

PLANNING COMMITTEE

6TH AUGUST 2008

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Ref: RU.07/1153
 Scale: Not to Scale
 Date: 06/08/2008

Address:
 TASIS England
 Coldharbour Lane
 Thorpe

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RU.07/1153 Date reg: 26/10/07 Ward THORPE

LOCATION: TASIS ENGLAND, COLDHARBOUR LANE, THORPE
PROPOSAL: REVISED MASTERPLAN FOR THE EXPANSION AND RATIONALISATION OF FACILITIES WITHIN THE SCHOOL CAMPUS, INCLUDING ERECTION OF NEW UPPER SCHOOL BUILDING AND BUSINESS OFFICE AND THE EXPANSION OF THE CAMPUS TO INCORPORATE RENALDS HERNE AND THE WHITE HOUSE, COLDHARBOUR LANE; ANNERS, VILLAGE ROAD; RYDAL AND PIPPINS, GREEN ROAD; AND NEW BUILDINGS AND CHANGES OF USE EITHER IMPLEMENTED OR WITH THE BENEFIT OF PLANNING PERMISSION.

TYPE: OUTLINE PLANNING PERMISSION

APPLICANT: TASIS England

Local Plan: Saved Policies relevant to the consideration of this application are:

Second Alteration April 2001: GB1, GB2, H09, BE5, SV2, NE14, BE9, BE10

1. Site

- 1.1 The application site comprises the entire campus of TASIS England, a day and boarding school providing education for 4 to 18 year olds and other residential dwellings in Thorpe in the ownership of TASIS. The original school site to the north and south of Coldharbour Lane has a site area of 13.3 hectares. The school has a total site area of approximately 13.9 hectares including other sites within Thorpe.
- 1.2 The school currently comprises land to the north and south of Coldharbour Lane; the southern part of the garden of St Mary's Church Vicarage, Church Approach; Renalds Herne and White Cottage, Coldharbour Lane; Annars, Village Road; Rydal, Mill Lane and Pippins, Green Road. To the north of the Campus between Village Road and Ten Acre Lane is an area of open land of some 3 hectares which has temporary planning permission for use as a playing field.
- 1.3 The northern area of the school comprises Thorpe House, a Grade II* listed building dating from the 17th Century, its ancillary buildings and grounds. The southern half of the campus includes Thorpe Place. A Grade II listed building dating from the 19th Century and its ancillary buildings and grounds. The Masterplan area also includes two other Grade II listed buildings, 'Renalds Herne', Coldharbour Lane and 'Annars', Village Road.
- 1.4 The site, with the exception of 'Rydal' and 'Pippins' is located within the Thorpe Conservation Area. The built development lies within the Green Belt settlement of Thorpe and the open grounds generally lie within the Green Belt. The boundary between the settlement of Thorpe and the Green Belt forms the eastern boundary of the application site.

1.5 The Thorpe Park Gravel Pit SSSI which is a component of the South West London Waterbodies proposed Special Protection Area (SPA) and Ramsar site is located some 200 metres to the east of the site.

1.6 All trees on the school campus on the northern side of Coldharbour Lane are covered by an Area Tree Preservation (TPO 65)

2. History

2.1 The site has an extensive planning history dating back to 1948. The most relevant to this application are outlined below:

2.2 Planning permission was first granted for the use of Thorpe Place as a school for boarding and day pupils in 1976 (RU.75/0898).

2.3 In 1977 permission was granted for the use of Thorpe House for a temporary period of 2 years as a dormitory for students of TISIS (RU.77/0115) and for the erection of a three storey extension to Thorpe Place to provide additional classrooms, dormitories and toilet facilities (RU.77/0029).

2.4 Planning permission was granted in 1978 for the change of use of Thorpe House along with all land and buildings to a secondary school for boarding and day pupils (RU.78/0161) subject to the revocation of the planning permission for a three storey extension to Thorpe Place (RU.77/0029).

2.5 During the 1980's and 1990s the amount of floorspace increased on the campus on the northern and southern side of Coldharbour Lane by a series of individual building projects including:

- A new sports and arts complex and classroom building in 1982 subject to the prior completion of a legal agreement restricting pupil numbers to no more than 500 (RU.82/0160 and 0161).
- An extension to a theatre/dance classroom forming part of this complex in 1983 (RU.83/0802).
- Planning permission was granted on appeal (RU.85/0535 and 0536) for the construction of a new classroom block; conversion of existing listed classroom building into a library (Tudor Barn) and the construction of a boundary wall and changes of use of Leat and Orchard Cottages to residential for Tasis England. The legal agreement in connection with this application included a restriction on pupil numbers of 660 and restricted the number of boarding pupils to 195.
- Part two storey/part three storey extensions to Thorpe House and the Coach House (RU.95/0820) subject to a modification to the legal agreement which allowed an increase in pupil numbers to 725. However there was no variation in the number of boarding pupils.

- 2.6 By 1999 the authorised gross floorspace on the site was 14,435 sq.m with an additional 350 sq.m. of approved unimplemented floorspace.
- 2.7 Of material relevance, an outline planning application for the comprehensive rationalisation and upgrading of school facilities, alterations to vehicular access, car parking and servicing arrangements and environmental and highway improvement works was submitted in November 1999 (RU.99/1249). Outline consent was granted subject to a legal agreement in September 2001 following a referral to the Secretary of State as a departure to Green Belt policy. This permission included the demolition of 21 existing buildings and the revocation of 2 existing permissions, the erection of 14 new buildings or extensions totalling 4,352 sq.m of new floorspace, the restoration of the exiting building stock, the alteration of the vehicular access, car parking and servicing arrangements, landscaping works and off-site environmental and highway improvement works. The resulting increase in floorspace following demolition of existing buildings was 3141 sq.m. The requirements of the legal agreement included the demolition of floor space identified in the schedule for demolition within 12 months of the occupation of new buildings; restoration to Historic Structures on the TESIS site to be completed prior to the occupation of the final building to be constructed; prepare and carry out environmental improvement schemes for Church Approach, Thorpe War Memorial and Coldharbour Lane.
- 2.8 A reserved matters application pursuant to outline planning permission RU.99/0170 for the first phase of school improvements comprising partial demolition, 2 storey gym extension and multi purpose space totalling 1400sq.m, reorganisation of the car parking area and formation of a new access from Ten Acre Lane (RU.01/0170) was approved in December 2001.
- 2.9 A reserved matters application was granted in March 2003 for the erection of a two storey classroom extension to the existing hall pursuant to outline permission RU.99/1249 (RU.03/0177).
- 2.10 Planning permission was granted in July 2003 for the erection of a security entrance building at the Ten Acre Lane entrance to the school (RU.03/0607).
- 2.11 The use of a single storey timber frame classroom as a disabled residence for a period of two years was approved in November 2004 (RU.04/1122).
- 2.12 In May 2005 temporary planning permission was granted for the change of use of land between Village Road and Ten Acre Lane from grazing land to a school playing field until 31st May 2008 (RU.04/1422). In connection with this application planning permission has been granted for the erection of 2 timber shed (RU.06/0206) and for the formation of 6 no. bases for portable dugouts (RU.070964) in October 2007.

- 2.13 A reserved matters application was granted in May 2005 for the erection of a two storey side extension to the Coach House to provide a medical centre and 2 classrooms (RU.05/0349).
- 2.14 Planning permission was granted in July 2006 for the erection of a two storey building comprising of 7 flats for teachers at TASIS at the rear of St Mary's Church Vicarage (RU.05/0441). This site had previously been identified for the headmaster's house.
- 2.15 Following the grant of outline planning permission in 2001 temporary planning permission has been granted for the siting of portacabins between White Cottage and Renalds Herne (RU.06/0750, 07/0743 and 07/0746); the erection of 6 x 6m and 1 x 4.5 m high camera columns and 25 no. CCTV cameras in 2007 (RU.07/0530).
- 2.16 In addition the main school campus TASIS have acquired a number of properties in Thorpe for residential use for either staff or pupils.
- A certificate of existing lawfulness was granted in April 2002 for the subdivision of 'Rydal' Mill Lane into 2 self-contained flats (RU.01/1251).
 - Planning permission was granted in April 2002 for the continued use of 'Pippins' Green Road as 4 flats (RU.02/0241).
 - Planning permission was granted in July 2005 for the change of use of 'Renalds Herne' from a single dwelling house for residential accommodation for up to 15 students and a self contained flat for teaching staff (RU.05/0464).
 - Planning permission was granted in July 2006 for extension and conversion of 'Anners' into 5 one bedroom and 2 two bedroom flats, the conversion of the garage/workshop into a 2 bedroom flat and the retention of Anners Cottage as a single family dwelling (RU.06/0465).
 - Planning permission was granted in July 2006 for the erection of a 2 storey building comprising of 6 x 1 bed flats and 1 x 1 bed maisonette to accommodate teachers at TASIS on land at the rear of Vicarage Mews (RU.05/0441).
 - A planning application was submitted for the extension and conversion of White Cottage, Coldharbour Lane to residential accommodation for up to 5 students and accommodation for 2 members of teaching staff (RU.06/0789). This application has not to date been determined.
- 2.17 Planning permission was granted in 2004 for the change of use of land to the north of the Campus between Village Road and Ten Acre lane from grazing land to a school playing field, creating three pitches, a practice area and long jump (retrospective) until 31st May 2008. An application to renew this use is expected shortly.

