

Runnymede Borough Council

PLANNING COMMITTEE

Wednesday 24th June at 7.30pm

A D D E N D U M

PLANNING APPLICATIONS

1. Page 1

**Former Safeway Foodstore and Car Park,
179 Station Road, Addlestone – RU.09/0316**

Consultations:

Paragraph 4.1 One additional letter of objection has been received from West Addlestone Residents Association. The main points are summarised below:-

- Accept Council has little choice in granting this application following appeal decision.
- However, scheme still fails to address parking and traffic problems
- Lack of on-site car parking.
- Increased on-street parking.
- Increased congestion when level crossing barriers are down.
- Made worse if Airtrack scheme goes ahead.
- Shoppers and delivery vehicles add to gridlock.

2. Page 42

Asland, Pinewood Road, Virginia Water

Paras 3.4, 5.7, 6.6

The applicant has submitted a 4 page letter to further justify the development. The main points are summarised below:

- The conservatory represents a very small increase in floor area over that of the approved dwelling. It is not visible from the public realm (a point proven by the fact that the structure have been there for 2 years without complaint or enforcement).
- The conservatory does not adversely impact upon neighbouring residential amenities
- The proposal complies with criteria 1) to 4) of Policy GB6
- Revisits the size of the dwelling at May 86 and its ground floor area is not in dispute being 178.7 sq m. There was also usable space in the loft (this was boarded and had a window and could have easily been converted to a room) with a loft area having an area of 44.1 sq m at a height of 1.4 sq m. This space should be included as usable space as it could have easily been adapted under permitted development rights. In addition there was an existing garage of 32 sq m. Hence the total area at May 1986 was $178.7 + 44.1 + 32 = 254.8$ sq m

The 2001 consent permitted a ground floor of 202.4 sq m and central loft space with first floor of 29.8 sq m. A replacement garage was also permitted with a floor area of 36 sq m. So the size of the replacement dwelling was $202.4 + 29.8 + 36 = 268.2$ sq m which equates to a floor area increase of 5%

- Inclusive of the conservatory and on the basis of these figures the floor area increase is therefore only 13%

The owner made changes, however, to the loft space by utilising more of its area but with no external changes made to the roof size and so no additional harm to the Green Belt. Even taking this increase into account the cumulative floor area increase would be 32% which is a difference of just 5 sq m over that of the allowable limit.

Officers' response:

For consistency the agenda report at paragraph 5.2 has used the figures stated by the officer in 2001. Limited detail was submitted by the planning agent as part of the 2001 application regarding the usability of the existing loft space. Given, however, the applicant the benefit of doubt and applying the applicant's figures stated above the correct size of the dwelling at May 1986 should be $178.7 + 44.1 = 222.8$ sq m (223 rounded up). The original garage was excluded from the base figure as it was located more than 5 metres away and the replacement garage was also excluded being permitted as an outbuilding under Policy GB1 which is also located more than 5 metres away from the existing dwelling.

The replacement dwelling, as built, inclusive of the enlarged first floor the size of the replacement dwelling (which the applicant has not stated), has a floor area of $202.4 + 93$ (recalculated first floor area off applicant's drawings) = 295.4 sq m (295 rounded and excluding the replacement garage).

So, therefore the replacement dwelling as built represented a floor area increase of 32% (i.e. $295 - 223 = 72$ sq m increase). The conservatory has a floor area of approximately 20 sq m and so this would represent a cumulative floor area increase of 92 sq m or 41%, therefore still contrary to criterion (i) of Policy GB6.

Notwithstanding any dispute over the loft areas of the existing and proposed dwellings, the unauthorised conservatory still exceeds the floor area requirements of Policy GB6 and spreads development to the west, harming the Green Belt. There are many sites within Wentworth which cannot be seen from public view but the harm remains to the openness of the Green whether seen or unseen. To say that a building or extension is inconspicuous is not sufficient to overcome the harm to the Green Belt.

It is therefore considered that the applicant's further comments do not represent very special circumstances so the officer recommendation remains the same as set down on the agenda.

Paragraph 5.6

On the fifth line of paragraph 5.6, 'not' should be deleted so it reads: "The conservatory does materially diminish the distance between the dwelling and the rear boundary of the site."

3. Page 50

Tesco Stores Addlestone – RU.09/0413

Consultations:

Add to Para 4.1

An additional letter of objection has been received and there has been 23 letters in total. The letter raises a number of issues which have been raised by other objectors, with the exception being:-

- The siting of a turbine would be more appropriate in an isolated rural location

Comment:

The application site is located within the urban area, where the principle of development is considered to be acceptable subject to detailed considerations. These are looked at in detail in the Planning Considerations section of the committee report.

Para 4.3 The Environmental Protection Officer has no objection subject to the following noise condition being substituted

When in operation, noise from the turbine shall be limited to a level of 33 dB (A) L90 10min , at wind speeds up to 10m/s when measured at 10 metres height, at the nearest sensitive premises.

A G E N D A I T E M S

1. Item 8 Page 7

Paragraph 3.4
Paragraph 4.1
Paragraph 7.4.3

Padd Farm, Hurst Lane, Egham - Enforcement

The inquiry is now scheduled for 8 days.
Second sentence: to note that a meeting also took place in December 2008
Second sentence: to note that there has been some agricultural activity on the site during current occupation.
