



## PLANNING COMMITTEE

23 JUNE 2010

## APPENDICES

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## Appeal Decision

Site visit made on 2 June 2010

by **Richard E Hollox** BA(Hons) BSc(Econ)  
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an Inspector appointed by the Secretary of State  
for Communities and Local Government

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Decision date:  
4 June 2010

### Appeal Ref: APP/Q3630/D/10/2126369 374 Stroude Road, VIRGINIA WATER, GU25 4DB

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mrs Rachel Turner-Linke against the decision of the Runnymede Borough Council.
- The application Ref RU.10/0187, dated 2 March 2010, was refused by notice dated 7 April 2010.
- The development proposed is the construction of a dropped kerb to the front of the property to form a vehicular access.

### Decision

1. I allow the appeal, and grant planning permission for the construction of a dropped kerb to the front of the property to form a vehicular access at 374 Stroude Road, Virginia Water, GU25 4DB in accordance with the terms of the application, Ref RU.10/0187, dated 2 March 2010, and the plans submitted with it, subject to the following conditions.
  - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision;
  - 2) Prior to the construction of the vehicular access to Stroude Road hereby approved, full details of its design/construction including the maximum achievable visibility splays in each direction shall be submitted to and approved in writing by the Local Planning Authority; the development shall then be undertaken fully in accordance with those approved details before the first use of the access, and the approved visibility splays shall be kept permanently clear of any obstruction between 0.6 and 2 m in height.

### Main issue

2. One main issue arises in the determination of the appeal. This is whether an additional dropped kerb and vehicular access on Stroude Road would result in any significant increase in inconvenience or danger on the public highway.

### Reasons

3. The appeal site is in the Metropolitan Green Belt but the effect of the proposal upon it would be, at most, negligible.
4. The Council describes Stroude Road as a heavily trafficked C Class Road, and at the time of my inspection during mid-afternoon on a Wednesday there was a

considerable amount of traffic along it in both directions. No doubt it is even busier at peak times. It appeared to me that some drivers were taking more notice of the speed triggered 30 mph speed restriction sign than were others. Policy MV4 in the adopted (April 2001) Runnymede Borough Local Plan Second Alteration expects all developments to comply with current highway design standards and for arrangements for access and circulation to be appropriate with regard to such considerations as accident potential. As a general principle, therefore, no encouragement should be given to vehicles having to be driven to or from forecourts or hardstandings at the front of dwellings in reverse gear from or to a classified road.

5. The Appellant says that No 374 is the only property along Stroude Road without a dropped kerb. The Council does not dispute this statement, and it accords with what I saw at my inspection. Besides the large number of these accesses there is a considerable number of cars parked in the drives and hardstandings at the front of the dwellings. The appeal site is close to the junction with Edgell Close and there are bus stops along Stroude Road. The impression, therefore, is of a residential street with vehicles not infrequently manoeuvring to, from and along it. During the last 3 years there have been 3 personal injury accidents in the vicinity of No 374, one being due to a vehicle being reversed from Stroude Road onto a private driveway. But such is the number of accesses on both sides of this long street that I am not convinced that just one additional, and last, dropped kerb would result in a significant amount of additional inconvenience or danger on the public highway. Put another way, and bearing in mind the absence of any precedent created, it would be unreasonable to deny the Appellant a proper access for the convenient and safer off-street parking of her car.
6. The hardstanding in the front of No 374 has a maximum depth of about 6.1 m and an approximate width of between 4.2 m and 6.78 m. This, as I saw at my inspection, is just enough to accommodate a family car but not enough to accommodate a proper turning area. A Certificate of Lawfulness for Existing Use or Development was issued for it in February 2010. It is smaller than others nearby, and the parking of any larger vehicle could result in an overhang of the footway, which is part of the public highway. This could constitute obstruction and necessary measures might need to be taken to prevent it. The Council is also concerned about the restricted visibility of and from the hardstanding. It is not ideal, in that the visibility splay of 2 m x 60 m which Manual for Streets requires cannot be achieved. Nevertheless, with due care and attention on the part of the driver, it would not in my judgement be so poor that, with adherence to Condition No 2, it need result in any significant additional inconvenience or danger on the public highway.
7. In the particular circumstances of this case, it is reasonable to allow the appeal and to grant planning permission as a reasonable exception to the quoted Policy. I have taken account of all the other matters raised, but they do not outweigh those planning considerations which have led to my decision.

