

# Planning Committee

06 March 2024



<b>Application No.</b>	23/01234/FUL
<b>Site Address</b>	Venture House, 42 London Road, Staines-upon-Thames, TW18 4HF
<b>Applicant</b>	Mr Eli Reich
<b>Proposal</b>	Proposed development comprising the construction of a single storey extension at roof level consisting of 5 no. self-contained residential units (Use Class C3); including provision of car parking, cycling and associated works.
<b>Case Officer</b>	Matthew Churchill
<b>Ward</b>	Staines
<b>Called-in</b>	The application has been called in by Councillor Gale as a result of parking concerns, privacy in New Street and overlooking, and the visual impact of the proposals.

<b>Application Dates</b>	Valid: 03.11.2023	Expiry:29.12.2023	Target: Extension of time Agreed
<b>Executive Summary</b>	<p>This application seeks planning permission for an additional storey above Venture House, which is a three-storey former office building that has been converted to 31 residential units through the prior approval process (16/00978/PDO). The building contains a basement car park accessed through a ramp at the rear. The application also proposes 4 new parking spaces that would be situated on the ramp.</p> <p>The additional storey would be set back from the front elevation and the eastern and western elevations. The set back areas would incorporate private terraces that would be set behind glass balustrades. A balcony is also proposed in the northern and eastern elevations of the existing cylindrical feature situated at the north-eastern corner of the building.</p> <p>The proposed storey would be approximately 14.5 metres in height when measured from London Road and would be approximately 0.6 metres lower than the ridge over the existing roof, which notwithstanding the cylindrical feature, would be removed. The additional storey would incorporate zinc cladding that would match the materials of the existing cylindrical feature that would be retained. It is considered that the additional storey would be subservient in appearance and would also be in proportion with the existing building.</p> <p>The five dwellings proposed in the additional storey would each be in accordance with the minimum floorspace requirements set out in the</p>		

	<p>nationally described Technical Housing Standards (March 2015). The application would fall slightly short of the Council's amenity space guidance for a development of this size but the site is located a short distance from green spaces in Birch Green and Shortwood Common, and the Moormede Play Area. It is also a short distance from facilities supportive of residential development in Staines Town Centre. The amenity space requirement set out in the SPD is guidance, and the officers consider that the benefits of 5 additional dwellings to the Council's 5-year housing land supply in this location would outweigh this shortfall.</p> <p>The applicant has provided a daylight/sunlight report, which confirms that the proposals would meet BRE guidelines at all assessed windows. The building has a 'T shaped' layout. In the southern elevation at the bottom of the 'T shape', which is the elevation situated closest to dwellings in New Street, the proposed windows would incorporate obscure glazing. A privacy screen would also be contained at the southern elevation of all terrace areas. There would be an approximate 11.5 metres separation distance between the additional storey and the northern flank elevation of no.11 &amp; 13 New Street. The existing ramp serving the basement car park is also situated in between. Given this distance and the siting of the ramp, officers do not consider that the proposals would result in an overbearing impact.</p> <p>The proposal is also considered to have a satisfactory impact upon parking and highways, flooding and the Staines Historic Core: Prehistoric and Roman Occupation Site of High Archaeological Potential. The proposal is therefore considered to meet the objectives of local and national policies and the officer recommendation is for approval.</p>
<p><b>Recommended Decision</b></p>	<p>Approve the application subject to conditions as set out at Paragraph 8 of the Report.</p>

## MAIN REPORT

### 1. Development Plan

- 1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:
- Policy HO1 (Providing for New Housing Development)
  - Policy HO4 (Housing Size and Type)
  - Policy HO5 (Density of Housing Development)
  - Policy EN1 (Design of New Development)
  - Policy EN15 (Development on Land Affected by Contamination)
  - Policy CC1 (Renewable Energy, Energy Conservation and Sustainable Construction)
  - Policy CC2 (Sustainable Travel)
  - Policy CC3 (Parking Provision)
- 1.2 The policies contained within the National Planning Policy Framework (NPPF) (December 2023) are also relevant.
- 1.3 The local plan was submitted to the Planning Inspectorate under Regulation 19 on 25 November 2022. An Examination into the Local Plan commenced on 23 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.* At the meeting of the Council on 19 July 2023, it was agreed that Catriona Riddell & Associates be appointed to provide 'critical friend' support to inform the options for taking the plan process forward. On 14 September 2023, the Council considered a report following the deferral in June. The Council resolved to extend the pause in the Examination timetable until the proposed changes to the NPPF have been published (expected in the Autumn) before determining the next steps and take immediate legal advice to confirm the validity of the minister's directive. The revised NPPF was published on 19 December 2023 and the Council will be considering its next steps at a meeting of the E&S Committee on 29/02/2024 and whether Members wish to propose modifications as a result. This approach will need to be formally agreed by Committee before the Inspector is invited to resume the examination hearings.
- 1.4 The following policies of the Pre-Submission Spelthorne Local Plan 2022 – 2037 are of relevance:
- Policy ST1 (Presumption in Favour of Sustainable Development)
  - Policy ST2 (Planning for the Borough)
  - Policy PS2 (Designing places and spaces)

- Policy H1 (Homes For all)
- Policy E2 (Biodiversity)
- Policy E3 (Flood Risk)

1.5 The NPPF policy states at para 48 that: Local planning authorities may give weight to relevant policies in emerging plans according to:

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

1.6 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.

1.7 At this stage, the policies in the Pre-Submission Spelthorne Local Plan carry limited weight in the decision-making process. The adopted policies in the 2009 Core Strategy and Policies DPD carry substantial weight in the determination of this planning application providing material considerations do not indicate otherwise.

## 2. Relevant Planning History

2.1 The site has the following planning history:

97/00594/FUL	Redevelopment to provide 3-storey office building, with car parking (including basement car parking) and associated works.	Granted 22.04.1998
03/01139/FUL	Erection of an emergency generator in the basement of the offices	Granted 04.02.2004
14/02058/PDO	Prior Approval Notification for the change of use from Offices (Use Class B1a) to Residential (Use Class C3) comprising 29 flats.	Prior Approval Not Required 20.01.2015
15/01352/FUL	Removal of surface level car park and erection of a two-storey block of 6 flats (4 No. 1-bed and 2 No. 2-bed) together with associated amenity space.	Granted 18.01.2016
16/00978/PDO	Prior Approval Notification for the change of use from offices (use class	Prior Approval Approved 16.08.2016

B1) to Residential (use class C3) comprising 31 flats.