3. Application

- 3.1 This application seeks revisions to the outline planning permission granted in 2001(RU.99/1249) for the comprehensive rationalisation and upgrading of facilities within the school, including an increase in floorspace on the school Campus of some 840 sq.m. It shows the development which has already taken place both on and off the Campus between 1999 and August 2007 and the full extent of the Schools current known aspirations for development over the next 7 to 10 years (up to 2015-2018) both on and off the Campus.
- 3.2 The application identifies those new buildings which have been erected following the submission of reserved matters applications and those not erected, buildings granted permission as part of the original Masterplan which have been completed, and seeks revisions to the approved Masterplan including an increase in floorspace on the school campus of some 840 sq.m. The additional floorspace would comprise two additional buildings on the northern campus: a two storey with basement Upper School Building and a single storey Business Office, an increase in size of the Coach House Annex and Science and Language Centre.
- 3.3 The proposed Upper School Building would be two storeys with a basement with a gross floor area of 599 sq.m and would be located between Renalds Herne and the Coach House. A single storey Business Office of some 95 sq.m. is proposed between Renalds Herne and the White House. An increase in the size of the Coach House Annex and the Science and Language Centre are proposed. The Coach House Annexe would be increased in size from 211 sq.m to approximately 308 sq.m and the Science and Language centre from 611 sq.m to 693 sq.m.
- 3.4 The revised Masterplan identifies projects included in the original Masterplan which have not to date been erected including the Music and Middle School wing (404 sq.m), library (79.5 sq.m), cloister court dormitory (500 sq.m), field house (60 sq.m)and rebuilt Pax House (124.5sq.m). The Middle School Student Centre with a floor area of 30 sq.m will not be erected and the Admissions/Reception (Medical Centre) building as erected is 126 sq.m smaller than approved in the original Masterplan. The headmaster's house previously proposed at the rear of The Vicarage has been replaced by a two storey building comprising of 6 flats for faculty staff as approved under RU.05/0441 which substantially increased the floorspace from 259 sq.m to 386 sq.m.
- 3.5 The Music and Middle School wing would be reconfigured from the proposal in the outline Masterplan to reflect the exclusion of Middle School Student Centre. The two-storey building would partially infill an existing open area which is substantially enclosed on 3 sides by existing buildings.
- 3.6 The proposed library remains unchanged from the original Masterplan proposal. It would be attached to The Orangery on the South Campus and would provide a computer centre as well as an enlarged library.

- 3.7 The Cloister Dormitory remains unchanged from the original Masterplan proposal. It would be a two and a half storey building providing boarding accommodation for 28 students and 2 apartments for faculty staff. It replaces existing substandard accommodation in the Upper Floor of Thorpe House. It would be connected to Thorpe Place and the Chapel by a covered link.
- 3.8 The Field House provides changing and shower facilities and storage for sports equipment to be used in connection with the playing fields to the south. It remains unchanged from the Masterplan proposal.
- 3.9 The Pax House would be rebuilt on the same footprint but with an increased floor area. It is used as dormitories for boarding students and a staff lounge, and remains unchanged from the existing Masterplan proposal.
- 3.10 The revised Masterplan also identifies properties in Thorpe village acquired by TASIS and used as accommodation by staff or students including Rydal and Pippins, Renalds Herne, Anners and Anners Cottage. Planning permission is sought for the extension of and change of use of White House to Class C2 use and for the erection of 2 x two storey buildings at the rear of Anners, Village Road to provide 3 no. two bedroom and 3 no. x 1 bed flats for faculty staff.
- 3.11 The proposal includes the reincorporation of Renalds Herne into the Campus by demolishing the brick wall between Renalds Herne and The Campus. It is proposed to convert Renalds Herne into a new visitor reception. The former garage and outbuilding, now used as classroom and office, would be demolished and the former garage at Renalds Herne relocated to the South Campus to provide a store for ground maintenance equipment.
- 3.12 It is proposed to relocate pupils and staff from Renalds Herne into the White House which is the subject of a separate application (RU.06/0789).
- 3.13 The principal access into the North Campus would remain from Ten Acre Lane. It is proposed to close the existing school entrance off Coldharbour Lane to through traffic and for the existing access to Renalds Herne to become 'entry only'. The principal users of this access would be parents visiting the school for the first time at the reception centre to be located in Renalds Herne and to visitors of the Business Office.
- 3.14 The replanning of the area around Renalds Herne would result in the loss of 46 parking spaces. To partly off set this loss it is proposed to extend the area of car parking on the South Campus by 12 spaces to provide a total of 130 spaces in this car park and 230 spaces overall.
- 3.15 A Travel Plan is proposed aimed at minimising the use of the private car by the provision of additional bus services and the provision of additional staff housing close to the school. A Transport Statement has also been submitted as part of the application which advises that the school currently operates a private door to door service operated by 34 vehicles with mixed carrying capacities of 8, 16 and 25 seated buses. Services arrive at the school between 8:10 and 8:20 and depart from the school in two intervals with the junior school leaving at 15.20 and the senior school at 17.20.

Approximately 50% of the students arrive via the private bus service on a daily basis. There are a number of pick up and drop off points for parents, although no long stay parking is permitted.

- 3.16 The proposed increase in the number of pupils to 800 (from 725) will be day pupils rather than residential boarders requiring travel arrangements to and from the school on a daily basis. Based on the same proportion of additional pupils using the private door to door bus service it is anticipated that an additional 38 pupils would use this service. It is anticipated the school will provide an additional 2 new bus services.
- 3.17 School parking arrangements would be modified. Car Park 2 at the rear of Renalds Herne would cease as a large parking area (currently 49 spaces) and would have just 3 spaces. Twelve additional spaces would be provided in the car park accessed from ten Acre Lane.
- 3.18 It is anticipated that the proposed increase to the number of pupils at the school will result in an increase of 4.5% in two-way trips
- 3.19 The outline planning permission granted in 2001 identified 21 buildings to be demolished in accordance with a formulae in the legal agreement which required buildings to be demolished pro rata to the erection of new buildings. 40% of buildings permitted under the original Masterplan proposal have been erected. The revised Masterplan application identifies 18 buildings to be demolished on the site within an agreed timescale relating to the erection of buildings to be included in the legal agreement.
- 3.20 A Planning, Design and Access statement has been submitted which describes how the application relates to the original Masterplan approved in 2001 (RU.99/1249) and provides the planning justification for the proposed development. The statement is summarised below:
 - The original Masterplan prepared in the late 1990's focused on the schools future need for additional academic space, improved administrative space and the rationalisation of academic and non academic functions. It however did not anticipate the growing problem of housing supply and affordability that has become increasingly problematic for faculty staff, the majority of which are from overseas.
 - Progress on implementing the original Masterplan has been slowed down by the need to divert attention and resources to meeting the needs for local and affordable housing for staff in an increasingly difficult and expensive market.
 - By August 2007, the bulk of the building projects identified by the original Masterplan are still to be implemented.
 - Events and developments since the original Masterplan was approved including 9/11, new health and safety regulations, Ofsted and CSCI requirements as well as demands for new technology, infrastructure and security measures mean that the original Masterplan needs to be updated to reflect these new, unexpected circumstances.

