

Planning Committee

20 August 2025



Application No.	25/00617/FUL
Site Address	116 - 118 Pavilion Gardens, Staines-upon-Thames, TW18 1HW
Applicant	Mr and Mrs R Akano
Proposal	Proposed 2 no. attached dwellings and extensions with alterations to existing dwellings, with associated parking and amenity space following the demolition of the existing garages and the creation of a new vehicular crossover.
Case Officer	Kiran Boparai
Ward	Riverside and Laleham
Called-in	This application has been 'called-in' by Councillor Geraci and Councillor Gibson for the following reasons: density and layout, parking, room sizes.

Application Dates	Valid: 27.05.2025	Expiry: 22.07.2025	Target: Extension of time agreed to 22.08.2025
Executive Summary	<p>The subject properties are a pair of two-storey semi-detached dwellings situated on the northern side of the road.</p> <p>This application seeks to erect two new dwellinghouses (one on either side of the existing semi-detached dwellings) with extensions and alterations to the existing dwellings, following the demolition of the existing garages. The proposal would include a new vehicular crossover and parking provision for the existing and proposed dwellings. The County Highways Authority have been consulted on this application and has no objection to the scheme, subject to their recommended conditions and informatives.</p> <p>The proposal is not considered to have an unacceptable harmful impact upon the character and appearance of the area or the amenity of the neighbouring properties. The proposal would meet the required internal floor space standards and provide sufficient external amenity, providing a good level of amenity for future occupiers.</p> <p>The proposal is therefore considered to be acceptable and is recommended for approval.</p>		
Recommended Decision	Approve the application subject to conditions as set out in the Recommendation section (paras. 8.1, 8.2 and 8.3).		

MAIN REPORT

1. Development Plan

- 1.1 The following policies in the Council's [Core Strategy and Policies DPD \(CS&P DPD\) 2009](#) are considered relevant to this proposal:
- SP1 (Location of Development)
 - EN1 (Design of New Development)
 - EN8 (Protecting and Improving the Landscape and Biodiversity)
 - SP7 (Climate Change and Transport)
 - CC1 (Renewable energy, Energy Conservation and Sustainable Construction)
 - CC2 (Sustainable Travel)
 - CC3 (Parking Provision)
 - HO1 (Providing for New Housing Development)
 - HO5 (Density of Housing Development)
- 1.2 The policies contained within the [National Planning Policy Framework](#) (NPPF) (2024) are also relevant
- 1.3 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.
- 1.4 An Examination into the emerging Local Plan commenced on 23 May 2023. However, on 6 June 2023, the Council resolved to request that the Planning Inspector pause the Examination for a period of three (3) months to allow time for the new council to understand and review the policies and implications of the emerging Local Plan. This was agreed.
- 1.5 On 12 December 2024, the Planning Inspectorate confirmed that the Local Plan examination would resume on the 27 January 2025. This has now taken place and the Examination closed on 18 February 2025. Adoption of the Local Plan by Council could be by September 2025 subject to the plan being found sound by the Inspector and public consultation undertaken on the Main Modifications (<https://spelthornelocalplan.info/evidence-base/>).
- 1.6 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 E2: Biodiversity

- Policy ID2: Sustainable Transport for New Developments
- Policy H1: Homes for all

1.7 The (NPPF) policy states at para 49 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).

1.8 Section 38(6) the Planning and Compulsory Purchase Act 2004 (https://www.legislation.gov.uk/ukpga/2004/5/pdfs/ukpga_20040005_en.pdf) 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.

1.9 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.

2. Relevant Planning History

2.1 The site has the following planning history:

STAINES/FUL/P8393/2	Erection of 22 semi-detached houses with car ports or garages.	Grant Conditional 24.11.1965
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3. Description of Current Proposal

3.1 The application relates to 116 - 118 Pavilion Gardens in Staines-upon-Thames which is a pair of two-storey semi-detached properties situated on the northern side of the road. The properties are identically designed. However, No. 118 has one existing attached garage, whereas No. 116 has an existing double garage/workshop with a utility to the rear. There are no relevant planning constraints at the site.

3.2 The proposal involves the erection of two new dwellinghouses (one on either side of the existing semi-detached dwellings) with extensions and alterations to the existing dwellings, following the demolition of the existing garages. The proposal would include a new vehicular crossover and parking for the existing and proposed dwellings.