16/01616/FUL	Erection of bin stores, installation of 2 additional parking spaces and cycle parking	Granted 21.11.2016
16/01683/FUL	Removal of surface level car park and erection of a two-storey block of 6 flats (4 No. 1-bed and 2 no. 2-bed) together with associated car and cycle parking, bin storage and landscaping.	Granted 15.12.2016

### **3. Description of Current Proposal**

- 3.1 The application site is occupied by Venture House, which is a three-storey former office building that was originally granted planning permission in 1998 (97/00594/FUL) and which has been converted into 31 residential units through the prior approval process (16/00978/PDO).
- 3.2 The vehicular access to the site is from London Road (A308) to the north. The building incorporates a basement car park, which is accessed through a ramp situated at the rear of the building. There are also further off-street parking spaces located in New Street to the west of the site.
- 3.3 A two-storey building containing 6 residential units is situated to the south of the application building at Voyager House, which was granted planning consent in 2016 (16/01683/FUL). This contains a garden area at the rear and is also served by 6 off-street parking spaces at the front of the building. A further planning application seeking an additional storey to Voyager House has recently been withdrawn prior to determination (23/01219/FUL).
- 3.4 In terms of the surrounding character, dwellings in New Street situated to the south-west of the site are more traditional in design and typically set over two-storeys, although a maisonette is also present at no.11 & 13 New Street. The dwellings in New Street are also detached or semi-detached. Situated to the west of the site on the opposite side of New Street is 34-40 London Road, which a three-storey building that is in commercial use.
- 3.5 Elizabeth House is located to the east of the site, which at the time of the officer site visit was in commercial use. However, it should be noted that Elizabeth House benefits from prior approval for a change of use to 20 residential units across the whole building (21/01199/PDO) and 8 residential units on the second floor (22/01545/PDO). The building also benefits from prior approval for one additional storey above the existing building to provide additional residential units (21/01584/PCO) as well as prior approval for two additional storeys comprising 14 additional units (22/01623/PDNF). A further prior approval application seeking two additional storeys was also refused at Elizabeth House in September 2021 as a result of concerns over the impact upon the character of the area (21/01205/PCO). This was also dismissed at appeal. At the time of the officer site visit Elizabeth House was in commercial use, and these permissions had not been implemented.

- 3.6 In terms of planning constraints, the site is located in the 1 in 1000-year flood event area (flood zone 2) a low risk of surface water, and the Staines Historic Core Area of High Archaeological Potential.
- 3.7 The application proposes an additional storey above the existing building at Venture House. It would be occupied by 5 x residential units (comprising 4 x 2-bedroom dwellings & 1 x 1-bedroom dwelling). The units would each be served by a terrace/balcony. The application also proposes 4 new parking spaces that would be situated on the ramp at the rear of the building. However, it was noted that the ramp was being informally used for parking at the time of the officer site visit.

#### 4. Consultations

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

<b>Consultee</b>	<b>Comment</b>
<b>County Highway Authority</b>	Recommends conditions and informatives.
<b>County Archaeological Officer</b>	No archaeological concerns.
<b>Environmental Health (Contamination)</b>	Recommends a condition and informative
<b>Heathrow Safeguarding</b>	Recommends informatives.
<b>Sustainability Officer</b>	The renewable energy requirements would be met.
<b>Neighbourhood Services</b>	No objections, recommends a condition.

#### 5. Public Consultation

- 5.1 The Council has received a total of 30 letters of representation from 17 different addresses, which object to the proposals on the following grounds:
- The proposal will impact light serving existing dwellings.
  - The works will impact the water and sewage systems.
  - There would be noise and disturbance during the construction phase (Officer note: An informative is recommended to be attached to the decision notice in this regard).
  - The proposal will impact property prices and sales (Officer Note: This is not a planning matter).
  - The scheme will impact residents' quality of life.
  - The number of car parking spaces would be insufficient, congestion would increase and there would not be sufficient turning space.
  - The proposals would not be in keeping with the character of the existing building.
  - Concerns whether the existing structure could sustain an additional floor (Officer note: this would not be a planning matter).
  - The communal areas of the building will be overloaded, such as the lifts, post boxes etc.
  - Nearby flats have increased parking pressure in the area.
  - Concerns over the absence of refuse space.

- There may be an impact upon service charge fees (Officer Note: This is not a planning matter).
- Concerns over highway safety.
- Housing supply has already been met in the surrounding locality.
- The scheme represents overdevelopment and will cause strain on local amenities.
- Concerns over security for the communal areas.
- There are difficulties in selling nearby properties (Officer note: this is not a planning matter).
- The ramp is already used for parking.
- Concerns over the impact upon ventilation of the building.
- A condition should be imposed upon the decision notices requiring compliance with Building Regulations Part M4(2) (Officer note: There is not a requirement in the Council's Core Strategy and Policies Development Plan Document (February 2009), or the Council's planning guidance requiring the imposition of such a condition).

5.2 It is relevant to note that an amended site location and a revised block plan were received during the application process as it became clear that 4-existing parking spaces shown in the plans to be allocated to the occupiers of Venture House, were reserved for the occupiers of Voyager House. This was as a result of Condition 10 imposed upon planning permission 16/01683/FUL. Amended plans removing these spaces from the red line were received and were re-advertised to the occupiers of neighbouring and adjoining dwellings on 02 January 2024.

5.3 Following discussions with the Council's Head of Neighbourhood Services, one of the five initially proposed parking spaces on the ramp was also removed from the plans. The amended plans were re-advertised on 14 February 2024 with a deadline for additional comments by 28 February 2024. Any additional letters of representation received after the publishing of this committee report will be reported to members in the committee updates.