- The ability of the School to recruit and retain the best academic staff is fundamental to its future success and competitiveness. A new Strategic Plan has recently been adopted by the School whose top priority is to attract, train and retain the highest quality staff possible by creating a quality of life which would encourage staff to remain at the school. To achieve this adequate housing and competitive salaries were determined to be key factors. The Strategic plan seeks to achieve a target of 50%. By August 2007 the programme of completed and proposed projects would be sufficient to provide housing for about 40% of teaching staff.
- The opportunities for providing staff living accommodation on Campus are extremely limited. TASIS has therefore leased a number of properties in Thorpe and surrounding towns to provide staff accommodation and has subsequently acquired the freehold of properties in Thorpe Village commencing with 'Rydal' and 'Pippins'.
- TASIS is developing its housing programme for staff accommodation and has secured planning permission for the conversion and extension of Anners, Village Road, the change of use of Renalds Herne and has secured full planning permission for the erection of a two storey detached building providing 7 flats for teachers at the school. Two 2 storey buildings are proposed at the rear of Anners, Village Road to provide 6 additional flats for faculty staff.
- Additional classrooms are required in connection with the International Baccalaureate Diploma and the growing expectations of the International School market and the need to remain competitive in areas such as IT, security, health services and extra curricular activities.
- The lack of a formal front entrance to the Campus is confusing and gives a bad first impression for first time visitors, requiring entrance to the Campus through the 'service entrance' on Ten Acre Lane.
- The proposed new visitors' entrance re-establishes an attractive entrance to the Campus while improving safety by segregating vehicular and pedestrian traffic and instigating a one way traffic system.
- An increase in pupil numbers from 725 to 800.
- The replanning of the North Campus includes 2 new buildings (Upper School Building and Business Centre), increases to the size of the Coach House Annex and Science and Language Centre, the change of use of the White House from single dwelling to living accommodation for pupils and staff and the use of Renalds Herne as a visitor reception/admissions office.
- The replanning of the north campus results in the loss of 31 car parking spaces. This will assist TASIS in obtaining its sustainability objectives. However, it is considered there will still be sufficient car parking on site and

- There is a general lack of storage on the site and there is specific concern about the lack of a ground maintenance store to serve the South Campus or a storage building big enough to store larger plant and machinery such as tractors, which will be exacerbated by the removal of existing storage buildings as required by the legal agreement.
- The proposed removal of the former Renalds Herne garage provides an opportunity to relocate the building to the South Campus where it will be well suited as a ground maintenance store. The building is of traditional materials, design and appearance and will be located to the extreme eastern edge of the South Campus in an area well screened by existing boundary trees.

3.21 A Flood Risk Assessment, Arboricultural Survey, Energy Strategy and Archaeological Assessment have also been submitted in support of the application. These statements, where applicable, will be referred to in Section 5 of this report.

4. Consultations

4.1 The application was advertised in the local press, on the Council's weekly list and in the local paper and 60 neighbouring properties were individually notified by letter. Six letters of objection have been received, including one from the Thorpe Ward Residents' Association, expressing the following concerns and objections to the proposed Masterplan:

- The opening up of the vehicular access to Renalds Herne should be for limited access only, and vehicles should not exit from this point. Conditions should be attached restricting the size of vehicles using this access and prohibiting use by vehicles transporting pupils to the school.
- The proposed visitor entrance will increase traffic on Coldharbour Lane.
- TESIS is taking over the village. The increased teaching capacity and student population will result in the need for more staff housing and add to the inconvenience when large numbers of students have to cross Coldharbour Lane to move from one campus site to another.
- Church Approach does not need to be redesigned. The already large notices put up in this area by the school detract from the original and historic approach to this 14th century church.
- The schools intention to restore the Ice House, the Village Pound, Monks Walk and listed walls is part of the obligation of any owner of a listed building and should not be used by the school to placate local residents.
- Alterations to the Coach House and site entrance via Renalds Herne interfere too much with this historic village.
- The proposed blocks of flats at the rear of Anners would be out of character with the with the existing house and the surrounding properties in Village Road.

- The proposed blocks of flats would be highly visible from Annars Close and the public footpath at the rear of the site.
 - Thorpe Village is an already densely populated area with 3 enormous developments of family homes.
 - Thorpe Village is not well served by public transport and therefore any additional housing requires one parking space for each family.
 - The T-junction where Coldharbour Lane meets Village Road is already hazardous, and any proposals resulting in additional vehicles accessing Village Road would be "madness".
 - TASH have considerably added to the population of Annars House and Cottage and the rear garden of Annars should be retained as an orchard and vegetable garden.
 - Additional increase in noise levels in Annars Close from the 6 flats proposed at the rear of Annars.
 - Loss of privacy from the proposed flats at the rear of Annars.
 - No guarantees that the level of housing will not increase leading to the purchase of further properties in Thorpe.
 - The number of students at TASH is likely to increase further which would result in a further expansion of the school into Thorpe village.
 - There is little evidence of the school being actively involved in the community other than buying up property in Thorpe.
- 4.2 The Thorpe Ward Residents Association have expressed concern about the proposal to open up the vehicular access at Renalds Herne. If this access is permitted it should be for limited restricted use only. It should be used for access only and not egress because of the proximity to the bend opposite Church Approach. It should not be used for transporting pupils to the school and there should be a restriction on the size of vehicles using this access.
- 4.3 English Heritage advise that they do not wish to offer any comments and the application should be determined in accordance with national and local policy guidance.
- 4.4 Surrey County Archaeological Unit recommend that the ongoing programme of archaeological evaluations and watching briefs be continued to ensure that the archaeological concerns can be addressed and any mitigation measures can be devised and implemented as necessary. Archaeological method statements for specific sites within the development programme should be submitted and agreed as and when developments become active. A suitable condition based on PPG16 is suggested. Funding for this work will be sought from the developer.

- 4.5 Natural England advise that the proposed development is not likely to have a significant effect on the features for which the South west London SPA and Ramsar site is notified, provided evidence is produced to show there is no risk of polluting the SSI waterbody during the construction phase. To ensure any construction work does not result in water pollution affecting the SPA waterbody, advice should be sought from the Environment Agency on whether there is hydrological continuity between the ditch or pond and the Thorpe Park No 1 Gravel Pit waterbody.
- 4.6 The Environment Agency initially objected to the revised Masterplan on 2nd November 2007 as a Flood Risk Assessment (FRA) or technical information had not been provided with the application; but advised they may be in a position to remove its objection on a receipt of an acceptable FRA if adequate measures were put in place to address the flood risk at the site. Following the submission of an FRA by the applicant, the Environment Agency advised on 28th April 2008 that they maintained their objection on the grounds that insufficient information had been submitted to make an informed decision on flood risk. They required the FRA be updated to include an assessment of the existing and proposed drainage capacity and run off rates for a 1 year, 2 year, 30 year and 100 year flood event plus 20% climate change; the potential location of any proposed surface water features and the potential location, design and storage volumes for the proposed site pond. Following the receipt of additional drainage information the Environment Agency removed their objection to the proposed Masterplan application by letter dated 9th June, and recommended a condition be attached requiring the submission of a water drainage strategy at each phase of development.
- 4.7 The County Highways Authority recommends that an appropriate agreement should be secured before the grant of planning permission; for a Travel Plan to be implemented in accordance with the heads of terms document submitted with the application and the applicant to pay the sum of £4,500 to the County Council towards the funding requirements for auditing the Travel Plan prior to the Commencement of the Development.
- 4.8 The Council's Parks and Amenities Officer advise that the proposal involves the removal of some poor quality trees from the site. As the site is well covered by trees the loss of these poor quality trees is not considered to be a problem on condition that replacement planting is provided. It is important that any trees to remain on site are enclosed by protective fencing before the commencement of and until the completion of development

5. Planning Considerations

- 5.1 The main considerations in the determination of this outline application are the impact of the proposal on the Green Belt and on the settlement of Thorpe; on the Thorpe Conservation Area and listed buildings both on and adjacent to the site; on the visual amenities and character of the area; on the residential amenities of neighbouring properties; highway issues, flooding including surface water flooding and on the SSSI/SPA. Due regard will be given to Government Guidance and saved policies in the Development Plan.