4. Consultations

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

Statutory Consultees

Consultee	Comment
County Highway Authority (CHA)	No objection subject to conditions and informatives

Non-Statutory Consultees

Consultee	Comment
Tree Officer	No objection subject to condition
Neighbourhood Services (street scene)	No objection subject to compliance with the Council's waste management guidelines
Environment Health – Land Contamination	No objection subject to conditions and informatives
Sustainability Officer	No objection subject to condition
Environmental Health – Land Contamination	No objection subject to conditions and informatives
Environmental Health – Air pollution	No objection subject to informative
Surrey Wildlife Trust (SWT)	No objection

5. Public Consultation

- 5.1 A total of 10 neighbouring properties were notified of the planning application. The Council has received a total of 34 letters of objection raising issues in relation to:

- Design and appearance not in keeping with the rest of the street
- Out of character
- Overdevelopment and density
- Loss of privacy and overlooking
- Loss of light
- Loss of existing garages
- Parking issues/access (with a school nearby)
- Road safety issues for vehicles, pedestrian and cyclists
- Environmental impact and loss of trees
- Housing need justification
- Air pollution
- Increased noise and construction noise
- Flooding (*Officer's note: The site is not situated within the flood zone*)
- Extra pressure on utilities (waste, drainage, water, health, schools)
(*Officer's note: This is not a material planning consideration*)
- Existing property used as an AirBnB and concerns of this happening in the future with associated anti-social behaviour (*Officer's note: Speculation on*

future use is not a material planning consideration and anti-social behaviour is a matter for the police)

- Poor upkeep of existing properties (*Officer's note: This is not a material planning consideration*)
- Deeds prevent homes from becoming a business (*Officer's note: This is not a material planning consideration*)
- Loss of view (*Officer's note: This is not a material planning consideration*)
- Devaluing neighbouring properties (*Officer's note: This is not a material planning consideration*)
- No site notice has been displayed (*Officer's note: A site notice is not required to be displayed on this type of planning application*)
- Money making scheme for developer (*Officer's note: This is not a material planning consideration*)
- Property owners do not live in the area (*Officer's note: This is not a material planning consideration*)

6. Planning Issues

- Principle of the development
- Design, character and appearance
- Amenity of future occupants
- Amenity of neighbouring properties
- Parking provision
- Housing Land Supply
- Other matters

7. Planning Considerations

Principle of development

- 7.1 Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 7.2 The site is located within the urban area. It is not within a high-risk flood zone. The principle of the development is therefore considered to be acceptable subject to it complying with the Policies in the Core Strategy and Policies Development Plan Document.

Design, character and appearance

- 7.3 Section 12 of the NPPF: Achieving well-designed places, refers to design and in particular that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.
- 7.4 Policy EN1 of the Core Strategy and Policies Development Plan Document states that the Council will require a high standard of design and layout of

new development. Proposals for new development should demonstrate that they will create buildings and places that are attractive with their own distinct identity; they should respect and make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land.

- 7.5 The Council's Design of Residential Extensions and New Residential Development Supplementary Planning Document (SPD) states that one of the most important considerations for a well-designed scheme is to ensure that it is keeping with and makes a positive contribution to the character of the area.
- 7.6 In terms of infilling plots, the SPD states it will be particularly important to ensure that the plot is large enough to accommodate a property with a garden size compatible with the character of the locality. Occasionally there may be sufficient space to the side of an end of terrace property or a pair of semi-detached properties to provide an additional attached dwelling. In practice this can be very difficult, and a successful scheme would need to ensure that:
- a) the amenities of the unit to which the addition is attached are not unreasonably harmed,
 - b) the resulting extended building is appropriate in terms of building line, scale, proportions and detailed design in relation to the street scene,
 - c) there is appropriate garden space and plot size proportionate to the dwelling,
 - d) there are appropriate parking and vehicle access arrangements
- 7.7 Pavilion Gardens is a street occupied by residential dwellings. The south side of Pavilion Gardens is characterised by traditional semi-detached dwellings which are uniform in design but vary in materials. The northern side of Pavilion Gardens, which includes the application site along with Nos. 122, 120, 114, 112, 110, 108, 106, 104, 102, 100 Pavilion Gardens, is similar in appearance, in terms of design, layout and materials. It is to be noted that several of these properties have been extended to the side at two storey level (Nos. 112, 108, 104, 102, 100 Pavilion Gardens). Further east of this part of the road there is a range of detached, semi-detached and terraced dwellings which vary in style and design from the site in question.
- 7.8 The proposed new two storey dwellinghouses would be identically designed to each other. The dwellings would measure 4 metres in width each with protruding bay windows (3.2 metres in width) to match the design of the existing dwellings in terms of architectural detailing.
- 7.9 The entrances to each of the dwellings would be from the ground floor side elevations, each with its own side entrance porch measuring 0.9 metres in depth and 2.6 metres in width. Whilst a side entrance porch is not ideal from a design perspective, it is noted that this element would be set well back from the frontage (at least 10 metres) and therefore would not be visually prominent on the street scene. There are no planning regulations that require a front door must be at the front of the house and given that the dwellings would be relatively narrow on the street frontage, the side entrance to the dwellings would help improve the internal layout as well as give the visual impression of these dwellings appearing as side extensions to the host

