above; and

(g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit. In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme (www.ccscheme.org.uk/index.php/site-registration).

2. 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.

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

4. In order to meet best-practice, gas-fired boilers should meet a minimum standard of <40mgNOx/kWh.

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. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022.

6. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.
7. 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/permits-and-licences/vehicle-crossovers-or-drop-ped-kerbs
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. 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).