- 5.2 The previous planning applications relating to this site are also material considerations. Of particular relevance is the original Masterplan permission (RU.99/1249) granted in September 2001 subject to a legal agreement and the reserved matters applications submitted and approved including a two storey gym extension and multi-purpose space with a floor area of some 1400sq.m, reorganisation of the car parking area and formation of new access from Ten Acre Lane (RU.01/0170); a two storey extension to the existing hall (RU03/0607); the erection of a two storey side extension to the Coach House to provide a medical centre (RU.05/0349). Other planning permissions granted for development both on and off the site including a new security entrance building, changes of use of 'Rydal', Mill Lane, Pippins, Green Road, 'Renalds Herne' Coldharbour Lane, 'Anners,' Village Road to provide accommodation for pupils and teachers. A full planning application was also approved for the erection of a two storey block providing 7 flats for faculty staff at the rear and Vicarage Mews, Church Approach (RU.05/0441).
- 5.3 PPG2: Green Belts and saved Policy GB1 of applies a strong presumption against inappropriate development in the Green Belt and identifies the aims and objectives of Green Belt policy as:
- to provide opportunities for access to the open countryside for the urban population;
 - to provide opportunities for outdoor sport and recreation near urban areas;
 - to retain attractive landscapes, and enhance landscapes near to where people live;
 - to improve damaged and derelict land around towns;
 - to secure nature conservation interest; and
 - to retain land in agricultural, forestry and related uses.
- 5.4 Para 2.11 of PPG2 provides guidance on the treatment of existing villages in Green Belts. In accordance this guidance Thorpe has been 'washed over' and listed in the development plan as an area where infilling will be permitted.
- 5.5 Policy GB2 allows small scale housing, community, service and employment facilities are allowed in the settlement of Thorpe provided that development is on land substantially surrounded by existing development, does not detract from the character of the settlement or surrounding area in accordance, and two further criteria relating to traffic generation and the provision of utility and other services.
- 5.6 The application proposes an increase in floorspace on the school campus of some 840 sq.m. The additional floorspace would comprise two additional buildings on the northern campus: a two storey with basement Upper School Building of 599 sq.m, a single storey Business Office of 95 sq.m, an increase in size of the Coach House Annex by some 96 sq.m and an increase in the size of the Science and Language Centre by some 82 sq.m. The Middle School Student Centre with a floor area of 30 sq.m. will now not be erected.

These buildings are on the northern Campus within the Thorpe settlement area and are generally on land which is substantially surrounded by existing development. A transport statement and draft Travel Plan have been submitted which aims to reduce the number of car journeys to the school. It is considered that the traffic generated can be accommodated on the existing road network and would not adversely affect the environmental character of the area. As adequate utility and other services are available it is considered that the proposal complies with saved Policy GB2.

- 5.7 The proposal includes the erection of 2 no. x two storey blocks at the rear of Anners to provide 6 flats to provide housing for faculty staff. The site is located within the settlement of Thorpe and is substantially surrounded by existing development. The proposed would comply with Policy GB2, as the proposal is for a small scale housing providing affordable accommodation for teachers at TASIS.
- 5.8 The proposal also includes the relocation of the existing garage at the Renalds Herne to the South Campus. The garage is currently located within the settlement of Thorpe. It would be relocated to the south Campus outside the settlement boundary. The building would be used for the storage of plant and equipment in connection with ground maintenance and it could therefore be argued are required to preserve the openness of the Green Belt.
- 5.9 In listed building and conservation terms, the full impact is difficult to ascertain given that this is an outline submission. Full consideration would need to be undertaken under the subsequent reserved matters. However, it is considered that the proposed new and extended buildings will give a sense of enclosure to the space to the rear of the Grade II listed building, Renalds Herne, and allow the building to be appreciated 'in the round'. The density of buildings on the northern Campus appears to be appropriate. No new buildings are proposed on the southern Campus other than the relocated garage from Renalds Herne. The South Campus including the informal open spaces, the pitches and setting for the main house has a character all of its own which will be maintained
- 5.10 In respect of the proposed flats at the rear of Anners, the erection of 3 detached dwellings in Anners Close in the 1990's has introduced dwellings at the rear of the adjacent site and therefore it is considered the principle of development at the rear of the Anners is acceptable and would not be out of character with surrounding developments. The proposal would be the subject of a reserved matters application where the design, affect on the amenities of neighbouring properties, on the Conservation Area and on Anners, a Grade II listed building would be considered. Overall it is considered that special regard has been given to conservation matters inline with PPG15.
- 5.11 Regarding flooding matters, the built development of the northern and southern campus, Renalds Herne, White House and Anners are within Flood Zone 1. The open areas of the south Campus including the pond and playing fields lie within Flood Zone 2 and 3A. As the site is over 1 hectare a Flood Risk Assessment was submitted in accordance with PPS25.

The Environment Agency initially objected to the application as insufficient information had been submitted for an informed decision to be made. Following the submission of further information the Environment Agency have subsequently withdrawn their objection subject to a condition being attached requiring the submission and approval of a detailed surface water drainage strategy at each stage of the development.

- 5.12 Natural England are concerned to ensure that any construction work does not result in water pollution affecting the SPA waterbody, and have requested information is sought on whether there is hydrological continuity between the ditch or pond and the Thorpe Park No 1 Gravel Pit waterbody. Members will recall that the application for the erection of the flats for faculty staff at the rear of Vicarage Mews (RU.05/0441) reported to the Planning Committee in February and July 2006 considered whether there was hydrological continuity between the ditch and the SPA. The Environment Agency was satisfied there was no continuity between the ditch and the SPA waterbody.
- 5.13 In any event development is concentrated on the North Campus which would have no effect on the pond/ditch located to the south of the school. The proposed relocated garage from Renalds Herne would be sited adjacent to the ditch which has been shown not to have continuity with the SPA waterbody.
- 5.14 The original Masterplan application approved in 2001 (RU.99/1249) identified 21 buildings to be demolished in accordance with a formulae in the legal agreement which required buildings to be demolished pro rata to the erection of new buildings on the site. The School is currently behind its commitment to demolish buildings on the site. Just 3 of the 21 buildings have been demolished on the Campus whilst over one-third of new floorspace has been erected on the site. This revised application that proposes that the demolition of the remaining 18 buildings to be demolished on the site within an agreed timescale relating to the erection of buildings, is considered to be easier to understand and enforce. The original formulae in the legal agreement relating to the Original Masterplan was overly complicated and has not resulted in the demolition of buildings on the site pro rata to the erection of new buildings.
- 5.15 The original legal agreement relating to planning permission and listed building consent for the development of the school campus including the construction of a new classroom block; conversion of existing listed classroom building into a library (Tudor Barn) and the construction of a boundary wall and changes of use of Leat and Orchard Cottages to residential included a restriction on the number of pupil numbers to 660 and the number of boarding pupils to 195. This legal agreement was modified in 1997 when the number of pupils at the school was increased to 725 pupils. No increase in the number of boarding pupils was agreed
- 5.16 There are currently 725 pupils on the school register, including 154 boarding pupils. The revised Masterplan seeks to increase the number of pupils at the school by some 10% to 800 in order to secure long term viability for the school. It is not intended to increase the number of boarding pupils.

- 5.17 Vehicular access to the South Campus remains unchanged. The principal access is off Church Approach via a barrier controlled entry system. The principal vehicular access to the North Campus is from Ten Acre Lane, which includes a barrier controlled system and security building. The revised Masterplan retains this as the main access into the north Campus. However, the existing entrance into the School off Coldharbour Lane would be closed to through traffic and would be used occasionally by small vehicles servicing the storage facilities proposed in the Lower Ground Floor of the proposed Upper School Building.
- 5.18 It is proposed to incorporate the existing access into Renalds Herne into the Campus and to use this as an entrance into the school for people visiting the school for the first time at the reception centre to be located into Renalds Herne and to the proposed Business Office. A retractable ramp will ensure that vehicles cannot exit onto Coldharbour Lane at this point. As this entrance is proposed to be for access only this overcomes the Thorpe Ward Residents Associations concerns. It is a material consideration that the County Highway Authority has no objection to the use of this access as an entrance into the Campus.
- 5.19 The principal access into the North Campus would remain from Ten Acre Lane. It is proposed to close the existing school entrance off Coldharbour Lane to through traffic and for the existing access to Renalds Herne to become 'entry only'. The principal users of this access would be parents visiting the school for the first time at the reception centre to be located in Renalds Herne and to visitors of the Business Office.
- 5.20 The Revised Masterplan proposes a reduction in the number of on site parking spaces on the North and South Campus from 264 to 230. 46 parking spaces would be lost by the replanning of the area around Renalds Herne. However, to partly off set this loss an additional 12 spaces would be provided in the South car park, increasing the size of this car park to 130 spaces. The proposed Travel Plan aims to reduce the number of journeys by private car. Coupled with the Masterplan proposals to provide additional staff accommodation in close proximity to the school it is considered the reduced level of parking is acceptable. It is a material consideration that the County Highway Authority have no objection to the use of this access as an entrance into the Campus.

6. Legal Agreement

- 6.1 The applicants have also agreed to the making of an appropriate legal agreement to further control certain elements. The suggested 'heads of term' are summarised below:
1. Restriction Upon Implementation of Development Pursuant to Extant (and Part Implemented) Planning Permissions

TASIS will not commence development or further implement development on any part of the sites having the benefit of the extant planning permissions.