*Richard E Hollox*

RICHARD E HOLLOX

PLANNING APPLICATIONS DETERMINED BY  
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 DIRECTOR OF TECHNICAL SERVICES  
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17 MAY TO 4 JUNE 2010

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
10/0232	13 Firfield Road, Addlestone Erection of a first floor rear/side extension <b>DECISION: REFUSE</b>
10/0233	6 Crockford Park Road, Addlestone Erection of a single storey rear/side extension, alterations and extension to existing roof and insertion of rooflights to allow habitable accommodation in roofspace following demolition of existing rear element and garage <b>DECISION: GRANT</b>
10/0237	Longwood, 28 The Causeway, Staines Erection of 1.8 metre high wooden fence to front and side boundaries of property following removal of existing conifer hedge and brick wall <b>DECISION: GRANT</b>
10/0242	60 Simplemarsh Road, Addlestone Erection of a single storey rear extension with insertion of rooflights <b>DECISION: GRANT</b>
10/0244	9 Chobham Road, Ottershaw Erection of a single storey side/front extension incorporating a garage <b>DECISION: GRANT</b>
10/0252	28 Franklands Drive, Addlestone Erection of a single storey rear extension <b>DECISION: GRANT</b>
10/0253	My Cottage, 87 Woodham Park Road, Woodham Retrospective planning permission for erection of a front garden brick wall and wrought iron vehicular entrance gates <b>DECISION: GRANT</b>
10/0254	Ravenmorrow, West Drive, Virginia Water Construction of a basement under front forecourt of property <b>DECISION: GRANT</b>

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 10/0255      The Old Vicarage, Cross Lane, Ottershaw  
Erection of two storey side extension with accommodation in roofspace over double integral garages following demolition of existing single storey attached garage  
**DECISION: GRANT**
- 10/0256      4 Burwood Parade, Guildford Street, Chertsey  
Proposed change of use from Class A2 (Financial & Professional) to Class A3 as Pasta and Ice Cream Bar and installation of associated extract to rear  
**DECISION: GRANT**
- 10/0259      Greatwood, 209 Brox Road, Ottershaw  
Erection of single detached garage and log store to be sited to the North of the dwelling and accessed via Brox Road  
**DECISION: REFUSE**
- 10/0261      Squires Garden Centre, Holloway Hill, Lyne  
Replacement of part of existing office building  
**DECISION: GRANT**
- 10/0265      St Mary's (previously The Manna House), Hurst Lane, Egham  
Variation of Condition 4 of planning permission RU.02/0087 for the retention of a new hardstanding and access to the site from the bridleway  
**DECISION: GRANT**
- 10/0267      108 Crockford Park Road, Addlestone  
Certificate of Proposed Lawful Development to establish whether planning permission is required for the erection of a rear and side dormer window to enable habitable accommodation in roof area  
**DECISION: GRANT CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT**
- 10/0269      Land adj 12 Bretlands Road, Chertsey  
Approval of reserved matters application for the approval of appearance, scale and landscaping for the erection of 1 No. two storey 3-bed dwelling and 2 No. detached garages with alterations to the existing access, following demolition of the existing single storey extension  
**DECISION: GRANT**
- 10/0272      1 Barnway, Englefield Green  
Erection of a single storey side extension incorporating two bathrooms at first floor level with two rooflights, extension to rear at first floor level and construction of a canopy over front entrance  
**DECISION: GRANT**

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 10/0273      509 Stroude Road, Virginia Water  
Renewal of planning permission RU.05/0025 for the erection of a single storey four bedroom dwelling with parking for 2 cars following demolition of all buildings on the site  
**DECISION: GRANT**
- 10/0274      16, 18 & 20 Masonic Hall Road, Chertsey  
Enlargement of roof including the provision of dormer windows on front and rear elevations to provide habitable accommodation in roofspace, raised timber decking across rear of dwellings, 2 No. sheds and 3 No. additional parking spaces accessed from Masonic Hall Road  
**DECISION: REFUSE**
- 10/0279      Coombe Bank, Laleham Reach, Chertsey  
Erection of a conservatory to the side of the property  
**DECISION: REFUSE**
- 10/0281      Homebase Ltd., The Causeway, Staines  
Tree works subject to a Tree Preservation Order including pruning of Sycamore and felling of Ash at front of car park plus maintenance works to a group of trees at the rear of the building  
**DECISION: GRANT**
- 10/0282      305 Green Lane, Chertsey  
Erection of rear extension with accommodation in roof area and roof alterations to existing dwelling to enable habitable accommodation in roof area including the insertion of dormer windows to the front and eastern side roofslope and replacement side garage and carport (Revised description 21 May 2010)  
**DECISION: GRANT**
- 10/0283      Parkwood, Wick Lane, Englefield Green  
Application for renewal of RU.07/0952 for the demolition of existing dwelling and pool house and erection of two storey residential dwelling with basement garaging and associated landscaping  
**DECISION: GRANT**
- 10/0285      Wentworth Club, Wentworth Drive, Virginia Water  
Enclosure and weatherproofing of existing open plan golf training/driving facility  
**DECISION: GRANT**
- 10/0286      18 High Street, Addlestone  
Conversion of downstairs unit into 2 No. x studio flats and retention of first floor as 1 No. x two bed flat (Revision to planning permission RU.09/0825)  
**DECISION: GRANT**
- 10/0288      7 Stepgates Close, Chertsey  
Erection of a conservatory to rear of property  
**DECISION: GRANT**