building. The new dwellings would consist of a hipped roof design which is considered to match and integrate well with the roof form of the existing host building.

- 7.10 The new dwellings would have a visual appearance similar to that of a two-storey side extension, as they would be subordinate in design. The dwellings would have a set-back from the front elevation of the existing dwellings by 0.335 metres and a set-back of 1 metre when measured from the existing protruding front bay windows. The dwellings would also be set-in from the side property boundaries by at least 2.9 metres.
- 7.11 The SPD states that side extensions should only exceptionally exceed two thirds of the width of the host building. The width of the dwellings would measure 4 metres which slightly exceeds two-thirds of the width of the original dwellinghouse by 0.2 metres. On balance, this is not considered to be justifiable for refusal, given that in any event, the proposed is for new dwellings and these would be set-back from the frontage by 1 metre which would reduce the appearance of the dwellings appearing out of proportion or over-dominant.
- 7.12 As several properties on this side of the road have been previously extended to the side at two storey level, it is considered that the introduction of the proposed new attached dwellings would not appear out of character in context with the size of the plots (approximately 300m² each) or with the host building and they would be built largely on the footprint of the existing garages.
- 7.13 Whilst the proposed new development would introduce a new terrace row of properties, on balance, this is not considered to visually detract from the street scene or appear out of character. Several of the existing two storey extensions at the adjacent properties have not been subordinately designed and are flush with the existing host building giving the impression of a continuous build. Therefore, the introduction of the proposed is not considered to result in a harmful impact on the character of the area.
- 7.14 The existing dwellings would result in the loss of their existing garages, however, it is proposed to include some internal alterations to the existing dwellings, in order for each house to retain one garage. The existing and proposed properties would retain symmetrical detailing on the front façade and therefore this would be acceptable from a design perspective.
- 7.15 It is proposed to extend the existing dwellings to the rear at single storey level by 3 metres in depth. The Council's SPD state that single storey rear extensions up to 3 metres in depth on terraced properties, are usually acceptable subject to appropriate design and use of materials. Given that this element would be single storey in scale and to the rear of the site, this is considered to have an acceptable impact on character, as this element would not be particularly visible.
- 7.16 Overall, it is considered that the proposed dwellings, together with the works to the existing dwellings would be appropriate in terms of building line, scale, proportions and detailed design in relation to the street scene in accordance with Policy EN1.

Density

- 7.17 In terms of density, Policy EN5 states that when considering proposals for new residential development, other than conversions of existing buildings, the Council will take account of the following density guidelines together with the requirements of Policy EN1 on design of new development. Within existing residential areas that are characterised by predominantly family housing rather than flats, new development should generally be in the range of 35 to 55 dwellings per hectare. The proposed would have a density of 51 dwellings per hectare and therefore is in accordance with the required density.