## 6. **Planning Issues**

- Housing Land Supply
- Design and appearance
- Density
- Future occupiers' amenity
- Neighbouring amenity
- Parking & Highways
- Flooding
- Ecology
- Archaeology

## 7. **Planning Considerations**

### Housing Land Supply

- 7.1 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) 2023.
- 7.2 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<sup>1</sup>. 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 and this figure forms the basis for calculating the five-year supply of deliverable sites although a 20% buffer is required to be added for Spelthorne in accordance with Government requirements due to a historic under delivery. Historically, Local Planning Authorities (LPAs) needed to demonstrate a 5 year housing land supply to meet its housing needs, however, the revised NPPF, para 226 states:
- 7.3 *"From the date of publication of this revision of the Framework, for decision-making purposes only, certain local planning authorities will only be required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of four years' worth of housing (with a buffer, if applicable, as set out in paragraph 77) against the housing requirement set out in adopted strategic policies, or against local housing need where the strategic policies are more than five years old, instead of a minimum of five years as set out in paragraph 77 of this Framework. This policy applies to those authorities which have an emerging local plan that has either been submitted for examination or has reached Regulation 18 or Regulation 19 (Town and Country Planning (Local Planning) (England) Regulations 2012) stage, including both a policies map and proposed allocations towards meeting housing need. This provision does not apply to authorities who are not required to demonstrate a housing land supply, as set out in paragraph 76. These arrangements will apply for a period of two years from the publication date of this revision of the Framework."*
- 7.4 This paragraph applies to Spelthorne because the emerging local plan was submitted for Examination on 25 November 2022.
- 7.5 Following the lack of clarity on the interpretation of this paragraph, the Government issued a revision to the PPG on Housing Supply and Delivery on 05/02/24. Within this guidance, it is confirmed that *"Both the 5 year housing land supply and the 4 year housing land supply that authorities should demonstrate for decision making should consist of deliverable housing sites demonstrated against the authority's five year housing land supply requirement, including the appropriate buffer"*. Therefore, for Spelthorne, planning applications for new housing should be assessed using a four year supply against a five year requirement.

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<sup>1</sup> Planning Practice Guidance Reference ID: 68-005-20190722



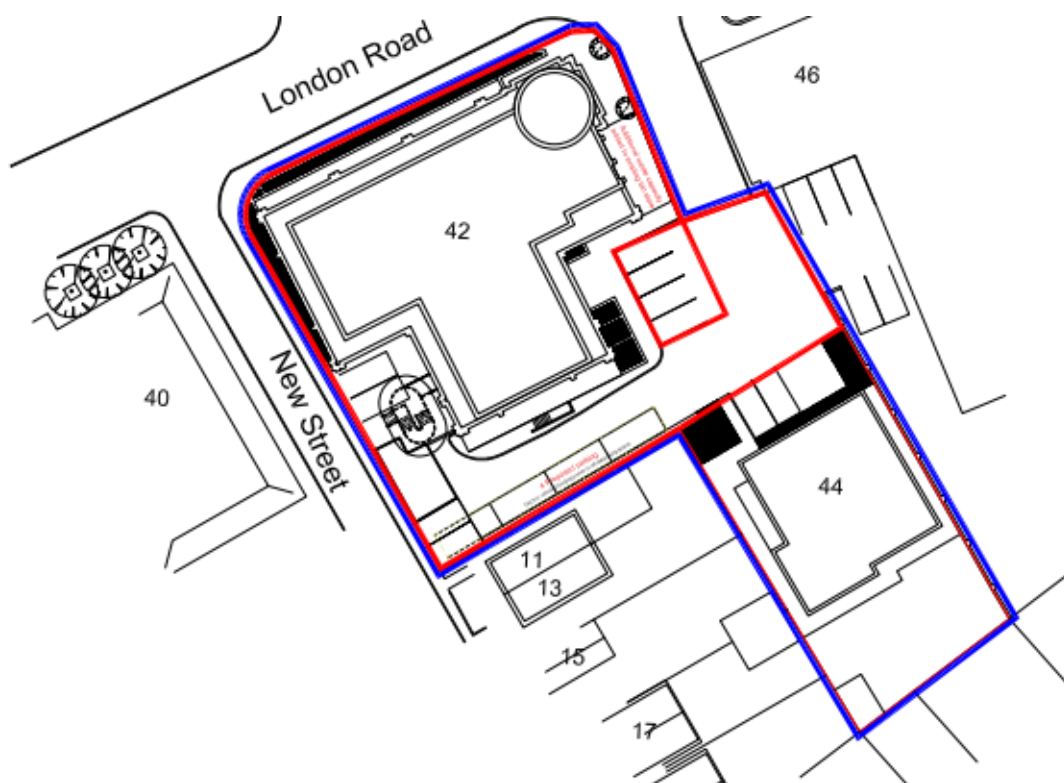
- 7.6 The Council has considered its supply of deliverable sites, in line with the NPPF definition, as set out in Annex 2. The five year time period runs from 1 April 2023 to 31 March 2028. Government guidance (NPPF para 74) requires the application of a 20% buffer “where there has been significant under delivery of housing over the previous three years” which applies to Spelthorne. A 20% buffer applied to 618 results in a figure of 742 dwellings per annum, or 3,708 over five years.
- 7.7 In using the objectively assessed need figure of 742 as the starting point for the calculation of a four 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 published its Strategic Land Availability Assessment (SLAA) in 2022 which identifies potential sites for future housing development over the plan period.
- 7.8 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 four year housing land supply figure. Spelthorne has identified sites to deliver approximately 2,590 dwellings in the four year period which runs from 1 April 2023 to 31 March 2027.
- 7.9 The effect of this increased requirement with the application of a 20% buffer is that the identified sites only represent a 3.49 year supply and accordingly the Council cannot at present demonstrate a four year supply of deliverable housing sites. There is, therefore, a presumption in favour of sustainable development.
- 7.10 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 (2022) for Spelthorne Borough Council was published by the Secretary of State in December 2023, with a score of 68%. 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 68% is less than the 75% specified in the regulations. The figure compares with 69% last year and 50% 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.
- 7.11 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 and Appearance

