

PART I ITEM - URGENT ITEM

PLANNING COMMITTEE
7TH OCTOBER 2009

RU.09/0834	Date reg:	23.9.09	Ward ADDLESTONE NORTH
LOCATION:	GARAGE BLOCK AT SIMPLEMARSH COURT, SIMPLEMARSH ROAD, ADDLESTONE		
PROPOSAL:	PRIOR APPROVAL OF PROPOSED DEMOLITION OF GARAGE BLOCK AND TWO SHEDS AT SOUTHERN BOUNDARY OF SIMPLEMARSH COURT		
TYPE:	PRIOR NOTIFICATION		
APPLICANT:	Runnymede Borough Council		

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

BE2, HO9

The Chairman has agreed that this report be considered as a matter of urgency because the application requires determination by the Planning Committee as the applicant is the Borough Council. The application is for determination whether prior approval is required for demolition of the buildings under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995. The period for determination is 28 days which would expire prior to the date of the next Planning Committee on 28th October 2009.

1. Site

- 1.1 The application relates to a garage block sited adjacent to the southern boundary of Simplemarsh Court. It comprises three garage bays and two storage spaces with a total ground area of 59 sqm. It is a single storey, flat roof building to the south west of flats Nos. 11 and 12 Simplemarsh Court. The garage block is attached to the rear of the former residential units Nos. 20 to 25 Pinefields. The site is within the urban area of Addlestone.

2. History

- 2.1 There is no relevant history for the garage block, but this application has been submitted in relation to the redevelopment of the adjoining site at Pinefields which was granted planning permission RU.09/0142 on 2nd April 2009 for:

Demolition of existing buildings and erection of 39 no. affordable housing units comprising 11 no. two storey (2 and 3 bed) terraced dwellings and 28 no. (1 and 2 bed) flats in three blocks (two frontage blocks 3 and half storey and rear block 2 and half storey) with new vehicular access from Church Road and associated parking, hardstanding, amenity areas and bin stores.

This planning permission was amended by planning permission RU.09/0436 on 16th July 2009.

3. Application

- 3.1 This is an application for prior notification of the proposed demolition of the garage block and sheds. This application seeks determination as to whether the details submitted with the application in relation to method of demolition and restoration of the site are sufficient and therefore prior approval would not be required, or whether further details are required for further approval. Although the garage building is outside the area of redevelopment of the adjoining Pinefields site, the applicant has confirmed that the garage building is required to be demolished because it is attached to a building that will be demolished as part of the approved redevelopment scheme for that site. The building will be demolished either by hand or by a small machine in order to avoid disturbance to the existing dwellings at Simplemarsh Court. The site will be cleared and the hard surface made good to enable parking by Simplemarsh Court residents to continue. The rubble will be taken off the site by a demolition contractor in accordance with waste disposal regulations.

4. Consultations

- 4.1 The applicant is required to display a notice at the site for a period of 21 days. This has been carried out.

5. Planning Considerations

- 5.1 The demolition of certain types of buildings are exempted from planning control. The demolition of a building which adjoins a dwelling is subject to planning control. Part 31 of the Town and Country Planning (General Permitted Development) Order 1995 grants planning permission for demolition in such cases, but this permission may not be exercised until the local planning authority has determined whether it requires further details (prior approval). This application falls within this category as the garage block adjoins a former residential building. The principle of demolition has been given by the Order. Therefore the only issue for consideration is whether the details of the method of demolition and the restoration of the site are sufficient at this application stage or whether further details are required.
- 5.2 The applicant has stated that as the garage block is a small building and is close to residential units, the demolition will be undertaken by hand or with a small long-reach machine. This method of demolition is considered to be reasonable given the small scale nature of the project. The nearest flats are Nos. 11 and 12 Simplemarsh Court which are 7m from the garage block. It is therefore considered that this distance and the chosen method of demolition would not be likely to cause significant adverse effects on the amenities of the residents. The area of hardstanding under the garage would be restored so that the space is available for parking by Simplemarsh

Court residents. This would complement the rest of the hardstanding in Simplemarsh Court and would maintain parking facilities. It is therefore considered that the details in the application are sufficient and that prior approval of further details is not required.

- 5.3 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 proposal would result in a violation of any person's rights under the Convention.

Officers' Recommendation

PRIOR APPROVAL NOT REQUIRED subject to the following condition:

1. The method of demolition and restoration shall be as stated in the application form unless otherwise approved by the Local Planning Authority.

