

**PLANNING COMMITTEE**

**6TH JANUARY 2010**

---

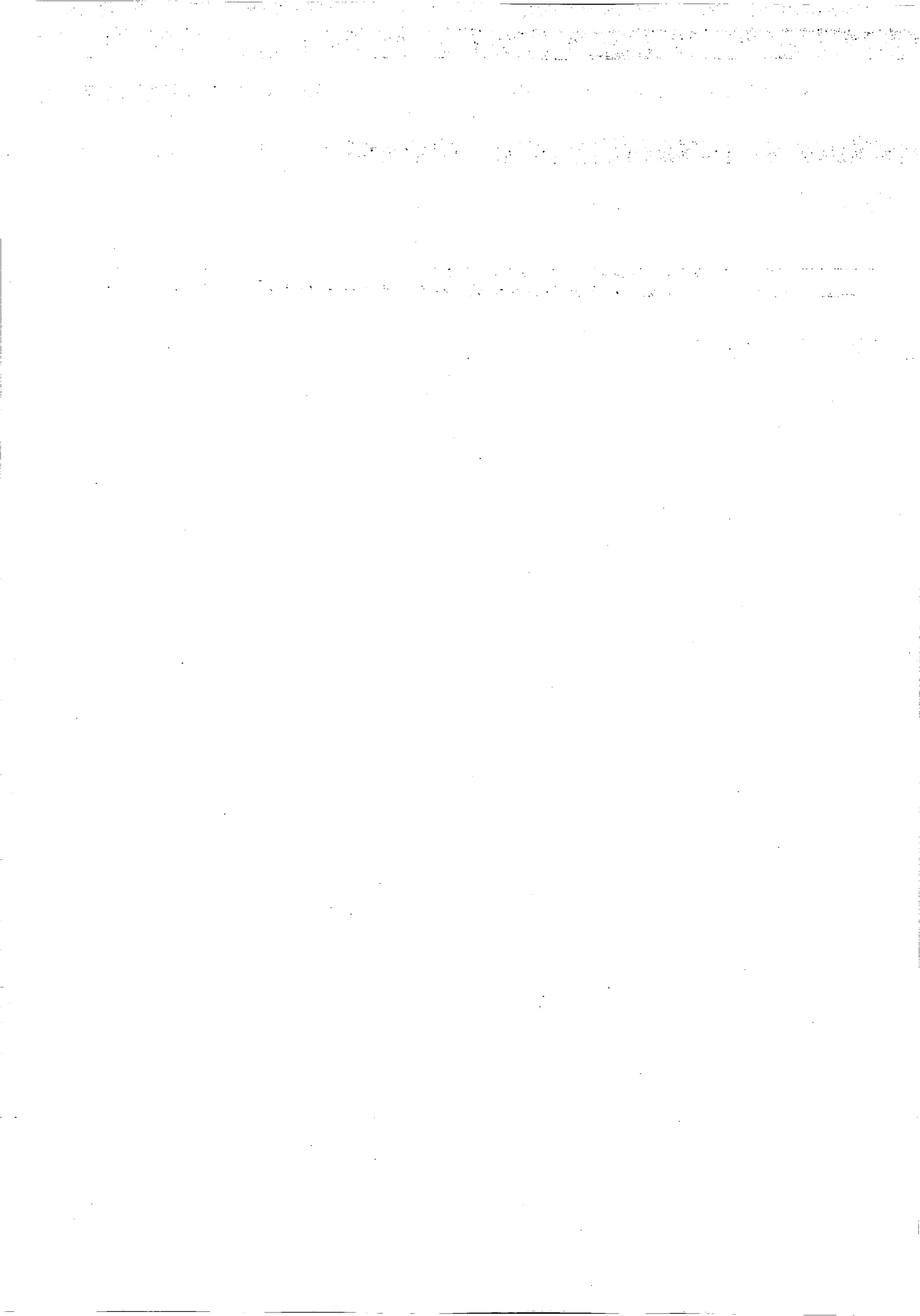
<u>WARD</u>	<u>APPLICATION NUMBER</u>	<u>LOCATION</u>	<u>PAGE NO.</u>
-------------	-------------------------------	-----------------	-----------------