Amenity of future occupiers

- 7.18 The plans show that each new dwelling would have an internal floor area of approximately 86.7m². The nationally described Technical Housing Standards (March 2015) state that a 2 bed, 4 person dwelling set over two storeys, should have a minimum internal floor area of at least 79m². Moreover, the internal layout has been designed to ensure appropriate levels of daylight in the habitable rooms, and therefore, the level of internal floor space is considered to be sufficient to provide an acceptable level of amenity to the future occupiers.
- 7.19 The Council's SPD recommends terraced or 2 bedroom semi-detached dwellings (new or extended) to have a minimum garden area of 60m² per unit and 3 or more bedroom semi-detached or detached dwellings (new or extended) to have a minimum garden area of 70m². As shown on the plans, the amenity space for each of the proposed units would exceed the recommended minimum garden space ranging from 75m² to 88m². Therefore, it is considered that the dwellings would also have an appropriate external amenity space that would be of a sufficient size, shape and configuration. Furthermore, the existing properties would retain an appropriate standard of remaining amenity space.
- 7.20 The SPD states that particular care is required when extending to the rear of terraced properties. The cumulative effect of two storey extensions in particular either side of a mid-terraced property could be overbearing, and subsequent extensions which enclose or 'box-in' the rear of a mid-terraced property may not be acceptable. Whilst the existing properties are not terraced, it is noted that the proposed new dwellings would protrude 1 metre in depth from the rear elevation of the single storey element of the existing dwellings and 4 metres in depth from the rear elevation of the two-storey element of the existing dwellings. This would therefore result in some level of 'boxing-in' impact to the future occupiers of the existing properties.
- 7.21 However, when viewed from ground floor level of the existing dwellings it is considered the new dwellings would not result in an overbearing impact given the relatively small depth of 1 metre. At first floor level, it is noted that the windows nearest the new dwellings would serve bathrooms and the windows closer to the centre of the host building would serve bedrooms. As these bedroom windows would be set in from the new dwellings, the new dwellings would not break a 45-degree line from these habitable rooms. Although the new dwellings would marginally break a 45-degree vertical line, when measured from the ground floor kitchen/dining area, this would only break

approximately 0.2 metres (the eaves). Therefore, on balance, the 'boxing-in' impact would not result in an adverse overbearing or loss of light impact on the future occupiers that would be justifiable for refusal.

- 7.22 Accordingly, the proposal is considered to provide an acceptable standard of amenity to future occupiers, in accordance with Policy EN1.

Amenity of neighbouring properties

- 7.23 Policy EN1 further states that proposals for new development should achieve a satisfactory relationship to adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook.
- 7.24 The Council's SPD 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.
- 7.25 In relation to the neighbouring property to the east of the site, No. 114 Pavilion Gardens, it is considered that an appropriate separation distance with the new dwelling would be maintained. The new dwelling nearest No. 114 would retain at least 7 metres from the garage at No. 114 and at least 10 metres from the main dwellinghouse. As a result, there is not considered to be an adverse impact on this property owing to the separation distance. Whilst the front door of the new dwelling would face onto No. 114, this is not considered to result in an adverse impact on No. 114 in terms of noise or loss of privacy, given that this would be largely mitigated by the boundary treatment and the existing garage.
- 7.26 In relation to the neighbouring property to the west of the site, No. 120 Pavilion Gardens, it is also considered that an appropriate separation distance with the new dwelling would be maintained. The new dwelling nearest No. 120 would retain at least 7 metres from the garage at No. 120 and approximately 10 metres from the main dwellinghouse. It is noted that to the rear of the existing garage at No. 120 there is a rear conservatory. Given that a separation distance of at least 7 metres would be retained, there is not considered to be a harmful loss of amenity to this room, and the conservatory would continue to retain an outlook and source of light from the rear elevation. Whilst the front door of the new dwelling would face onto No. 120, this is not considered to result in an adverse impact in terms of noise or loss of privacy, given that this would be largely mitigated by the proposed boundary treatment.
- 7.27 The existing first floor flank windows at No. 114 and No. 120 appear to serve landings and not habitable rooms. It is proposed to have 2 new windows on each of the flank elevations of the new dwellings facing onto No. 114 and No. 120. These first floor windows would serve a landing and in any case, these windows would be conditioned to be obscure glazed. The new ground floor window would be at single storey level and therefore mitigated by the boundary treatment and the existing garages at the neighbouring properties, therefore this would not result in direct overlooking or a loss of privacy.