- 7.12 At part 12 relating to ‘*Achieving well-designed and beautiful places*’, The NPPF places a strong emphasis on design and states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. The NPPF further states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 7.13 Additionally, the NPPF states that planning decisions should ensure that developments function well and 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, including the surrounding built environment, whilst not preventing or discouraging appropriate innovation or change such as increase densities.
- 7.14 At part 11 relating to ‘*Making effective use of land*’, the NPPF states that planning decisions should support opportunities to use airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene.
- 7.15 Policy EN1 of the Core Strategy and Policies Development Plan Document (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 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 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”.*
- 7.16 The National Design Guide (2021) states well designed places enhance their surroundings, are attractive and distinctive, have a coherent pattern of development, are accessible and easy to move around, enhance and optimise nature, are safe, social and inclusive, mixed and integrated, functional, healthy and sustainable, efficient and resilient, and made to last.
- 7.17 The application site is situated on the southern side of London Road (A308). There are a mixture of building types and designs in the surrounding locality. Immediately opposite the site, the northern side of London Road contains more traditional scale two-storey semi-detached dwellings, as well as the Three Tuns Public House. There are also flatted units on the northern side of the road including higher density units at the Eden Grove development, as well as commercial properties, including the nearby petrol station and MOT garage.
- 7.18 The southern side of this section of London Road is occupied by office buildings that are generally set over three storeys, although a number of the buildings have been converted into residential dwellings in recent years

through the 'prior approval' process. There is also a mixture of roof designs, including gable roofs, pitched and crown roofs, as well as flat roofs, notably at Elizabeth House situated immediately to the east of the site.

- 7.19 The dwellings in New Street situated to the south-west of the site are more traditional family dwellings that are semi-detached and detached, and are typically set over two storeys, although a maisonette is also present at no.11 & no.13 New Street.
- 7.20 The application proposes an additional storey that would be constructed following the removal of the existing hipped roof. The scheme would incorporate a flat roof design that would be approximately 14.5 metres in height when measured from London Road. This would be some 0.6 metres lower than the existing ridge (pitch roof), which when measured from London Road is approximately 15.1 metres in height. It would also be some 0.35 metres lower in height than the existing cylindrical feature situated in the north-eastern corner of the building that would be retained following construction of the additional storey.
- 7.21 The Design and Access Statement indicates that the additional storey would incorporate zinc cladding to match the materials incorporated within the existing cylindrical feature. This is considered to have an acceptable visual impact, particularly in the context of the existing appearance of the building. However, it is recommended that details of the conditions are secured by condition.
- 7.22 Venture House has a 'T shaped' design, with the existing cylindrical feature located in the north-eastern corner or the top right-hand side of the 'T shape'. This is demonstrated in the image below:



- 7.23 In the London Road elevation, located at the top of the 'T shape', it is proposed that the additional storey would be set back approximately 1.9 meters from the existing front elevation. The set back area would be occupied by private terraces set behind a glass balustrade. The application also proposes two protruding balconies in the northern and eastern elevations of the existing cylindrical feature.
- 7.24 There would be further set back terrace areas in the southern elevation of the top part of the 'T shape', and the western elevation and parts of the eastern elevation, which would also be set behind glass balustrades. However, no set back is proposed in the southern elevation in the bottom part of the 'T shape'.
- 7.25 The application would also increase the height of the existing external staircase located in the western elevation, which would be extended upwards to serve the additional storey. This is considered to have an acceptable visual impact particularly in the context of the design of the existing staircase.
- 7.26 Whilst the surrounding buildings on the southern side of London Road are typically set over three storeys, the additional storey would be lower in height than the existing ridge. As such the proposed height it is considered to be in keeping with the surrounding local character.
- 7.27 The additional storey is also considered to be in proportion with the floors below. The incorporation of set-back terrace areas described above, is considered to result in a subservient appearance. Moreover, the incorporation of terraced areas is considered to be in keeping with the surrounding locality, as it is noted that balconies overlook London Road at the nearby Eden Grove development, which is currently under construction.
- 7.28 The overall design, scale and height of the proposal is therefore considered to accord with the objectives of policy EN1 and the NPPF.

### Density

- 7.29 Policy HO5 of the CS & P DPD states that within higher density areas, including those characterised by a significant proportion of flats and those containing significant Employment Areas, new development should generally be in the range of 40 to 75 dwellings per hectare. The policy further states that higher density development may be acceptable where it is demonstrated that the development complies with policy EN1, particularly in terms of its compatibility with the character of the area and where the proposal is in a location that is accessible by non-car based modes of travel.
- 7.30 At paragraph 128, the NPPF states that planning decisions should support development that makes effective use of land.
- 7.31 The proposal would have a density of approximately 240 dwellings per hectare increased from 207 dwellings per hectare currently. The application site is located approximately 580 metres from Staines Railway Station. There are also bus stops on London Road in each direction situated a short distance from the Venture House. The site is therefore accessible by non-car based modes of travel. As highlighted above, the proposal is also considered to

accord with the objectives of policy EN1 in terms of the impact upon the character of the area. A higher density is therefore considered to be acceptable in this location and the proposals are considered to be in accordance with the objectives of policy HO5.

#### Future Occupiers

- 7.32 The nationally described Technical Housing Standards (THS) (March 2015) stipulates minimum internal floorspace requirements for variously sized units. Relevant to the current application, the THS states that a 1-bedroom, 2-person dwelling set over a single storey, should contain a minimum internal floor area of at least 50m<sup>2</sup>. Additionally, the THS states that a 2-bedroom, 4-person dwelling, set over a single storey, should contain a minimum internal floor area of at least 70m<sup>2</sup>. Each of the dwellings would be in accordance with the minimum requirements set out in the THS.
- 7.33 The Council's SPD on design states that the first 5 units in a flatted development should be provided with a minimum of 35m<sup>2</sup> of amenity (garden) space per unit. The SPD further states that 10m<sup>2</sup> should be provided per unit for the next 5 units in a development, and 5m<sup>2</sup> per unit should be provided for each dwelling thereafter.
- 7.34 The Council would normally expect 175m<sup>2</sup> of amenity space to be provided for 5 new units. Each of the dwellings would be provided with private amenity space in a terraced or balcony area. The units would be served by a total of 160m<sup>2</sup> of amenity space falling 15m<sup>2</sup> short of the Council's guidelines. However, this is guidance and the site is located in close proximity to the town centre where there are numerous facilities that are supportive of residential development. The site is also a short distance from green space at Birch Green and Shortwood Common and the Moormede Play Area. In this instance, the benefits of five additional dwellings to the Council's 5-year housing land supply, is considered to outweigh the 15m<sup>2</sup> shortfall when assessed against the Council's guidelines.

#### Housing Mix

- 7.35 Policy HO4 states that the Council will ensure that the size and type of housing reflects the needs of the community by requiring developments that propose four or more dwellings to include at least 80% of their total as one- or two-bedroom units.
- 7.36 All of the proposed dwellings would contain one or two bedrooms in accordance with the objectives of policy HO4.