PART A

AN	RU.09/0999	Former Safeway Foodstore And Car Park, 179 Station Road, Addlestone	1
----	------------	--	---

PART B

VW	RU.09/1002	Santhari, Heath Close, Virginia Water	6
----	------------	---------------------------------------	---



# **PART A**

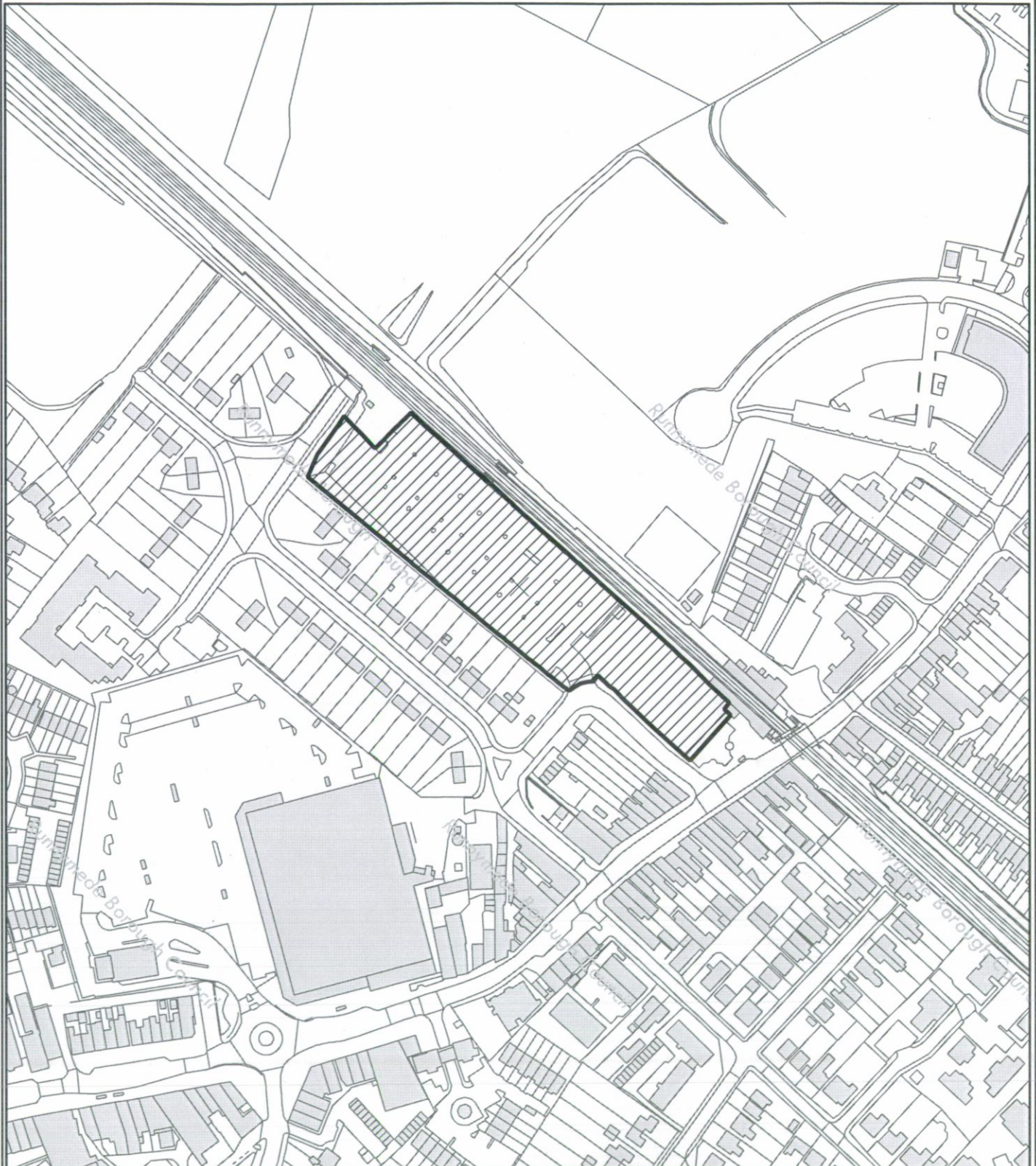


Planning Committee (6.01.2010)