- 7.28 Furthermore, the proposed new dwellings would not break a horizontal or vertical 45 degree line when measured from the centre of the face of the main window to a habitable room at the neighbouring properties, No, 114 and No. 120. Therefore, the development is not considered to result in an adverse loss of light upon which a refusal could be justified.
- 7.29 The new dwellings would retain a separation distance over the required back to boundary 10.5 metre minimum garden distances as well as over the required minimum 21 metre back to back separation distances (approximately 25 metres) with the properties to the rear of the site (101, 99, 97 Pavilion Gardens). Therefore, the proposal is considered to have an acceptable impact on the properties to the rear of the site.
- 7.30 It is noted that the Council has received 34 letters of objection in relation to the proposal. Some of the comments are not material planning considerations as indicated in paragraph 5 of the report. The comments not addressed in this report elsewhere, are addressed below.
- 7.31 It is to be noted that the comments make reference to the existing properties being used as short-term rental accommodation (AirBnB) and there are concerns of this happening in the future. Planning permission is not required for a short-term let of 90 days per year. There is no information or planning enforcement records of the current use constituting a planning breach.
- 7.32 The letters received also make comments in relation to increased noise and air pollution from the construction. The addition of two new dwellings in the urban area are considered to be similar to that of extensions to the existing dwellings, therefore, on balance, there is not considered to be a harmful increase in air pollution or noise. It is to be noted that in the event of any noise nuisance, this would be a matter for the Council's Environmental Health Team.

Parking provision

- 7.33 It is proposed for each of the existing dwellings to have two parking spaces, one in the new garage and one on the street, which would be facilitated by a vehicle crossover. As Pavilion Gardens is a 'D classification' road (D3309) planning permission is not required for a vehicle crossover (dropped kerb).
- 7.34 The proposed new dwellings would also have 1 off-street car parking space each. Therefore, there would be a total of 6 off-street parking spaces for the four dwellings. It is relevant to note that the parking areas would not dominate the width of the frontage and would be designed with areas for landscaping and boundary treatment.
- 7.35 The Council's Supplementary Planning Guidance Parking Standards state that 3 bed dwellings would require a minimum of 2.25 car parking spaces and 2 bed dwellings would require 1.5 car parking spaces, this rounded up would be a total requirement of 10 spaces for all 4 dwellings. On balance, the shortfall of 4 spaces is not considered to be justifiable for refusal, as these 4 spaces could be provided on the street if parked horizontally in front of the

proposed off-street parking spaces and in any case sustainable transport is encouraged given the location of the development.

- 7.36 The development promotes cycle use as an alternative means of travel to the site, reducing the need for on-site parking through the provision of covered cycle storages to the rear of each site.
- 7.37 The site is situated in close proximity to bus stops with several bus routes, there are local facilities within walking distance at 'Stainash Parade' and Staines train station is approximately 1 mile away from the site. Therefore, given the location of the site, there is not considered to be sufficient grounds to justify refusal for the scheme on parking provision.
- 7.38 It is noted that several letters of objection made reference to parking issues and road safety issues as a result of the development. It is considered that the proposed development would not significantly exacerbate highway issues given that provision for off-street parking has been made.
- 7.39 Moreover, the County Highway Authority (CHA) have been consulted on this application and has raised no objection to the scheme (subject to conditions) having assessed the application on safety, capacity and policy grounds.

Housing Land Supply

- 7.40 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) 2024.
- 7.41 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 method¹. 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.
- 7.42 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.

¹ Planning Practice Guidance Reference ID: 68-005-20190722

- 7.43 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 has now published its Strategic Land Availability Assessment (SLAA) which identifies potential sites for future housing development over the plan period.
- 7.44 The effect of this increased requirement with the application of a 20% buffer is that the identified sites only represent a 3 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.
- 7.45 In terms of the five year housing land supply figures, the need is 3,708 dwellings (including a 20% buffer) and the projected supply is 2780 dwellings which provides a five year housing land supply of 3.8 years.
- 7.46 The information above is the Council's stated position as of 31/03/24. However, at the recent appeal on the Hazelwood housing scheme for 67 dwellings (23/00070/FUL – appeal hearing held on 22/10/24), it was acknowledged by the LPA that the housing supply position was continuing to deteriorate and the five year supply currently stood at 2.35 to 2.4 years supply of deliverable housing.
- 7.47 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 (2023) for Spelthorne Borough Council was published by the Secretary of State in December 2024, with a score of 61%. 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 61% is less than the 75% specified in the regulations. The figure compares with 68% last year, 69% in 2021 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.
- 7.48 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 (2024). 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 having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.'