2. Revocation of Unimplemented/Part Implementation of Planning Permissions

If at any time the Council make a revocation order under Section 97 of the Act to revoke the extant planning permissions, TESIS shall not object to such a revocation order and shall not make or seek to make any claim for compensation from the Council in respect of such a revocation order.

3. Demolition of Authorised and Unauthorised Buildings/Structures

To demolish the buildings and structures listed in the table 'Buildings to Demolished' as identified on the Demolition Plan within the timescale indicated in relation to the erection of building(s) pursuant to the Development as shown on the Masterplan (see para 3.15 for details of the table)

4. Restoration of Historic Building Stock

Following Commencement of Development to (where necessary) make an application to the Council for listed building consent to enable works of restoration to be undertaken to the listed wall and Ice House prior to the completion and occupation of the final building to be constructed and occupied by the Outline Development in such a manner as shall be agreed with the local planning authority, always provided that the owner will not in any one year be required to incur costs carrying out works of restoration to the listed wall or Ice House of a sum greater than £50,000.

5. Number of Pupils at the School

Not to permit the enrolment at the school to exceed 800 pupils at any time and not to permit the enrolment of boarding students for the full year programme of the School to exceed 195 pupils.

6. Off Site Environmental Improvements

Subject to consultation with and support from Thorpe Residents' Association and the approval of the local planning and highways authorities, TESIS will implement environmental improvement schemes in the following locations:

- Church Approach
- Thorpe War Memorial
- Coldharbour Lane

in accordance with a timescale to be agreed by the Council.

7. Travel Plan

So far as possible implement the Travel Plan or any revision or amended Travel Plan as may be agreed with the Local Planning Authority.

8. Bus Route

To ensure as far as possible that all buses transporting pupils entering and leaving the site follow the Bus Route attached to this agreement unless otherwise agreed in writing with the Local Planning Authority.

9. A financial contribution of £4,500 towards funding requirements for auditing the Travel Plan prior to the commencement of development

Human Rights

- 6.2 Consideration has been given to the requirements of Article 8 and Article 1 of the First Protocol of the European Convention on Human Rights. It is not considered that the granting of permission would result in a violation of the objector's or any other person's rights under the Convention.

Officers' Recommendation

- (1) The application be referred to the Government Office of the South East (GOSE) as an acceptable departure to the Development Plan in accordance with the requirements of Circular 11/2005 'The Town and Country Planning (Green Belt) Direction 2005' and that failing any direction from the Department of Communities and Local Government (DCLG) and
- (2) Subject to the prior completion of a legal agreement under Section 106 of the Town and Country Planning Act (as amended) as detailed in para 6.1
- (3) **GRANT** permission subject to the following conditions:
 1. Outline – Standard Time Limit for Full Planning Applications (C016)
 - a) 7 years
 - b) before the expiration of 10 years from the date of this permission , or 2 years from the date of approval of the reserved matters to be approved, whichever is the later.
 2. No work shall commence on site until a detailed surface water drainage strategy has been submitted to and approved by the Local Planning Authority at each phase of development.

Reason: To prevent the increased risk of flooding from surface water.

3. Programme of Archaeological Work (C157)
4. Hard Landscaping Details (C058)
5. Soft Landscape Details (C059)
6. Tree Retention – General * AKH16248-01 (C048)
7. Tree Planting (C052)
8. The existing access from the North Campus onto Coldharbour Lane shall be permanently closed to through traffic and shall provide access to the proposed storage area in the basement of the proposed Upper School building.

Reason: In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users and to comply with saved Policy DN2 of the Surrey Structure Plan 2004 and saved Policy MV4 of the Runnymede Borough Local Plan Second Alteration 2001.

9. The existing access into Renalds Herne, Coldharbour Lane, shall be used as entrance into the site only and no vehicles shall exit onto Coldharbour Lane from the access.

Reason:: In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users and to comply with saved Policy DN2 of the Surrey Structure Plan 2004 and saved Policy MV4 of the Runnymede Borough Local Plan Second Alteration 2001.

10. Construction Workers and Traffic (C106)

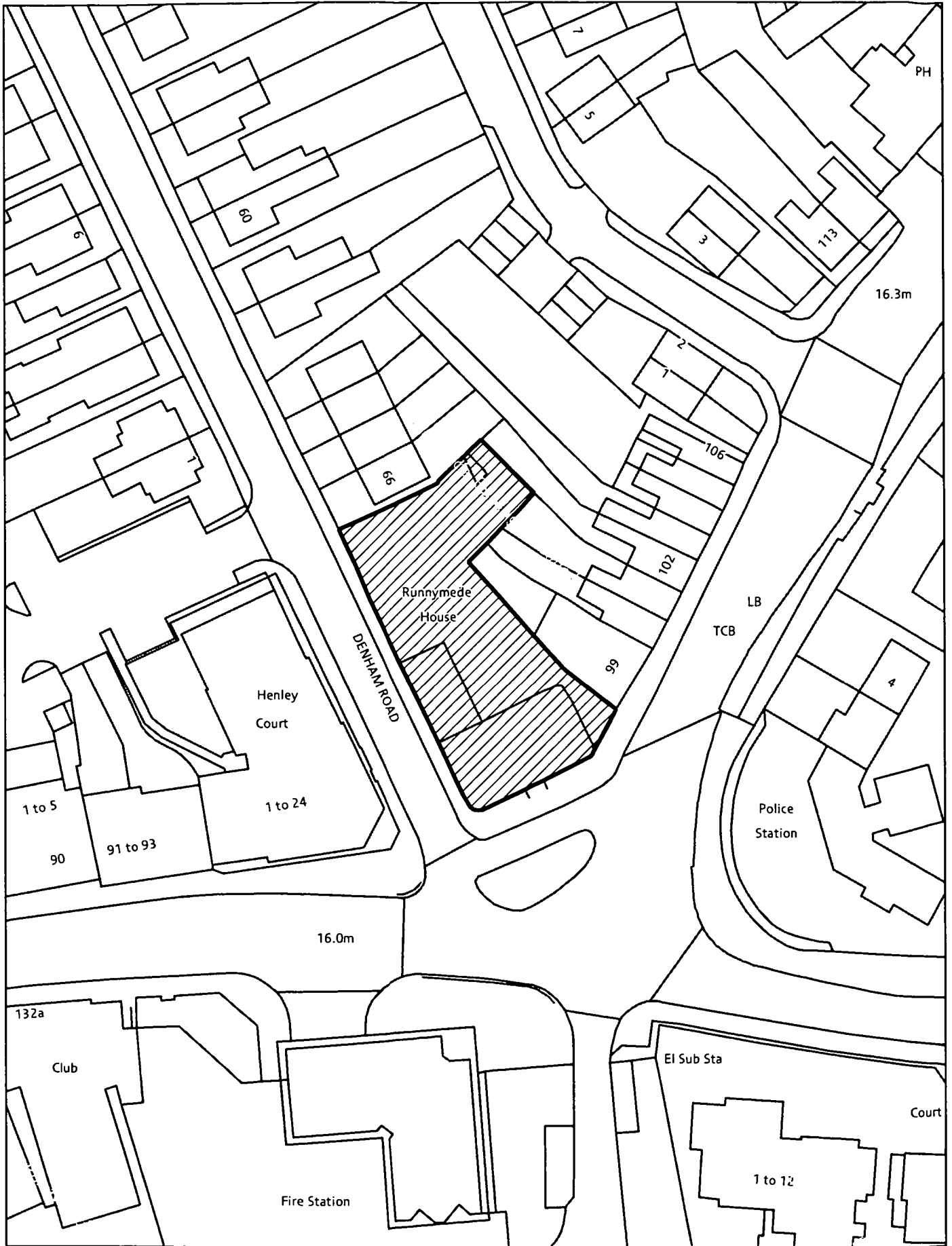
Informatives:

1. The overall area of the site exceeds 1 ha, therefore each phase will require a detailed surface water strategy.
2. The development hereby granted consent has been assessed against the following Development Plan Policies: Saved Policies GB1, GB2, H09, BE5, SV2, NE14, BE9 and BE10 of the Runnymede Borough Local Plan Second Alteration April 2001 and other material planning considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The Planning Officer's report giving a more detailed assessment of this application is available for inspection at the Technical Services Department and copies can be obtained subject to a photocopying charge.

3. The applicant is advised that this decision relates to the following drawing numbers received on the dates shown :-

<u>Drawing Number:</u>	<u>Date Received:</u>
Plan A rev A	24/10/07
Plan B rev A – Demolition Plan	21/11/07
Bus Route Plan	23/11/07

Any permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.