RU.09/0999

**FORMER SAFEWAY FOODSTORE AND CAR PARK,  
179 STATION ROAD, ADDLESTONE**

Not to Scale



<b>RU.09/0999</b>	Date reg: 16.11.09	Ward: ADDLESTONE NORTH
<b>LOCATION:</b>	FORMER SAFEWAY FOODSTORE AND CAR PARK, 179 STATION ROAD, ADDLESTONE	
<b>PROPOSAL:</b>	RESERVED MATTERS APPLICATION FOR THE APPROVAL OF LANDSCAPING DETAILS FOR THE DEVELOPMENT OF THE SITE FOR 112 UNITS (64 FLATS IN 3,4, AND 5 STOREY BUILDING AND 48NO. 3 STOREY HOUSES) AND RETAIL DEVELOPMENT COMPRISING 365 SQ.M OF RETAIL FLOORSPACE, WITH ACCESS OFF VICTORY PARK ROAD AND CAR PARKING SPACES.	
<b>TYPE:</b>	RESERVED MATTERS APPLICATION	
<b>APPLICANT:</b>	Goldcrest Land (England) Ltd	

Local Plan: Saved Policies relevant to the consideration of this application are: HO9, NE15 and BE2

1. Site

- 1.1 The application site, 1.05ha in area, comprises land formerly occupied by the Safeway supermarket and its associated parking within Addlestone town centre. The supermarket building which was sited at the southern end of the site has been demolished. The site is flat but the surrounding land rises by 3.8m towards the north with an embankment around part of the rear and west side boundaries.
- 1.2 The site is bounded to the east by the Addlestone/Chertsey railway line and Addlestone Station. St Georges Road lies to the north which is a residential road at the higher level than the application site, from which a public footpath leads down to Station Road along the western boundary of the site. 1-3 St Georges Road, and 2-28 Victory Park Road to the west of the footpath, are semi-detached two storey dwellings with gardens facing the site. Immediately to the south of the site is the Station Road taxi waiting area and a mix of commercial/residential properties fronting Station Road. To the east of the station is Burn Close, a small residential cul-de-sac. To the east of the railway line is a recreation area with football pitch and play equipment, accessed from Station Road/Aviator Park.
- 1.3 Access to the site is from Station Road via Park Road and the one way section of Victory Park Road adjacent to 2 Victory Park Road, behind 175 Station Road. The service access to Tesco also links with this circulation system. The railway line has an at-level crossing of Station Road next to the station, with automatic barriers.

2. History

- 2.1 There has been a long planning history of the site and the most recent relevant applications are:

- 2.2 *RU.07/0547*: Outline application for residential redevelopment of the site with access and layout to be determined for residential and retail use comprising 191 residential units and 272 sq.m retail floorspace, with 134 car parking spaces. Refused 06.09.07. Appeal allowed 28.02.08
- 2.3 *RU.09/0316*: Outline application for residential development of site comprising 112 units (64 flats in 3,4, and 5 storey building and 48 3 storey houses) and retail development comprising 365 sq.m of retail floorspace, with access off Victory Park Road and 82 car parking spaces with access, layout, scale and appearance to be determined. Approved 25.06.09 subject to conditions and Unilateral Undertaking dated 19 June 2009.

### 3. Application

- 3.1 This is a Reserved Matters application following the grant of outline planning permission under reference *RU.09/0316*. As the outline planning permission granted permission for the access, layout, scale of development and external appearance, this application seeks consent only in respect of the landscaping of the site.
- 3.2 Details and plans of the landscaping of the site and the treatment of the pocket parks have been submitted. In addition an extra 8 parking spaces are shown on the site layout plan, resulting in a total parking provision of 94 parking spaces.