#### Neighbouring Amenity

- 7.37 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. A paragraph 3.6 the Council's SPD on design states that most

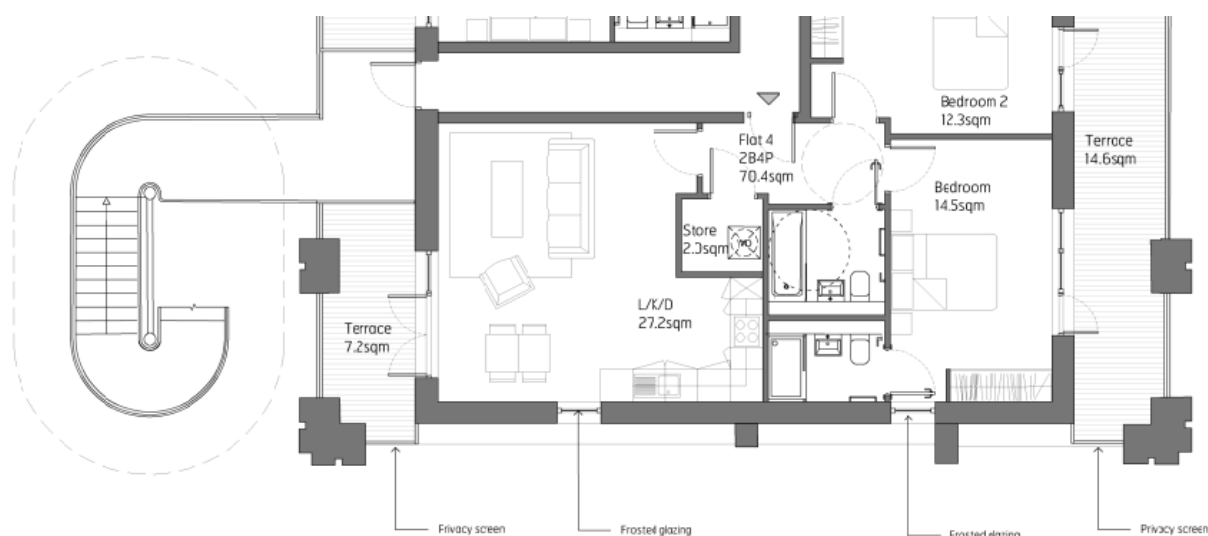
developments will have some impact on neighbours. The aim should be to ensure that the amenity of adjoining occupiers is not significantly harmed.

### Daylight/Sunlight

- 7.38 The applicant has submitted a daylight/sunlight assessment, which assesses the impact of the proposals upon dwellings in Voyager House, 11-13 New Street, dwellings situated on the opposite side of London Road to north of the site, as well as the existing dwellings in Venture House situated below the proposed balconies. The report concludes that at all windows assessed, the additional storey would be compliant with BRE guidelines.
- 7.39 It was noted during the site visit that a ground floor window incorporating clear glazing was contained within the northern flank elevation of no.11 & no.13 New Street. When measured from the centre of this window at a height of 2 metres, the additional storey would breach the Council's 45° vertical guide to a minor extent. However, the breach would occur at the very edge of roof over the additional storey, and the applicant's daylight sunlight report confirms that BRE guidelines would be met when measured from this window. The minor breach of the Council's 45° vertical guide when measured from this window is therefore not considered to result in significant harm to light serving no.11 & 13 New Street. As such, the proposal is considered to have an acceptable impact upon the light serving neighbouring and adjoining dwellings in accordance with the objectives of policy EN1.

### Privacy and Overlooking

- 7.40 The additional storey proposes two windows in the southern elevation at the bottom part of the 'T shape'. Whilst the windows would be situated approximately 11.5 metres from the northern elevation of no. 11 & 13 New Street, the plans show that the windows would incorporate obscure glazing. This can be seen in the image below:

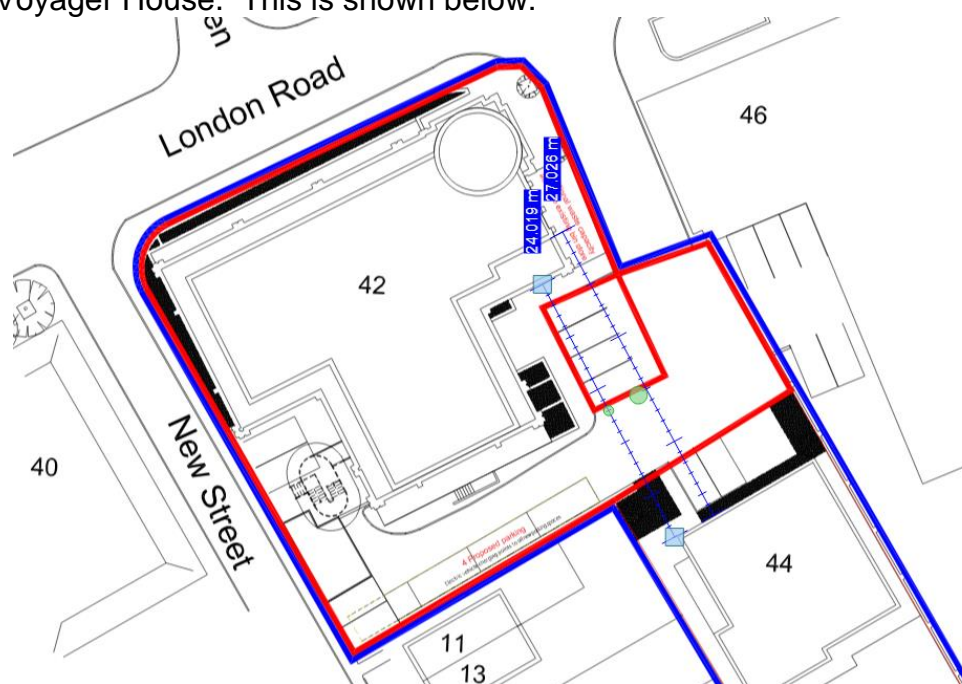


- 7.41 As the windows would be secondary and each room would be served by a further opening, the use of obscure glazing would not result in a substandard level of outlook to future occupiers. As such, the use of obscure glazing is considered to be acceptable, and these windows would not provide