- 7.49 In light of the above, the proposed development would positively contribute to the housing land supply.

Other Matters

7.50 Climate change checklist

- 7.51 The Climate Change Supplementary Planning Document (SPD) was adopted by the Council in April 2024. It provides more detailed guidance to applicants on how to implement adopted Policy SP7 from the Core Strategy 2009. Policy SP7 seeks to reduce climate change effects by:
- a) promoting inclusion for renewable energy, energy conservation and waste management in new and existing developments
 - b) development reduces the need to travel and encourages alternatives to car use
 - c) encourage non car-based travel,
 - d) promoting the efficient use and conservation of water resources,
 - e) promoting measures to reduce flooding and the risks from flooding,
 - f) supporting measures to enhance and manage Staines' role as a public transport interchange.

- 7.52 There are also three implementation policies; Policy CC1: Renewable Energy Conservation and sustainable Construction, Policy CC2: Sustainable Travel and Policy CC3: Parking provision.

- 7.53 A climate change checklist has been submitted with this application, in accordance with the new SPD requirements.

- 7.54 This checklist shows that the applicant has considered the following factors: an air source heat pump, building insulation measures, double/triple glazing, solar panels, the installation of a smart meter, the use of energy efficient appliances, cycle storage, electric charging points, the use of low carbon materials, local construction materials, and water measures.

- 7.55 Overall, the scheme performs well against the Council's SPD and climate change policies.

7.56 Refuse and recycling

- 7.57 The Council's Head of Neighbourhood Services (street scene) has no objection to the scheme subject to compliance with the Council's waste management guidelines. Each dwelling would have a double timber bin store in the front garden to allow for storage of bins that have a capacity of 240 litres for refuse and 240 litres capacity for recycling. Therefore, the proposed development would comply with the Council's waste management guidelines.

7.58 Trees

- 7.59 It is noted that there are existing trees on the site. None of these trees are subject to a Tree Preservation Order (TPO) or situated in a Conservation Area and the proposals show that 5 trees are to be retained.

- 7.60 The Tree Officer has been consulted on this application and has advised that no trees on the site are of any particular merit and therefore there is no objection to the proposal. Nevertheless, the Tree Officer recommends a condition indicating that the existing trees shown to be retained will be kept for 5 years.
- 7.61 Biodiversity Net Gain (BNG)
- 7.62 Policy EN8 states that the Council will seek to protect and improve the landscape and biodiversity of 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.
- 7.63 Biodiversity Net Gain (BNG) is a legal requirement introduced on 12 February 2024 that requires development (unless exempt) to leave the natural environment in a measurably better condition by insisting that all sites give back a 10% biodiversity uplift. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.
- 7.64 The application form was submitted stating that the scheme is not BNG liable as one dwelling would be 'self-build' and the other dwelling would have a footprint less than 25m². The Council did not agree with this approach as BNG calculations should be taken on the site as a whole in terms of development impacting less than 25 square metres of onsite habitat, rather than individual units.
- 7.65 Moreover, the legislation states that for self-build and custom build applications, all of the following conditions must be met to qualify for an exemption as a self-build or custom build. The development must; consist of no more than 9 dwellings, be on a site that has an area no larger than 0.5 hectares, consist exclusively of dwellings that are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.
- 7.66 The development would not have 'exclusively' consisted of self-build/custom housing and therefore the scheme was considered to be liable to BNG. The applicant subsequently submitted supporting information in relation to the BNG requirements.
- 7.67 The scheme proposes to plant 6 trees, 3 on each southern corner of the site, to provide on-site habitat enhancement to achieve the required BNG.
- 7.68 Surrey Wildlife Trust (SWT) have been consulted on this application and have confirmed that the Small Sites Metric (The Statutory Biodiversity Metric) identifies that the development has the feasibility to achieve a gain in habitat units of 12.79%. Although SWT raise that no ecological survey has been submitted relating to other protected species or habitats, it is considered that this would be unreasonable to request as this is a small site in a sub-urban location, whereby the new dwellings would be proposed on the footprint of the

existing garages, unlikely to impact protected species. The proposal would meet the BNG requirement which would be secured by condition.