	<p>Ref: RU.08/0504 Scale: Not to Scale Date: 06/08/2008</p>	<p>Address: Runnymede House 96 - 97 High Street Egham</p>	<p>Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Runnymede Borough Council 100006086</p>
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RU.08/0504 Date reg: 20/05/08 Ward EGHAM

LOCATION: RUNNYMEDE HOUSE, 96 -97 HIGH STREET
PROPOSAL: RESIDENTIAL DEVELOPMENT COMPRISING A TOTAL OF 14 UNITS
 (7 X 1 BED; 7 X 1 BED) INVOLVING CONVERSION AND
 ALTERATIONS TO EXISTING 3 STOREY OFFICE BLOCK TO
 INCLUDE DORMER ACCOMMODATION IN THE ROOF; 3 STOREY
 EXTENSION FRONTING DENHAM ROAD WITH VEHICULAR
 ACCESS OFF DENHAM ROAD, 16 PARKING SPACES AND REAR
 AMENITY SPACE (AMENDED DESCRIPTION)

TYPE: FULL PLANNING PERMISSION

APPLICANT: Mr Andrew Temperton

Local Plan: Saved policies relevant to the consideration of this application are:

 Second Alteration April 2001: HO1, HO9, TC1, MV4, MV9, BE2,
 BE5, BE10, SV2

1. Site

- 1.1 The site comprises 0.08 hectares and Runnymede House is a detached three storey office block, with 2 no. residential flats, located on the corner of Denham Road and the northern side of the High Street/Vicarage Road junction.
- 1.2 The site lies within the designated Urban Area and Town Centre of Egham. The site is adjacent to Egham Conservation Area and also lies within land liable to flood as identified by the Environment Agency.
- 1.3 Runnymede House is located at the southern end or High Street end of the site and is an L-shaped, three-storey building with no discernible setbacks from the road frontages. The site is prominent from approaches along the High Street and Denham Road. Parking is to the rear and vehicular access off Denham Road. The building is a vacant office block with 2 no. residential units.
- 1.4 The building has a mansard style lead roof with a series of dormer windows in this top storey. Adjacent to Runnymede House, at 99-106 High Street, is a row of two storey pitched roofed terraced units with no. 99 higher than no. 100 and having a gable end. On the opposite side of Denham Road, west of the application site, is the recently built Henley Court; a three storey hipped roof block of 24 flats which formed part of the redevelopment of nos. 89 to 95 High Street.
- 1.5 North of the application site is the pitched roof block nos. 63-66 Denham Road which comprises 4 no. three storey townhouses with the flank gable end wall of no. 66 facing Runnymede's House's car park. This block is setback from Denham Road and follows the building line of the semi-detached dwellings along Denham Road.

1.6 On the southern side of the High Street is the Fire Station and the Police Station is on the corner of Vicarage Road. To the south east of the application site is the recently built The Chantries; a three storey flatted residential redevelopment at the former site of the Vicarage. To the northwest of the application site is another flatted development fronting the High Street and on the corner of Albany Place.

2. History

2.1 In 1984 permission was granted (RU.84/0375) for three storey offices (531 sq m) and 2 no. two bedroom flats (167 sq m) with 24 parking spaces following demolition of the existing buildings.

2.2 In 2000 permission was refused (RU.00/0037) for the change of use of two residential flats (on first and second floors) to offices.

2.3 In January 2008 permission (RU.07/1200) was refused (RU.07/1200) for a residential development comprising a total of 16 units (10 x 2 bed; 6 x 1 bed) involving conversion and alterations to the existing three storey office block to include dormer accommodation in the roof/fourth storey; three storey infill extension fronting the High Street; and, a three storey extension fronting Denham Road with vehicular access off Denham, rear parking and amenity space. This application was refused on design grounds i.e. the scale and architectural detailing caused by the Denham Road extension and the fourth storey; and, on residential amenity grounds due to the impact of the size of the Denham Road extension on neighbouring dwellings.

2.4 The applicants have appealed against the refusal of planning permission for RU.07/1200. This is scheduled for an Informal Hearing in September 2008.

3. Application

3.1 This is a full planning application for a residential development that seeks to overcome the reasons for refusing application RU.07/1200. This proposal comprises a total of 14 units (7 x 2 bed; 7 x 1 bed) involving conversion and alterations to existing 3 storey office block to include dormer accommodation in the roof; 3 storey infill extension fronting the High Street; 3 storey extension fronting Denham Road with vehicular access off Denham, rear parking and amenity space.

3.2 The key similarities/difference between refusal RU.07/1200 and this application are summarised below:

- No change to the size or design of the three storey infill extension fronting the High Street
- Deletion of fourth storey and additional dormer windows proposed in the existing mansard roof;
- Reduction in size of Denham Road extension;
- Reduction in number of units from 16 to 14.

- 3.3 The High Street extension would infill the gap between no.99 High Street and the eastern flank wall of the existing building. The eaves and ridge height of this extension would mimic no. 99 at 5.5 m and 8.1 m respectively. Two dormer windows are proposed in the front elevation. The increased frontage width would be 5 m leaving a gap of 10-20 cm from no.99's wall. The extension would be the same depth as the existing building but be setback by 1 m.
- 3.4 The Denham Road extension would not extend beyond the existing access and have a frontage width of approximately some 9.5 m (refusal RU.07/1200 proposed an underpass over the access and had a width of 18.5 m). This extension would be some 10 m away from the northern boundary (refusal RU.07/1200 was 1 m from the northern boundary). Like refusal RU.07/1200 this extension would be staggered being setback by at least 1 m from the building line of the existing building. The depth of the extension would be some 9 m. Refusal RU.07/1200 was sited some 3.5 m further forward than no.66 at its closest point which increased to 4.5 m. This proposal would be sited 4.5 m further forward than no. 66.
- 3.5 The heights of this Denham Road extension would be approximately 7.5 m to the eaves and 9.7 m to the ridge (refusal RU.07/1200 eaves and ridge heights were approximately 8 m and 10 m closest to the existing building and 7.5 m and 9.5 m closest to no.66 Denham Road).
- 3.6 Within the converted building/infill extension 12 of the total units are proposed. The remaining 2 units would be within the first and second floors of the proposed Denham Road extension with undercroft parking below. The Denham Road extension whilst attached to the existing building would have separate entrances and stairways.
- 3.7 A total of 16 parking spaces are proposed. Vehicular access across this courtyard to the rear of no.99 High Street would also be retained for this owner/occupier. Like RU.07/1200 rear amenity space is proposed at the northwest corner of the site. Whereas refusal RU.07/1200 proposed bin storage at the northeast corner of the site i.e. adjacent to 66 Denham Road this proposal incorporates bin storage into the Denham Road extension.
- 3.8 In support of the application a Design and Access Statement, Planning Supporting Statement, Flood Risk Assessment, Renewable Energy Assessment, Climate Change/ Energy statement have been submitted.

4. Consultations

- 4.1 The application was advertised on the Council's weekly list, in the local press and 25 individual letters of notification were sent out. To date one letter of objection has been received, summarised below:
- The proposal would be overbearing given the amount of new development already in the vicinity including the Henley Court development;

- Noise and disturbance caused by Henley Court residents is high as this development attracts students and young people and what is proposed would worsen the situation;
- Insufficient parking already in the vicinity, partly caused by the Henley Court development, and more residents in this area would aggravate the problem;
- No major changes between this application and the previous refusal. The County Highways Authority has no objection and recommends conditions.

4.2 The County Highways Authority raise no objection subject to conditions.

4.3 The County Archaeologist was consulted. No comments have been received but a written scheme of investigation was recommended under refusal RU.07/1200 to be secured by planning condition.

4.4 The Environment Agency (EA) object to the application. The EA is not satisfied that a safe escape route in the event of a flood has been demonstrated for this site.

5. Planning Considerations

5.1 The relevant policy considerations are Government Guidance, saved policies in the Development Plan and refused planning application RU.07/1200 is a material consideration. Under refusal RU.07/1200 it was established that the principle of redevelopment of the site to residential purposes was acceptable, being a sustainable town centre location, and that the loss of the office use would not be objectionable.