### 4. Consultations

- 4.1 The application has been advertised on the Council's list of weekly applications and 870 letters of notification have been sent out to neighbouring properties due to the location of the site. Three letters of representation have been received making the following comments:
- 82 parking spaces are not adequate for the number of dwellings proposed as Addlestone (a Victorian town and Station) already suffers from traffic congestion which would be made worse;
  - The proposals are overdevelopment of the site; and
  - The site would be more suited to an improved medical centre.
- 4.2 The Council's Parks and Amenities Officer has raised no objection to the landscaping proposals and comments that the planning contains a mixture of evergreen and deciduous shrubs, some herbaceous perennials and the planting of 29 extra heavy standard ornamental trees.

### 5. Planning Considerations

- 5.1 The only matter for consideration in the determination of this application is whether the proposed landscaping scheme for the whole site is acceptable. The principle of the development, including its layout, scale of development, external appearance and access arrangements have already been approved by the granting of outline planning permission under reference *RU.09/0316* in June 2009.

- 5.2 As approved in the outline application, each dwellinghouse has a rear garden. The space around the buildings for landscaping is limited to the two pocket parks, the parking areas, within the edges of the access road through the site and to the communal amenity area for the flats. A variety of grassed and mixed evergreen and deciduous shrub planting is to be provided within these landscaped areas. In addition tree planting is also proposed at various points along the access road through the site, within the parking areas and on the corner between the flats and the dwellings. In total 29 heavy standard ornamental trees (14-16cm girth and 4-6 metres high) will be planted within the site. The pocket park areas and the communal amenity space for the flats would also comprise grassed and paved areas, seating and BBQ areas. Overall it is considered that the landscaping proposals will provide a mixture of shrubs and trees, which will assist in softening the amount of built development within the site and enhancing the appearance and amenity of the development.
- 5.3 The landscaping proposals are not considered to result in any detriment to the amenities of any neighbouring occupier. In relation to the comments made in the representations section of the report, these matters were considered at the outline stage and following the granting of outline planning permission, these issues cannot be revisited. Nonetheless the plans submitted as part of this reserved matters application make additional provision for visitor parking spaces within the site, thus increasing the total parking provision on the site from 86 spaces to 94 spaces.
- 5.4 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 reserved matters consent would result in a violation of any person's rights under the Convention.

#### Officers' Recommendation

**APPROVE RESERVED MATTERS** subject to the following conditions:

1. Reserved Matters Time Limit (C017)
2. The details comprising the hard and soft landscaping scheme shown on the approved plans submitted with this application shall be carried out in full as approved and shall be completed within the first planting season following the substantial completion of the development (or any part of the development), permitted under reference RU.09/0316 and in accordance with a timetable for implementation which shall be submitted to and approved in writing by the local planning authority prior to the commencement of development, unless otherwise agreed in writing by the Local Planning Authority.

/continued ...

**Reason:** To ensure the satisfactory completion of the development in terms of visual amenity, to preserve the character and appearance of the surrounding area and to comply with saved Policies NE14, NE15, HO9 and BE2 of the adopted Runnymede Borough Local Plan Second Alteration April 2001.

3. Tree Replacement – Proposed Trees (C051)

Informatives:

1. The applicant is advised that all of the conditions attached to the outline planning permission RU09/0316 remain in force and should be considered along with the conditions attached to this reserved matters consent. In addition your attention is also drawn to the Unilateral Undertaking which was completed as part of the outline planning permission which is also required to be complied with.
2. The development hereby granted consent has been assessed against the following Development Plan policies – saved Policies BE2, NE15 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.
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>
5235/P5.00	12.11.09
1174/02 revision C	12.11.09
1174/03 revision C	12.11.09
1174/04 revision C	12.11.09
1174/05 revision A	12.11.09
1174/06 revision A	12.11.09
Additional information relating to grassed paving grids	04.12.09

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.