Equalities Act 2010

- 7.69 This planning application has been considered in the light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard to: (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 7.70 The question in every case is whether the decision maker has in substance had due regard to the relevant statutory need, to see whether the duty has been performed.
- 7.71 The Council's obligation is to have due regard to the need to achieve these goals in making its decisions. Due regard means to have such regard as is appropriate in all the circumstances.
- 7.72 The NPPF defines people with disabilities as individuals that have a physical or mental impairment, which has a substantial and long-term adverse effects on their ability to carry out normal day-to-day activities. This can include but is not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs. It is considered that it would be possible for individuals with disabilities to access the development.

Human Rights Act

- 7.73 This planning application has been considered against the provisions of the Human Rights Act 1998.
- 7.74 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.
- 7.75 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.
- 7.76 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.

Financial Considerations

- 7.77 Under S155 of the Housing and Planning Act 2016, Local Planning Authorities are now required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council's Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority's decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not.
- 7.78 The proposal is a CIL (Community Infrastructure Levy) chargeable development. It will generate a charge of approximately £30k (without exemptions or relief)

Conclusion

- 7.79 In conclusion, the application will result in the provision of 2 no. new dwellings and is an efficient use of existing urban land. The lack of a five-year housing land supply triggers the tilted balance set-out in paragraph 11 of the NPPF (2024), which 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 case, there is not considered to be any significant or demonstrable harm that would outweigh the benefits.
- 7.80 The development would have an acceptable impact on the character and appearance of the area. It would meet the required internal floor space standards and provide sufficient external amenity, providing a good level of amenity for future occupiers. The development is not considered to result in a harmful loss of amenity to the neighbouring properties and would provide sufficient parking and ecological enhancements to the site to achieve the required Biodiversity Net Gain. The application is therefore considered to be in accordance with Policy.

Recommendation

- 8.1 The options available to the Planning Committee for decision making are:
- To approve the application as set out in this report. This option is recommended. The report analyses in some detail the reasons why the application is considered to be acceptable in planning terms.
 - To approve the application subject to additional/amended conditions and informatives. This option is not recommended, the conditions and informatives are set out below. The Planning Committee should be minded of paragraph 57 of the NPPF which states that :- *planning conditions should be kept to a minimum and only imposed where they are necessary*,

relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects (National Planning Policy Framework).

- To refuse the application. This option is not recommended. The report assesses why officers consider the application to be acceptable.

8.2 The application is recommended for approval, subject to conditions and informatives below.

8.3 **APPROVE** subject to the following conditions:

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

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

2. No development above damp course level shall take place until details of the materials to be used for the external surfaces of the building 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.

3. The development hereby permitted shall be carried out in accordance with the following approved plans: PG/116-118/01 REV A, PG/116-118/02 REV A, PG/116-118/03, PG/116-118/04, PG/116-118/05, PG/116-118/06, PG/116-118/07, PG/116-118/08, PG/116-118/09, RECEIVED 27.05.2025. PG/116-118/10, RECEIVED 30.05.2025.

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

4. Prior to the occupation of the development hereby permitted the first floor flank windows on the new dwellings shall be obscure glazed to a minimum of level 3 obscurity and be non-opening to a minimum height of 1.7 metres above internal floor level. These windows 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.

5. That no openings of any kind be formed in the eastern and western elevations of the new dwellings hereby permitted without the prior written consent of the Local Planning Authority.

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

6. 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 two new dwellings 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 two new dwellings 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.

7. 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.

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

8. Prior to the first use or occupation of the development, and on completion of the agreed contamination remediation works, a validation report that demonstrates the effectiveness of the remediation carried out shall be submitted to and agreed in writing by the Local Planning Authority.

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

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.

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

9. The existing trees shall be maintained as approved for a period of 5 years, such maintenance to include the replacement in the current or next planting season, whichever is the sooner, of any trees/shrubs that may die, are removed or become seriously damaged or diseased, with others of similar size and species, unless the Local Planning Authority gives written permission to any variation.

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

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

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

11. 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 or other form of enlargement to the existing and proposed residential development hereby permitted, nor erection of porches, outbuildings, hardstandings, storage

tanks, gates, fences, walls or other means of enclosure, shall take place without the prior planning permission of the Local Planning Authority.

Reason:- To maintain the appearance of the development 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, 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.