5.2 Government Guidance under Planning Policy Statement 1 : 'Delivering Sustainable Development' is however clear that development should respond to local context being integrated into the existing urban form and that design inappropriate in its context that fails to take the opportunities available for improving the character and quality of an area should not be accepted. What was proposed under RU.07/1200 failed this guidance and adopted policy for the following main reasons:

- The fourth storey by reason of its design, scale, height and massing would have been a prominent addition that would have appeared incongruous in the townscape forming poor relationships with its neighbours and wider context;
- The Denham Road extension's frontage width was excessive providing insufficient separation away from the northern boundary and by reason of its design, scale, height and massing would have appeared incongruous in the street scene and not only been damaging to the area's visual amenities but also the neighbouring residential amenities;

- The architectural detailing of the development and in particular the Denham Road extension would have appeared discordant and incoherent alongside the existing Runnymede House and nos. 63 -66 Denham Road in terms of proportions and rhythm, roof design and fenestration;
- The location of token amenity space in the rear corner of the site and the bin store adjacent to the northern boundary would have resulted in a poor layout;
- The overall poor design would not only have conflicted with PPS1 but also failed to pay special regard to the character and appearance of Egham Conservation Area so contrary to PPG15 and in turn failed to positively contribute to improving the vitality and viability of Egham Town Centre so contrary to advice in PPS6.

5.3 Therefore, the main issue to consider with this revised submission is whether these previous objections to planning application RU.07/1200 have been overcome. By way of background it is first necessary to appraise the site's existing context, as listed below:

- The site is outside the shopping core at the eastern end of the town and in a transitional location between the predominant residential land use to the east (Vicarage Road) and north (Denham Road) that comprises modern flatted redevelopments and dwellings;
- The site is an important corner location being prominent from a number of views and approaches to the town particularly the Vicarage Road/Church Road/The Avenue roundabout;
- Runnymede House is a standalone detached building with architecture, appearance and form different to its neighbouring buildings;
- The neighbouring buildings form different relationships with the site and Runnymede House with nos. 99 -106 High Street being a two-storey terraced row; Henley Court opposite being a 3 storey hipped roof flatted development; and, nos. 63 -66 Denham road being three storey townhouses.

5.4 The reduction in the size of the Denham Road extension to approximately half the length of the frontage is welcomed as this increased separation distance from the northern boundary would provide a physical relief in built form away from its neighbours, be more reflective of Henley Court that is also separated away no. 1 Denham Road and reduce the dominance and prominence of the extension in the street scene. This scale of built form was first advised by the case officer as the limit of acceptable development by pre-application correspondence in April 2007. Concerns over the fourth storey were also raised in this letter and so its deletion is welcomed so ensuring that the building is no more prominent when viewed from the High Street.

- 5.5 In urban design terms however fundamental concerns remain over this current proposal. Specifically the architectural design of the revised Denham Road extension would still appear incoherent alongside the existing building that in turn would fail to respect or enhance the area. This is because of the proportions and rhythm, roof design and fenestration.
- 5.6 Principle 2.4 of Surrey Design states that attention to detail is crucial to the quality of the public realm. Attention to detail is particularly important at this site as it is an area of recognised high quality being adjacent to Egham Conservation Area. Saved Policy BE2 of the adopted Local Plan seeks to preserve and enhance the character and appearance of a conservation area. Criterion 6 of this policy is clear that there is a need to respect not just the scale and height of development but also materials and architectural detailing characteristic of a conservation area. It is considered that this proposal fails this policy.
- 5.7 The applicants was first advised during the pre-application process, prior to submission of application RU.07/1200, that the preferred option for this site was a complete demolition and rebuild as the likelihood is this would best achieve a harmonious design that would enhance the area. This is partly because the existing building is considered to be of poor architectural quality. Notwithstanding this advice the principle of additions to the existing building are not objectionable provided that the resultant design complements the existing building and results in a discernible improvement to the area's character and quality. To date this has not been achieved. Throughout the pre-application process and leading up to submission of this application concerns have been consistently and repeatedly raised regarding the incoherence of the design detailing of the schemes. Whilst the Planning Authority cannot design a scheme for the applicants, officers have identified the same problems and suggested potential solutions for the applicant to explore. Indeed during consideration of this application the applicants were informed at an early date of continued concerns. Moreover, to assist the applicants further a potential alternative solution of providing a physical break, between the old and new, was suggested to the applicant.
- 5.8 Aside from design considerations under RU.07/1200 the vehicular access off Denham Road was deemed to be acceptable and this part of the scheme remains unchanged. The parking layout also satisfies the County Highway Authority requirements and access to no. 99 High Street would be retained. An issue regarding a current covenant referred to by neighbours which permits two parking spaces on the site for the occupants at nos. 100 and 101 was raised under application RU.07/1200 and this is clearly a civil law matter. The concerns raised by the objector regarding a shortfall of parking in the vicinity is noted but it is considered that a refusal on highway grounds would be difficult to justify when alternative parking is available in this town centre location.

- 5.9 Whilst the rear parking courtyard makes would make efficient use of space by the use of undercroft the proposed rear communal amenity space is still considered to be a token gesture and contrived by being remote from the apartments in the northeast corner and therefore unlikely to be used by the future occupants. This is considered to be a poor layout and this concern was raised under RU.07/1200. Although it is accepted that this is a town centre location, whereby typically there is less amenity space, the layout still fails to reflect this site's transitional residential context. The revised position of the bin store away from no.66 Denham Road is however an improvement.
- 5.10 It is considered that the reduction in the size of the built form away from no. 66 Denham Road would ensure that this latest scheme does not have a serious overbearing effect upon this neighbour or result in an adverse loss of residential amenity thus complying with Policy HO9 of the adopted Local Plan. It is also considered that the parking and comings and goings that this development would generate would also cause no adverse harm to residential amenity given the site's town centre location whereby background noise and disturbance is already high and because there is an existing office car park on this site.
- 5.11 Regarding flooding considerations the Environment Agency raised objection under application RU.07/1200. This is because whilst the Flood Risk Assessment (FRA) indicated an escape route the EA considered that there had been insufficient demonstration that safe access and egress to the site up to the 1 in 100 year, plus climate change flood event could be achieved. This matter was not however considered to be insurmountable and so refusal on flooding grounds was not justified. Rather an informative was added advising the applicant that further work would be required to the FRA. An updated FRA has now been submitted with application RU.08/0504 but the EA maintain their objection and further work is still required by the applicant to demonstrate a safe emergency route in the event of a flood event at this site. Officers still consider that the safe escape route is not insurmountable and for consistency no reason for refusal is proposed although a further informative is recommended.
- 5.12 The EA also raised objection on contamination grounds under RU.07/1200 given that the site to the west (i.e. Henley Court development) found bands of contamination present in both the groundwater and the overlying strata. Whilst the EA does not repeat these concerns with this application and refusal is not justified on these contamination grounds it is still considered prudent to take a precautionary approach in the interests of human health, in line with Planning Policy Statement 23 (PPS23): Planning and Pollution Control. So if granting this application the EA recommends a contamination condition to address these environmental health concerns.
- 5.13 Regarding Policy SE2 of the Surrey Structure Plan the applicants have demonstrated that the overall proposal would provide at least 10% of the total energy consumption by the use of renewable sources. The solar connectors attached to the roof are unlikely to adversely affect the appearance of the building but a condition could be imposed to control the specific design and location of these.

- 5.14 Since consideration of RU.07/1200 the Council has introduced the infrastructure tariff. The applicant has therefore submitted a completed unilateral undertaking with this submission.
- 5.15 In summary, this development by reason of the incoherence of the architectural design would fail to integrate into its context and improve the character and quality of the area so representing a poor design contrary to Government Guidance in the Development Plan and the Surrey Design Guide.
- 5.16 Consideration has been given to the requirements of Article 8 and Article 1 of the First Protocol of the European Convention on Human Rights.

Officers' Recommendation

REFUSE for the following reason:

1. The proposal by reason of its overall architectural design and detail such as the proportions, rhythm, roof design and fenestration and in particular the Denham Road extension would result in an incoherent and incongruous development that would fail:
 - a) to integrate into its context forming poor relationships with the surrounding buildings and not respecting or enhancing the visual amenity of the townscape of recognised high quality and failing to take the opportunities available for imposing the character and quality of the area, contrary to saved Policies LO2 and SE4 of the Surrey Structure Plan 2004, saved Policies BE2 and HO9 of the Runnymede Borough Local Plan Second Alteration 2001 and advice contained in Surrey Design and Planning Policy Statement 1 : 'Delivering Sustainable Development' and Planning Policy Statement 3 : 'Housing'.
 - b) to preserve and enhance the character and appearance of Egham Conservation Area contrary to saved Policy SE5 of the Surrey Structure Plan 2004, saved Policy BE5 of the Runnymede Borough Local Plan Second Alteration 2001 and advice contained in Planning Policy Guidance 15 : 'Planning and the Historic Environment' (PPG15).
 - c) To contribute to and improve the vitality and viability of Egham Town Centre contrary to saved Policy LO3 of the Surrey Structure Plan 2004, saved Policy TC1 of the Runnymede Borough Local Plan 2001 and advice contained in Planning Policy Statement 6 : 'Planning for Town Centres' (PPS6).

