

Runnymede Borough Council

PLANNING COMMITTEE

Wednesday 28th January 2009 at 7.30pm

A D D E N D U M

P L A N N I N G A P P L I C A T I O N S

1. **Page 1** **24 Pond Road, Egham RU.08/1195**
- Application:**
- Para 3.1** Delete 3 no. x 2 bed and 5 no. x 3 bed
Insert 2 no. x 2 bed and 6 no. x 3 bed
- Consultations:** A further letter has been received from the Environment Agency stating that they now raise NO OBJECTION to the application.
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2. **Page 11** **Hillside Stud, Longcross Road, Longcross RU.08/1094**
- The applicant has submitted the following additional information in support of the application:
- A letter dated 05.08.02 from Runnymede Borough Council advising that the annexe building will not require any further permission "provided the building remains ancillary to the main dwelling which could include the occupation by a member of staff or as a granny annexe"
- Comment:
The annexe building is currently being used as ancillary to Hillside Stable Cottage. Providing the annexe is being used as ancillary accommodation to either the main dwelling or Hillside Stable Cottage no further planning permission is required.
- A plan from the Land Registry document has been submitted. The plan is dated 1967 and shows an additional part to the main dwelling house which does not exist on site.
- Comment:
Although a small extension may have existed on the site in 1967, it no longer exists on the site. Local Plan Policy GB6 advises that all extensions constructed after May 1986 will be taken into account when calculating the percentage increase in floorspace of any dwelling. There is no opportunity for applicants to "reclaim" floorspace which may have existed at some time in the past (but is no longer on site) and add it to the floorspace of the existing dwelling.
 - A business projection has been submitted by the applicant.

Comment:
A single page business projection has been submitted, but the financial test for permanent accommodation as set out in Annex A of Planning Policy Statement 7: Sustainable Development in Rural Areas is that the business/enterprise has been established for at least three years, has been profitable for at least one of them and is currently financially sound and has a clear prospect of remaining so.