# **PART B**

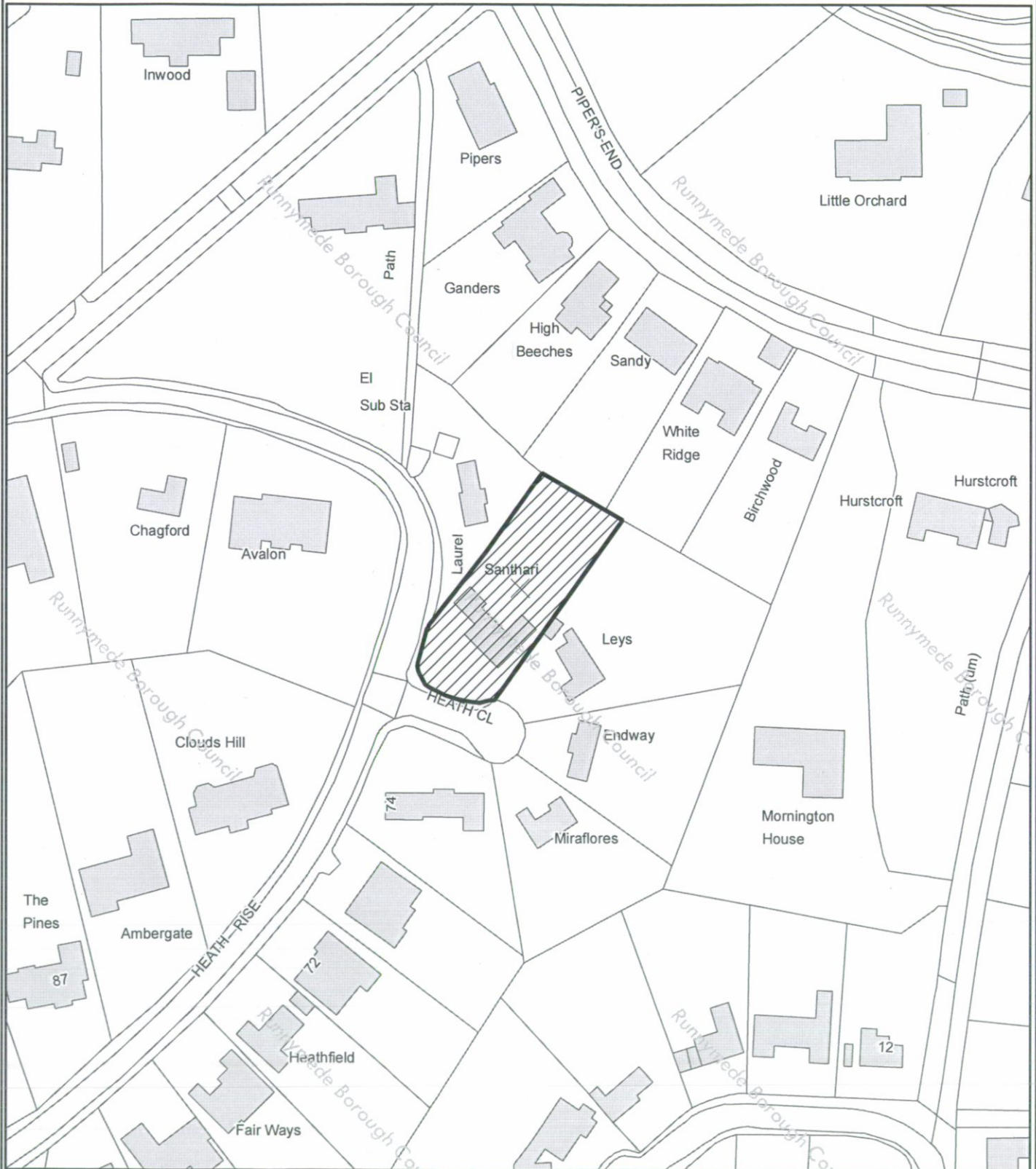


Planning Committee (6.01.2010)

RU.09/1002

**SANTHARI, HEATH CLOSE, VIRGINIA WATER**

Not to Scale



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. Runnymede Borough Council 100006086 2009

**RU.09/1002**      Date Reg: 18.11.09      Ward: VIRGINIA WATER

LOCATION:      SANTHARI, HEATH CLOSE, VIRGINIA WATER  
PROPOSAL:      AMENDMENTS TO PLANNING APPROVAL RU.09/0583 (ERECTION  
OF TWO STOREY REPLACEMENT DWELLING) TO INCLUDE AN  
INCREASE IN RIDGE HEIGHT  
TYPE:      FULL PLANNING PERMISSION  
APPLICANT:      Mr M Walsh