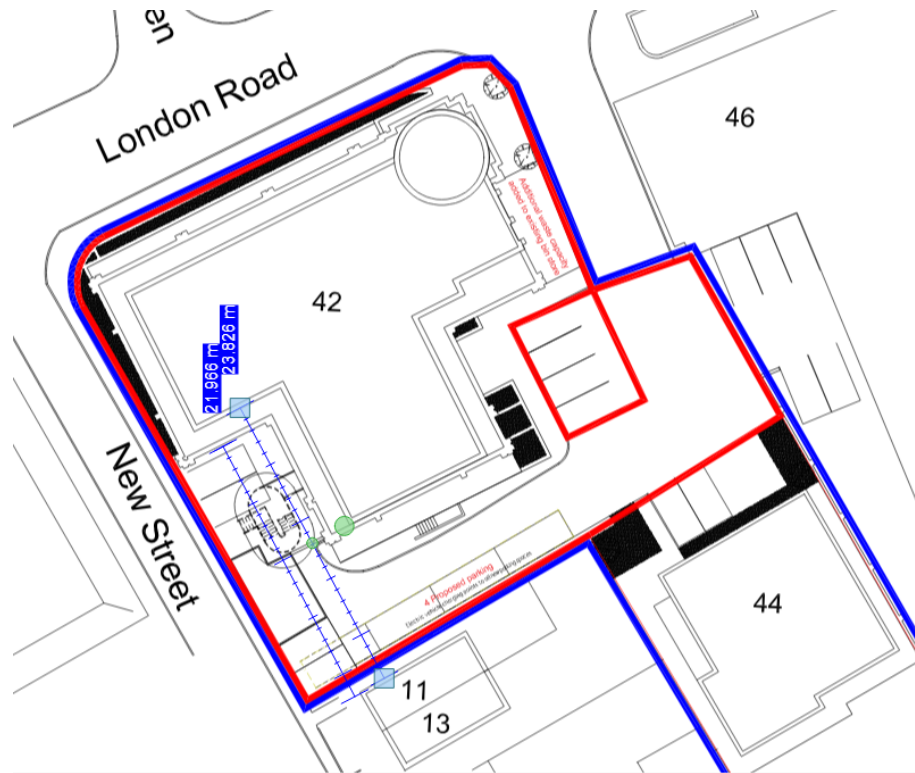
opportunities for overlooking the dwellings situated to the south of the site. However, it is recommended that the obscure glazing is secured by condition.

7.42 There would also be a terrace area in the eastern and western elevations at the bottom part of the 'T shape'. At the southern elevation, nearest no.11 & 13 New Street, the terrace areas would both incorporate a privacy screen measuring 1.8 metres in height. As a result of the privacy screen, the terrace areas are not considered to provide unacceptable opportunities for overlooking dwellings no.11 & no.13 New Street, or any further dwellings situated to the south of the application site.

7.43 The application also proposes window and door openings, and terraces in the southern elevation at the top part of the 'T shape'. At the eastern side of the top part of the 'T shape', the southern elevation of the additional storey would be situated approximately 27 metres from the front elevation of Voyager House. The terrace area would also be located some 24 metres from Voyager House. This is shown below:



7.44 In the western part of the 'T Shape', there would be a separation distance of some 23.8 metres between the southern elevation of the additional storey and the side elevation of no.11 & 13 New Street. There would also be a separation distance of approximately 22 metres between the terrace area and no.11 & 13. This is also shown in the image below:



- 7.45 At such a distance it is not considered that unacceptable opportunities for overlooking would be provided into dwellings situated to the south of the site. Moreover, the applicant has submitted revised plans during the application process which shows a privacy screen of 1.8 metres in height in the southern elevation of all of the terraced areas. The proposals are therefore considered to have an acceptable impact upon the privacy of all dwellings located to the south of the site.
- 7.46 It is acknowledged that the height of the existing external staircase at the south-western part of the building would be increased so that it would serve the additional storey. Given the siting and position of the staircase and its existing use, it is considered that the extended staircase would have an acceptable impact upon amenity.
- 7.47 In terms of the dwellings located to the north of the site on the opposite side of London Road. there is a distance of approximately 20 metres between the front elevation of no.73, no.75 and no.77 London Road and the northern elevation of Venture House. Whilst there would be terraces and balconies in the front elevation, as a result of such a distance, and the siting of the highway in London Road between these dwellings and the northern elevation of Venture House, and given that there are existing first and second floor windows in the front elevation of Venture House, officers consider that the additional storey would have a satisfactory relationship with dwellings situated on the northern side of London Road.
- 7.48 At the time of the officer site visit no.34-40 London Road situated to the west of the site and Elizabeth House situated to the east were both in commercial use. It is acknowledged Elizabeth House benefits from prior approval for a change of use to residential dwellings and also for additional storeys



containing residential units although the LPA would have no control over whether the applicant chooses to implement these permissions. Nevertheless, given the position of the proposed additional storey and the location of the proposed window and terrace areas, it is considered that the proposal would have an acceptable impact upon the privacy of the occupiers of Elizabeth House, should the prior approval applications ever be implemented.

### **Overbearing Impact**

- 7.49 There would be a separation distance of approximately 11.5 metres between the southern elevation of the additional storey at the bottom part of the 'T shape' and the existing northern elevation no. 11 & 13 New Street. However, the application building does not directly adjoin the garden serving no.11 & 13 as the ramp down to the basement car park serving Venture House is situated in the space between.
- 7.50 Given the siting of the basement ramp, and the existing relationship between Venture House and no.11 & 13 New Street, officers do not consider that the additional storey would have an overbearing impact upon dwellings in New Street situated to the south of the site.
- 7.51 Moreover, as a result of the separation distances to the existing dwellings in Voyager House and dwellings on the northern side of London Road situated opposite the application site, officers also consider that the additional storey would not have an overbearing impact upon the occupiers of these dwellings. The proposal is therefore considered to have an acceptable impact upon residential amenity and would be in accordance with the objectives of policy EN1 and the NPPF in this regard.

### **Other Matters**

- 7.52 There may be some additional noise and disturbance to the occupiers of the dwellings, although no more than would reasonably be expected in a flatted development. It is also noted that a number of letters of representation raise concerns over noise and disturbance during the application process. It is recommended that an informative is attached to the decision notice in this regard.