Reason: In the interests of the amenities of the residential occupiers of Simplemarsh Court and to comply with saved Policies BE2 and HO9 of the Runnymede Borough Local Plan Second Alteration 2001.

Informative:

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

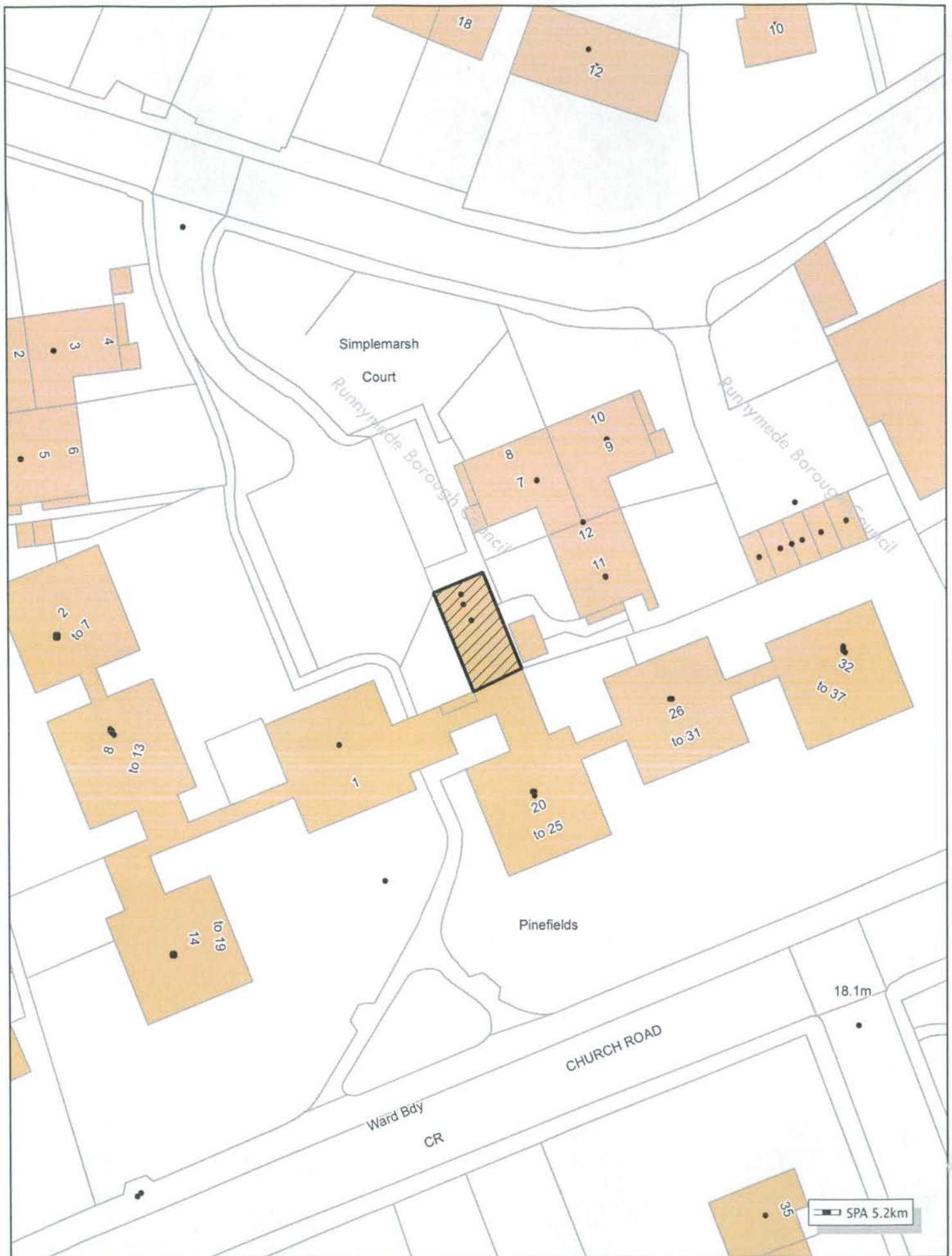
Drawing Number:


Date Received:

Location plan

23rd September 2009

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.




 Ref: 09/00889/NEW
 Scale: 1:500
 Area: 60 sq.m
 Date: 16/09/2009

Address:
 Garage Block and Sheds
 Simplemarsh Court
 Simplemarsh Road
 Addlestone

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 100006086. 2009