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

Second Alteration April 2001: BE2, HO9, MV9

1.      Site

- 1.1      The site is located in the Urban Area of Virginia Water on the northern corner of Heath Close and Heath Rise. The detached two storey dwelling granted by planning approval RU.09/0583 is currently under construction at the site.
- 1.2      The site has an area of approximately 0.1 hectares and is largely rectangular in shape. The site has a maximum depth of approximately 60 metres and a relatively uniform width of between approximately 21 and 24 metres. The site is well screened on all boundaries by mature hedging which is approximately 2 metres in height. The site has a U shaped access arrangement to the front with access points off both Heath Rise and Heath Close.
- 1.3      Heath Close comprises both two storey and single storey properties of various ages and styles. Heath Rise can also be seen to contain a range of properties of various styles and heights.
- 1.4      Land levels vary on the site, sloping upwards from the south west to the north east.

2.      History

- 2.1      The planning history for the site is as follows:
- 2.2      In 1973, building regulations approval was given (BR.73/446) for an extension to the garage.
- 2.3      In 1974, permission was granted (RU.74/0362) for the erection of a proposed single storey extension.
- 2.4      In August 2009, permission was granted (RU.09/0583) for the erection of a 2 storey detached dwelling with accommodation in the roofspace and integral double garage following the demolition of the existing dwelling.

### 3. Application

- 3.1 This applicant seeks amendments to planning approval RU.09/0583 (Erection of 2 storey detached dwelling with accommodation in the roofspace and integral double garage following the demolition of the existing dwelling) to include an increase in ridge height by 35cm.
- 3.2 According to the plans provided, the dwelling would be located centrally in the plot, approximately 17 metres back from the highway, retaining a minimum separation distance of approximately 2 metres from side boundaries and leaving a rear garden with a minimum depth of approximately 24 metres. This is compared with the existing bungalow at the site which was located a minimum of 9 metres from the highway and was located a minimum of 1 metre from the side boundaries.
- 3.3 The proposed dwelling would have a footprint of approximately 216sqm and a gross external area of approximately 380sqm. The dwelling would have a maximum width of approximately 17.1 metres (including the garage) and a maximum depth of approximately 17.7 metres. This is compared with the previous dwelling which existed on the site which had a width of approximately 18.6 metres (including the garage) and a maximum depth of approximately 13.2 metres. The proposed dwelling would have a hipped roof with a flat top. The ridge height of the dwelling would be approximately 9.5 metres and the eaves height would be approximately 5.5 metres. The roof would also contain a gable ended element at the front and would contain 2 flat roofed dormers in the rear elevation to allow for habitable accommodation in the roofspace. This is compared to the previous bungalow which had a maximum height of approximately 5.6 metres to the ridge.
- 3.4 The applicant has submitted a Design and Access Statement in support of the application.
- 3.5 A tree survey and protection plan and Energy Statement have also been submitted in support of the application. The relevant sections of these documents will be referred to in section 5.
- 3.6 Overall, the biggest change from planning approval RU.09/0583 is the proposed increase in ridge height by approximately 0.3 metre from approximately 9.2 metres to approximately 9.5 metres. Minor alterations to the detailing of the dwelling including the replacement of the single garage door for two single garage doors, changes to the style of the fenestration and the addition of brick detailing to the front elevation are also proposed.

### 4. Consultations

- 4.1 The application has been advertised on the Council's weekly List and 6 letters have been sent to neighbouring properties. Three letters of objection to the proposal have been received and are summarised below:

- The building as approved is far too high already and Leys and other properties in Heath Close will be completely overshadowed by it.
- The increase in ridge height would cause an even greater loss of light for Laurel Heath which is north facing.
- The increase in ridge height proposed would make the property appear more oversized for the size of the plot.
- The proposed building if allowed would completely dominate Heath Close which will accentuate the height of the dwelling.
- Similar developments at 72 and 73 Heath Rise which were approved in recent years, and both of which involved single storey dwellings being replaced by two storey dwellings had restrictions placed on the ridge heights. This precedent should be taken into account when determining this application.