Informatives:

1. The applicant is advised that in line with the EA's letter dated 1st July 2007 further work is required to the FRA in order to satisfy the EA's requirements and in order to demonstrate a safe access and escape at times of flooding in accordance with PPS25.
2. The applicant is advised that this decision relates to the following drawing numbers received on the dates shown:-

<u>Drawing Number:</u>	<u>Date Received:</u>
07.124/P1A, P2A, 01, 02, 03, 05, 06A, 07A Renewable Energy Assessment Design and Access Statement Planning Supporting Statement Flood Risk Assessment Unilateral Undertaking	16/5/2008



Ref: RU.08/0517
 Scale: Not to Scale
 Date: 06/08/2008

Address:
 High Tor
 5 Kingswood Close
 Englefield Green

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RU.08/0517 Date reg: 22nd May 2008 Ward ENGLEFIELD GREEN EAST

LOCATION: HIGH TOR, 5 KINGSWOOD CLOSE ENGLEFIELD GREEN
PROPOSAL: ERECTION OF A PART TWO STOREY, PART SINGLE STOREY
REAR EXTENSION, SINGLE STOREY SIDE AND REAR EXTENSION
INCORPORATING AN INTEGRAL GARAGE, TWO STOREY FRONT
EXTENSION WITH A NEW ENTRANCE PORCH AND
CONSTRUCTION OF A REAR DORMER TO ALLOW HABITABLE
ACCOMMODATION IN THE ROOFSpace FOLLOWING
DEMOLITION OF EXISTING GARAGE AND STORE

TYPE: FULL PLANNING PERMISSION

APPLICANT: Mr Max Angliss

This application was referred to the Planning committee for determination by the Chairman and Vice Chairman

Saved Local Plan Policies relevant to the consideration of this application are: HO9 & BE2

1. Site

1.1 High Tor is a two storey detached dwelling located in a residential cul de sac which is comprised of a mixture of styles of two storey detached dwellings, all set back from the road, at various distances, with off street parking. The site lies within the Urban Area.

2. History

2.1 The most recent planning history is:

2.2 *RU.08/0278* - Erection of a part two storey, part single storey side and rear extension incorporating roof lights in the single storey rear element, a part two storey part single storey front extension incorporating a new entrance porch and loft conversion incorporating rooflights following demolition of existing garage and store. Withdrawn by the applicant.

3. Application

3.1 The applicant has applied for full planning permission for the erection of a single storey side extension incorporating a garage, a part two-storey, part one-storey rear extension, a two storey front extension incorporating a new entrance porch and a loft conversion with the insertion of a rear dormer window.

3.2 The side extension would be 4.3 metres wide, 13.3 metres deep and have a false hipped roof with a maximum height of 3.8 metres.

- 3.3 The ground floor rear extension would have a maximum cumulative depth of 5 metres, however would only be an additional 2.4 metres on the western elevation and have a false hipped roof with a maximum height of 3.8 metres.
- 3.4 The first floor element would be some 4.20 metres deep and approximately 9.7 metres wide, with a hipped roof the same height as the existing dwelling of 8.6 metres.
- 3.5 The rear dormer window would be 2.7 metres wide, 1.3 metres deep and have a flat roof with a maximum height above ground level of 7.9 metres.
- 3.6 The two storey front extension would infill an area to the west of the existing front door. It would be some 3.8 metres wide, 1.1 metres deep, with the roof being integrated with the roof of the existing dwelling.
- 3.7 The front porch entrance would be sited in front of the existing front door being some 2.6 metres wide, 1.3 metres deep and have a false hipped roof with a maximum height of some 3.2 metres.
- 3.8 The extensions would be constructed of materials to match the existing dwelling.

4. Consultations

- 4.1 The application has been advertised on the Council's list of weekly applications and 8 letters of notification have been sent out to neighbouring properties. Two letters of objection have been received from the adjacent neighbouring properties either side of the application site which raise the following concerns:
 - The side extension would result in loss of light and overshadowing to the side windows in Minard (No. 4 Kingswood Close)
 - The proposed development would be an overdevelopment of the plot
 - The first floor extension would be obtrusive and cause overshadowing to the occupiers of No. 6 Kingswood Close
 - The proposed dormer window is large and would cause overlooking and lead to loss of privacy to the detriment of the occupiers of the adjacent neighbouring property No. 6 Kingswood Close
- 4.2 Surrey County Highways raise no objection to the proposal.

5. Planning Considerations

- 5.1 The main considerations for this application are the impact the proposals would have on the visual amenities of the street scene and the residential amenities of the occupiers of the adjacent neighbouring properties. Due regard will be had to Government Guidance and saved policies in the Development Plan.

- 5.2 The proposed side and front extensions would be clearly visible in the locality, however it is considered that by nature of their design, they would be sympathetic to the style and appearance of the host property and would not appear to be obtrusive additions in the street scene.
- 5.3 The single-storey side extension would extend to within 0.3 metres of the shared boundary line with Minard (No. 4 Kingswood Close to the east of the application site), however the single-storey extension would not extend beyond the rear wall of Minard. At present there is approximately a 1 metre high chain link fence delineating the boundary between Minard and the application site. Furthermore there is an existing garage along the eastern side of the application site which is sited approximately 1.4 metres off the shared boundary. The neighbour at Minard confirms that there are four windows on their western flank elevation which face onto the eastern side of the application property, two of which serve a study and second bedroom. It is acknowledged that the proposed side extension may cause some degree of overshadowing to these flank windows. However it is considered that the light levels to these windows are already compromised by the side elevation of No. 5 Kingswood Close and the orientation of the property to the west of Minard. The proposed extension would have a hipped roof on the side and would only be single storey therefore limiting the mass and bulk of the proposal on the amenities of the occupiers of Minard. It is considered that the side extension would not seriously materially harm the residential amenities of the occupiers of Minard to warrant a refusal of permission.
- 5.4 The adjacent neighbouring property No. 6 Kingswood Close (to the west of the application site), the extension would not extend beyond a 60-degree angle at ground floor level nor would it extend beyond a 45-degree angle at first floor level. This would comply with the Council's Householder Guidance. Furthermore in light of the orientation of the application site with the rear gardens being south facing; this also limits the effect of overshadowing onto the occupiers of the adjacent neighbouring properties.
- 5.5 The application property is already two storey, and the existing windows already look out onto the adjacent neighbouring properties. Therefore, it is not considered that the addition of a rear dormer window would materially result in further serious overlooking or serious loss of privacy than the existing situation. However, conditions are recommended to restrict the insertion of side windows at first floor level to limit direct overlooking into the adjacent neighbouring properties.
- 5.6 The proposed application whilst is large, is considered would be in accordance with saved policies from the Local Plan and in accordance with Supplementary Planning Guidance 'Householder Guide'. It is acknowledged that the proposed extension would cause some harm to the residential amenities of the neighbouring properties but that harm is not so serious as to warrant a refusal of planning permission. The application is therefore recommended for approval subject to conditions.

- 5.7 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the granting of permission would result in a violation of any person's rights under the Convention.

Officers' Recommendation

GRANT subject to the following conditions:

- 1) Full Application – Standard Time Limit (C015)
- 2) External Materials – Samples Not Required (C006)
- 3) No Additional Windows (C021) – insert eastern and western elevation at first floor level
- 4) Balconies (C025)
- 5) Distance to Boundary – Extension (C028) – (The single storey rear extension; 1 metre from the side boundary with No. 6 Kingswood Close and 0.3 metres from the side boundary with Minard)

Informatives:

- 1) The development hereby granted consent has been assessed against the following Development Plan policies – saved Policy SE4 of the Surrey Structure Plan 2004 and Policies BE2 and HO9 of the Runnymede Borough Local Plan Second Alteration April 2001 and other material planning considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The Planning Officer's report giving a more detailed assessment of this application is available for inspection at the Technical Services Department and copies can be obtained subject to a photocopying charge.
- 2) The applicant is advised that this decision relates to the following drawing numbers received on the dates shown: -

Drawing Number:

Date Received:

247 A1 PO1 Rev A
247 A1 PO2 Rev A
247 A1 PO3 Rev A
247 A1 SU01
247 A1 SU02

19th May 2008
19th May 2008
19th May 2008
19th May 2008
19th May 2008

Any permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.