### **Parking & Highways**

- 7.53 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 the transport infrastructure in the area taking into account amongst other things, 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 development proposals in accordance with its parking standards.
- 7.54 At paragraph 115, 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 the residual cumulative impacts upon the road network would be severe.

- 7.55 The Council's Parking Standards SPG states that a 1-bedroom dwelling should be provided with a minimum of 1.25 off-street car parking spaces and a 2-bedroom dwelling should be provided with a minimum of 1.5 spaces. The parking standards do allow for a reduction in minimum requirements within the borough's four town centres, where any reduction will be assessed against the distance from public transport modes, the frequency and quality of bus and train services, the availability and quality of pedestrian and cycle routes, and the range and quality of facilities supportive of residential development within reasonable walking distance.
- 7.56 The application site is not situated within one of the borough's four town centres. However, the site is situated approximately 580 metres from Staines Railway Station and 620 metres from Staines Bus Station. There are also bus stops in both directions on London Road that are a short distance from the site. The pedestrianised section of Staines High Street is also located approximately 390 metres from the site, which contains numerous facilities that are supportive of residential development. It is therefore considered that a reduction against the minimum parking standards may be considered in this location.
- 7.57 The applicant's submission documents state that there are 31 parking spaces serving the 31 existing units. The application proposes 4 new spaces for the proposed units.
- 7.58 It is relevant to note that the application originally proposed 5 parking spaces, that would have been shared between the occupiers of the additional storey, and two units proposed in an additional storey at neighbouring Voyager House (proposed in planning application 23/01219/FUL). However, that application has been withdrawn, and one of the 5 proposed parking spaces has been removed. This is because the Council's Head of Neighbourhood Services considered that it would have impeded refuse collections from Voyager House.
- 7.59 When assessed against the Council's Parking Standards, the five proposed units would generate a requirement for 7.25 off-street parking spaces. However, given the proximity of the site to Staines Railway Station and public transport nodes, and the proximity to facilities supportive of residential development in Staines Town Centre, a reduction against the Council's Parking Standards is considered to be acceptable in this instance. As such the proposed parking ratio of 0.8 parking spaces per new dwelling (0.97 spaces per dwelling across Venture House as a whole), is considered to be acceptable. It should also be noted that a parking ratio of 0.7 parking spaces per dwelling was accepted at the nearby Eden Grove development.
- 7.60 The LPA has also consulted the County Highway Authority (CHA), which has acknowledged the concerns raised in the letters of representation in relation to increased traffic levels. However, the CHA considers that there would be sufficient car parking for the proposed residents and the number of proposed dwellings will not lead to a significant increase in vehicular movements and will therefore not lead to a severe impact upon the local transport network. As such, subject to conditions the CHA has raised no objections on highway

safety or capacity grounds. The proposal is therefore considered to be in accordance with policy CC2, policy CC3 and the NPPF in highways terms.

- 7.61 The applicant has also submitted a parking covering letter which suggests that the hatched area in front of Voyager House could be used for parking as the area has not been used for waste collection vehicles. This area falls outside of the red line site boundary for the current application, and is required to remain permanently clear as a result of Condition 21 imposed upon planning permission 16/01683/FUL. As such, this is attributed no weight in the determination of the current application.

### Flooding

- 7.62 At paragraph 165, the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- 7.63 The application site is located in the 1 in 1000-year flood event area (Flood Zone 2). The application proposes an additional storey above an existing building and is not considered to have any adverse impacts upon flood flows and flood storage capacity. However, it is recommended that the conditions in the Environment Agency's Standing advice are attached to the decision notice. The site is also located in an area of low risk for surface water.
- 7.64 In addition residential development has already been accepted at the application site and Voyager House when assessed against the Council's current planning policies and guidelines, including the Flooding SPD (July 2012), which states that over the next 15 years, sites in Flood Zones 1 and 2 will be needed to meet housing needs. Moreover, the Planning Practice Guidance (PPG) and the Council's SPD on Flooding state that a residential dwelling would be an acceptable use in the flood zone.
- 7.65 There would also be a dry means of escape away from the site outside of the 1% annual exceedance probability.

### Waste & Refuse

- 7.66 Policy EN1 of the CS&P DPD states that proposals for new development should demonstrate that they will incorporate provision for the storage of waste and recyclable materials.
- 7.67 The plans show that there would be 8800 litres of general waste storage in 8800 litres of recycling storage. This would be in bin storage areas to the east of the building and a further bin store to the west of the building that fronts New Street. This would be in adherence to the capacity requirements set out within the Spelthorne "*Waste management guidelines for property developers, architects, planners and contractors*" (November 2022).
- 7.68 The application has been reviewed by the Council's Head of Neighbourhood Services who following removal of the fifth proposed parking space raised no

objections. However, hatched lines were requested in front of Voyager House, to ensure that the area at the front of building remains free from impediments on bin collection days. It is recommended that this is secured by condition.

### Sustainability

- 7.69 Policy CC1 of the CS&P DPD states that the Council will support the provision of renewable energy, energy efficiency and will promote sustainable development generally by requiring residential development of one or more dwellings to include measures to provide at least 10% of the developments energy demand from on-site renewable sources unless it can be shown that it would seriously threaten the viability of the development.
- 7.70 The applicant has submitted a Renewable Energy Statement, providing details reducing the use of energy, energy efficiency and the use of Air Source Heat Pumps. This has been reviewed by the Council's Sustainability and Flood Risk Officer, who has confirmed that the Council's Renewable Energy Requirements would be met by the development.

### Archaeology

- 7.71 The application site is located in the Staines Historic Core: Prehistoric and Roaman Occupation Site of High Archaeological Potential. However, as the works relate to an additional storey above an existing building, the proposal is not considered to have an adverse impact upon the archaeological area.
- 7.72 The LPA has also consulted the County Archaeological Officer who has raised no objections.

### Biodiversity

- 7.73 Policy EN8 of the CS&P DPD states that the Council will seek to protect and improve the landscape and biodiversity in the borough by ensuring that new development wherever possible, contributes to an improvement in the landscape and biodiversity and also avoids harm to features of significance in the landscape or of nature conservation interest.
- 7.74 The applicant has submitted a Bat Scoping Survey, which identifies that the site has negligible suitability for bats. This has been reviewed by the Surrey Wildlife Trust, which has commented on lighting and avoidance of works being undertaken during the bird nesting season. It is recommended that this information is attached to the decision notice as an informative. It is also recommended that biodiversity enhancement measures including bat and bird boxes are secured by condition.