4.2 The County Highways Authority has no objections to the proposal.

4.3 The Council's Parks and Amenities Officer has no objections to the proposal.

#### 5. Planning Considerations

5.1 As all other elements of the previous planning permission RU.09/0583 for a replacement dwelling on this site remain unchanged, the main issue to consider in this application is the impact of the increase of the height of the building on residential amenities and on the established streetscene. The minor alterations to the detailing of the building will also be considered. Due regard will be had to Government Guidance and relevant saved policies in the Development Plan. Planning approval RU.09/0583 is a material consideration in this application.

5.2 The main reasons why approval RU.09/0583 was granted are summarised below:

- Although the proposal involved an increase in height in comparison with the original dwelling, due to the setback of the proposed dwelling of approximately 17 metres, the dwelling was considered to provide an adequate separation distance from the highway to prevent the proposal having a significant adverse impact on the character of Heath Close.
- The separation distances to the side and the rear boundaries were considered sufficient to prevent the dwelling appearing cramped or out of character within the established streetscene of the cul-de-sac.
- It was considered that whilst the proposed dwelling would be more prominent than the existing dwelling which occupied the site, the dwelling had been designed sympathetically, with hipped roof and low eaves height to reduce its bulk and overall prominence.

- In terms of the impact of the proposal on residential amenities, due to the position of The Laurels in relation to the applicant site and due to the boundary screening between the two properties, the proposal was considered unlikely to cause any significant adverse harm to the residential amenities of this neighbour.
- Due to the boundary screening, the location of the garage at the Leys, the separation distance between these dwellings and the orientation of the Leys which is orientated away from the applicant site, it was considered that the proposal would not be significantly harmful for this neighbour.
- The proposal was demonstrated to comply with the Council's interim advice note on Renewable Energy by showing that 10% of the dwelling's energy requirement could be met through the use of a renewable source.
- The soft landscaping works were considered acceptable. No significant trees were shown to be lost or likely to be damaged by reason of the proposal.

5.3 As the only element of the extant permission RU.09/0583 being amended is the height of the dwelling, with all other aspects of the application remaining the same, for the rest of this report, the impact of this alteration to the scheme will be considered in isolation.

5.4 In terms of the impact of the proposal on the streetscene and established character of the area it is acknowledged that the site occupies a prominent and elevated corner plot which is highly visible approaching from south west to north east along Heath Rise. However, whilst the concerns of neighbours are acknowledged, the increase in height of approximately 0.3 metres would not represent a material or significant difference in mass and prominence, within the street scene, when compared with the consented scheme RU.09/0583.

5.5 It is considered that the street scene elevation illustrates how the proposed dwelling would sit comfortably alongside its adjacent neighbouring properties. Laurel Heath to the north-west is a two storey dwelling and so the proposal would not appear significantly bulkier in comparison with this dwelling. Although the proposed dwelling would be higher than the bungalow The Leys, to the south east, it is considered that the significant separation distances between these properties coupled with the low eaves height of the proposed dwelling would ensure that the development would not jar or over dominate the bungalow. Moreover, within a wider context there is a mix of architecture with varying heights in the area and the proposed height is not considered to be excessive in comparison with others in the vicinity.

5.6 Given the acceptable relationships alongside the immediate neighbours, as explained above, it is considered that the increase in height would not cause a significant loss of light or overbearing to either neighbouring property. Whilst it is noted that some other minor alterations are proposed to the detailing of the proposed dwelling as described in paragraph 3.6 above, these alterations are considered to be acceptable.

- 5.7 Consideration has been given to Article 8 and Article 1 of the First Protocol of the European Convention on Human Rights.