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 access to 116 - 118 Pavilion Gardens has been constructed and provided with a means within the private land of preventing private water from entering the highway, and visibility zones in accordance with the approved plans 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 2024 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 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 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 2024 and policy CC2 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

16. The development hereby approved shall not be first occupied unless and until facilities for high quality, secure, lit and covered parking for bicycles and the provision of a charging point with timer for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason:- In order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 "Promoting sustainable transport" of the National Planning Policy Framework 2024, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

17. The development hereby approved shall not be occupied unless and until the proposed single parking space for the new dwellings are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by 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 2024, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

18. No development including groundworks and demolition shall take place until, a Biodiversity Net Gain Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall follow the Government's Biodiversity Net Gain Template and include details in line with the submitted 'Pre-development Plan Baseline Map' and 'Small Sites Metric' received on 27.05.2025 and incorporate at least 6 no. trees on-site. The approved details shall be implemented prior to occupation of the development and be permanently maintained thereafter.

Reason:- To comply with the requirements of the Environment Act 2021 and the Levelling Up and Regeneration Act 2023.

INFORMATIVES TO APPLICANT

1. Please note that this application is subject to the payment of Community Infrastructure Levy (CIL). Details of the charge, how it has been calculated and what happens next are set out in the CIL Liability Notice which will be sent separately.

For amended permissions, a new CIL Liability Notice will only be issued where there has been a change to the developments Gross Internal Area (GIA). Where there is no change in GIA, the CIL Liability Notice for the original permission applies.

In all cases, if you have not already done so an Assumption of Liability notice should be sent to the Council as soon as possible and before the commencement of development.

*Please note, where planning permission is granted by way of general consent (including prior approval notifications), a Liability Notice will be generated following the submission of a Notice of Chargeable Development. Before any works in respect of a CIL liable development is commenced, a Commencement Notice, or Notice of Chargeable Development in cases of general consent, must be submitted to the Council.

Non-compliance with the CIL Regulations will trigger enforcement action under the Part 9. Further information on CIL and the stages which need to be followed is available on the Council's website. www.spelthorne.gov.uk/CIL. Further guidance can be found on the Government website on the following link - <https://www.gov.uk/guidance/community-infrastructure-levy>.

2. BIODIVERSITY NET GAIN - PRE-COMMENCEMENT REQUIREMENT

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission, would be Spelthorne Borough Council.

There are statutory exemptions which mean that the biodiversity gain condition does not always apply, and these are set out in The Biodiversity Gain Requirements Exemptions Regulations 2024. This permission will require the approval of a Biodiversity Gain Plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

3. The applicant should be mindful not to create excessive dust emissions during demolition works, particularly where any asbestos containing materials may be present. A Refurbishment and Demolition asbestos survey is required to determine if asbestos containing materials are present. If removal of asbestos containing materials is required appropriate removal (without significant damage), handling and disposal by competent persons is required. The Health & Safety Executive (HSE) have produced a guide to safe removal of asbestos containing materials, which outlines good practice, how to prepare and what equipment is needed, how to remove it and how to deal with the waste once removed. There is also information on the HSE website about

how to comply with the regulations, including a more generic guide to working safely with asbestos - <http://www.hse.gov.uk/asbestos/protect.htm>

4. Any Ultra-Low NOx Gas fired boilers to be provided for space heating and hot water shall have dry NOx emissions not exceeding 40 mg/kWh (at 0% O₂). Where any installations do not meet this emissions standard, they should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. Following installation, emissions certificates will need to be provided to the council to verify boiler emissions.
5. 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-dropped-kerbs
6. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
7. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from un-cleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders (Highways Act 1980 Sections 131, 148, 149).
8. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
9. 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.
10. It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged or

shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. With regard to an e-bike socket in a domestic dwelling, the residence should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-6 for fire detection and fire alarm systems in both new and existing domestic premises. In non-domestic buildings the premises should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-1 of the code of practice for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.

11. Condition No. 17 has been recommended because Surrey County Council's Electric Vehicle charging requirements for the development proposed, exceeds those as defined within Building Regulations. The County Highway consider it is necessary for the condition to be imposed on any consent granted, in accordance with the requirements of the NPPF (2024) at paragraph 117 (e) and Surrey County Council's LTP4 policy on improving emissions intensity and energy efficiency of vehicles and operational efficiency of roads through technology improvements.
12. 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 2024. Where undercover parking areas (multistorey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.