### Other Matters

- 7.75 The Council's Environmental Health Department has commented that as no ground works are proposed there are no land contamination comments. The Environmental Health Department has also requested a condition in relation

to cycle parking spaces in order to improve air quality. A similar condition has also been requested by the County Highway Authority.

- 7.76 In total the LPA has received 30 letters of representation in objection to the proposals. Of the objections not already covered in this report, it is not considered that a planning objection could be sustained on the grounds of the impact upon sewage. With regard to noise and disturbance during the construction process, it is recommended that an informative is attached to the decision notice. The impact upon property values and future sales would not be a planning matter.

#### Financial Considerations

- 7.77 Under In S155 of the Housing and Planning Act 2016, Local Planning Authorities are now required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council's Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority's decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not. In consideration of S155 of the Housing and Planning Act 2016, the proposal would generate New Home Bonus which is an economic benefit. It is a CIL chargeable development and will generate a CIL Payment of approximately £ 94,247. 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

- 7.78 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:
- 7.79 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

- 7.80 This planning application has been considered against the provisions of the Human Rights Act 1998.
- 7.81 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.

- 7.82 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.
- 7.83 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**

- 7.84 Policy HO1 of the CS&P DPD states that 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.
- 7.85 The Council cannot currently demonstrate a 4-year housing land supply and can only demonstrate a supply of 3.49 years. Where a 5-year housing land supply cannot be demonstrated, the NPPF states that planning permission should be granted unless “*any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the framework taken as a whole*”.
- 7.86 In this instance, the proposal would make a contribution of 5 additional dwellings to the Council's 5-year housing land supply. For the reasons outlined in this report, officers also consider that the proposal would be acceptable when assessed against the policies in the framework as a whole. In particular, the proposals would accord with part 11 of the NPPF on ‘*making effective use of land*’, which states that planning decisions should support opportunities to use the airspace above existing residential and commercial premises of homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and from of neighbouring properties and the overall street scene.
- 7.87 The additional storey is considered to have an acceptable impact upon the character of the area, future occupiers, the amenity of neighbouring and adjoining dwellings, parking provision, archaeology and the 1 in 1000-year flood event area. The proposal is therefore considered to be in accordance with the objectives of policy EN1 policy HO1, Policy HO4, Policy HO5, Policy CC1, Policy CC2, Policy CC3 and the NPPF.

## **8. Recommendation**

- 8.1 **APPROVE** subject to the following conditions:

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

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans 1244.36.2-PA-050 Rev B, 1244.36.2-PA-00 Rev B (Received 22.12.2023), 1244.36.-PA-105 Rev B, 1244.36-PA-10 Rev A, 1244.36.2-PA-C09, 1244.36.2.PA-010, 1244.36.2.PA-012, 1244.36.2.PA-C20, 1244.36.2.PA-C21, 1244.36-PA-201 Rev CB(Received 02.10.2023) 1244.36.2-PA-200 Rev C, (Received 18.01.2024) 1244.36.2-PA-100 Rev C, 1244.36.2-PA-050 Rev C (Received 13.02.2024),

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

3. No development above damp course level shall take place until details of the materials to be used for the external surfaces of the building(s) including balustrade details 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. The works shall be carried out in accordance with the renewable energy measures detailed in the document entitled as "Renewable Energy Statement Venture House and Voyager House" (Received 30.10.2023). 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. 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.

6. 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.

7. 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.

8. The development hereby approved shall not be first occupied unless and until each of the proposed dwellings have been provided with bicycle parking in a robust, secure enclosure in accordance with the approved plan and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason :-. In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with the requirements of the National Planning Policy Framework 2023.

9. 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 purpose.

Reason :-. In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with the requirements of the National Planning Policy Framework 2023.

10. Prior to the occupation of the development hereby permitted the third floor window(s) on the southern elevation(s) located at the bottom part of the 'T shape' of the building, shall be obscure glazed and be non-opening to a minimum height of 1.7 metres above internal floor level in accordance with details/samples of the type of glazing pattern to be submitted to and approved in writing by the Local Planning Authority. The(se) window(s) shall thereafter be permanently retained as installed.

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

11. Prior to the occupation of the development hereby permitted details of the materials for the privacy screens located in the southern elevation at the bottom part of the 'T shape' of the building, shall be submitted and approved in writing by the Local Planning Authority. The privacy screens



shall be installed as approved prior to occupation, unless otherwise agreed in writing by the Local Planning Authority.

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

12. Prior to the occupation of the development hereby permitted a scheme shall be submitted and approved in writing by the local planning authority, showing a hatched area at the front of the dropped kerb serving Voyager House, to ensure that this area remains clear from obstruction on waste collection days. The hatchings shall be implemented prior to occupation of the proposed units and shall thereafter be maintained unless otherwise agreed in writing by the Local Planning Authority

Reason:-.In the interests of the provision of adequate waste and refuse facilities in accordance with policy EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 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:

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; 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; Deliveries should only be received within the hours detailed in (a) above; 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;

There should be no burning on site;

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

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

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

2. 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 2023.
3. 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](http://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.
4. In order to encourage a modal shift to greener transport in support of Spelthorne's strategy to reduce NOx emissions caused by road vehicles, and in accordance with Surrey County Council's 'Vehicular, electric vehicle and cycle parking guidance for new developments', secure cycle storage should be provided for this development.
5. In order to meet best-practice, gas-fired boilers should meet a minimum standard of <math><40\text{mgNOx/kWh}</math>.
6. The applicant should ensure that the proposed development will result in no net increase in external artificial lighting at the development site, to comply with the above referenced legislation and the recommendations in BCT & ILP (2023) Guidance Note 08/23. Bats and artificial lighting at night. Bat Conservation Trust, London & Institution of Lighting Professionals, Rugby.
7. The applicant should take action to ensure that development activities such as works to the roof and eaves are timed to avoid the bird nesting season of early March to August inclusive.
8. In accordance with Approved Document S of the Building Regulations, you will be required to install electric vehicle charging facilities.

## **Appendices:**