Officers' Recommendation

**GRANT** subject to conditions:

1. External Materials – Samples Submitted and Acceptable (C007) - Face Brick-Michel Mersh Octagon Blend, Plinth: Michel Mersh Plain red brick, String Course: Michel Mersh Plain red brick, Chimney corbelling: Michel Mersh Octagon blend brick, Roof tile-Marley eternic burnt flame.
- 2 Full Application – Standard Time Limit (C015)
- 3 No Additional Windows (C021)
- 4 Obscure Glazing (C022) - first floor window on south eastern elevation which is shown to serve an bathroom. First floor window on north western elevation which is shown to serve a wardrobe.
- 5 Balconies (C025) -\*the flat roof area of the single storey rear element of the proposed dwelling hereby approved
- 6 Use of Domestic Garage – Private Vehicles Only (C030)
- 7 Permitted Development Rights Removed – Classes A to E in Urban Area (C035)
- 8 The development hereby approved shall be carried out in complete accordance with the details approved by RU.09/0921 in relation to the land levels on the site. There shall be no variation to these approved levels unless permission is obtained in writing from the Local Planning Authority.  
  
**Reason:** In order to obtain a satisfactory form and scale of development in the interests of the visual amenities of the locality and to comply with saved Policies BE2 and HO9 of the Runnymede Borough Local Plan Second Alteration 2001.
- 9 Tree Retention – General (C048) (\*drawing number TMC-09018-S)
- 10 Tree Retention-Specific (C049) (Condition 9 above)
- 11 Tree replacement-existing trees (C05) (Condition 9 above)
- 12 Protective Fencing – General (C053)
- 13 Storage of Materials Within Fencing (C055)

- 14 Ground Levels/Excavation Within Fencing (C056)
- 15 Burning(C057)
- 16 Retention of Existing Screen (C060) (\*front and side boundaries of the site, minimum of 1.8 metres)
- 17 Renewable Energy - Full Statement Submitted (C064) (the development hereby permitted shall be built in accordance with the approved renewable energy statement and details approved by RU.09/0912 and therefore retained....)
- 18 Sustainable Urban Drainage Systems (C173)
19. The development hereby approved shall be carried out in complete accordance with the construction method statement, Safety Method Statement and Demolition Phase Health and Safety Plan approved by RU.09/0912. Such measures shall be retained for the duration of the construction period.  
**Reason:** The above condition is required 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 MV4 of the Runnymede Borough Local Plan Second Alteration 2001.
- 20 The soft landscaping works shall be carried out in accordance with drawing number 09-P520-02 unless otherwise agreed in writing by the Planning Authority.  
**Reason:** To preserve and enhance the character and appearance of the surrounding area and to comply with saved Policies NE14 and NE15 of the Runnymede Borough Local Plan Second Alteration 2001.
- 21 The hard landscaping works shall be carried out in accordance with the details submitted and approved by RU.09/0912. There shall be no variation from the approved details unless permission is obtained in writing from the Local Planning Authority.  
**Reason:** To preserve and enhance the character and appearance of the surrounding area and to comply with saved Policy BE2 of the Runnymede Borough Local Plan Second Alteration 2001.
- 22 Height of Development (C040) (9.5 metres)

Informative:

1. 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>
09-P520-01 (location and context plans)	13/11/2009
09-P520-02 Rev A (site plan)	13/11/2009
09-P520-03 (ground floor plan)	13/11/2009
09-P520-04 Rev A (first floor plan)	13/11/2009
09-P520-05 (second floor plan)	13/11/2009
09-520-06 Rev B (front elevation)	13/11/2009
09-P520-07 Rev A (rear and side elevations)	13/11/2009
15/12/2009	
09-P520-08 Rev A (site section)	13/11/2009
09-P520-10 (existing elevations)	13/11/2009
09-P520-11 Rev A (streetscene elevation)	13/11/2009
2140/njw Rev P1 (Energy Statement)	13/11/2009
Design and Access Statement	13/11/2009
09018S (Tree Survey Schedule)	13/11/2009
TMC-09018-S (Tree survey and constraints plan)	13/11/2009

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.

2. The development hereby granted consent has been assessed against the following Development Plan policies – Policies NRM 11, NRM 15, LF5 and BE1 of the Adopted South East Plan (May 2009) and saved Policies SV2, 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.