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 10/0291      2 Weir Place, Staines  
Proposed Lawful Development Certificate to establish whether planning permission is required for a dormer window and side conservatory  
**DECISION: GRANT CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT**
- 10/0294      Connaught House, Christchurch Road, Virginia Water  
Erection of single storey extension to pool house (east elevation)  
**DECISION: GRANT**
- 10/0300      Little Barn, Green Road, Thorpe  
Erection of a single storey rear extension following the demolition of the existing detached garage  
**DECISION: GRANT**
- 10/0302      Buckles & Bows Pre-School Nursery, Site of Holy Family RC Primary School, Ongar Hill, Addlestone  
Change of use of land to the south-west of the existing nursery building from a vacant site, which was previously used to house a Scout Hut (D2 - Assembly & Leisure) to a sensory garden for the Buckle and Bows Pre-School Nursery (D1 - Non-residential institution). This would include the erection of a summerhouse, covered pergola and chain link fencing  
**DECISION: GRANT**
- 10/0303      30 Wendover Road, Staines  
Erection of single storey rear extension incorporating a lantern style rooflight following demolition of existing single storey extension and outbuildings  
**DECISION: GRANT**
- 10/0305      Casa Sara (formerly Great Chimneys), Heatherside Drive, Virginia Water  
Erection of a detached timber security lodge to front of property  
**DECISION: GRANT**
- 10/0306      5 Holland Gardens, Egham  
Erection of two storey side extension to form granny annexe and detached double garage incorporating a rear dormer and front rooflights to create a games room at first floor level following demolition of existing garage  
**DECISION: REFUSE**
- 10/0311      14 Braywood Avenue, Egham  
Proposed Lawful Development Certificate to establish whether planning permission is required for a loft conversion incorporating barn hip to gable end, L-shaped dormer window and insertion of rooflights to front elevation  
**DECISION: GRANT CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT**

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 10/0312      Linton Lodge, Fan Court, Longcross Road, Longcross  
Proposed Lawful Development Certificate to establish whether planning permission is required for two storey front extension, two storey rear extension and single storey side extension  
**DECISION: GRANT CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT**
- 10/0319      Hartfield Cottage, Crimp Hill, Englefield Green  
Renewal of planning permission approval RU.07/0410 for the erection of a part two storey, part first floor side extension and construction of dormer windows to north and south elevations  
**DECISION: GRANT**
- 10/0320      2 Whitehall Farm Lane, Virginia Water  
Erection of part two storey, part single storey and part first floor rear extension following demolition of existing conservatory, erection of part two storey, part single storey front extension including porch with canopy over following demolition of existing, alterations to roof incorporating increase in ridge height and alterations to fenestration  
**DECISION: REFUSE**
- 10/0324      63 Station Road, Addlestone  
Retrospective advertisement consent for the installation of one internally illuminated fascia sign, one internally illuminated projecting hanging sign and one non-illuminated window graphic sign  
**DECISION: GRANT**
- 10/0337      55 Larksfield, Englefield Green  
Conversion of garage to habitable accommodation and erection of a single storey side/rear extension incorporating rooflights  
**DECISION: GRANT**
- 10/0338      54 Eastworth Road, Chertsey  
Erection of single storey rear extension incorporating rooflights to side elevation  
**DECISION: GRANT**
- 10/0339      27 Selsdon Road, New Haw  
Erection of a single storey front, side and rear extensions and formation of new gable roof over rear elevation and rooflights in both side elevations  
**DECISION: GRANT**
- 10/0340      Cornerways, Sandhills Lane, Virginia Water  
Certificate of Proposed Lawfulness to establish whether planning permission is required for the erection of a 2 storey rear extension with rear facing dormer window and insertion of rooflights in rear elevation of roof  
**DECISION: REFUSE CERTIFICATE OF PROPOSED LAWFULNESS**

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 10/0341      Cornerways, Sandhills Lane, Virginia Water  
Certificate of Proposed Lawfulness to establish whether planning permission is required for the erection of a 2 storey rear extension with hipped to rear elevation and insertion of rooflights in rear elevation of roof  
**DECISION: GRANT CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT**
- 10/0342      Cornerways, Sandhills Lane, Virginia Water  
Certificate of Proposed Lawfulness to establish whether planning permission is required for the erection of a 2 storey rear extension with gable end to rear elevation and insertion of rooflights to the rear elevation of roof  
**DECISION: REFUSE CERTIFICATE OF PROPOSED LAWFULNESS**
- 10/0343      Cornerways, Sandhills Lane, Virginia Water  
Certificate of Proposed Lawfulness to establish whether planning permission is required for the conversion of the existing garage into habitable accommodation, erection of single storey garage extension to side of dwelling, creation of bathroom in roof void at first floor level and insertion of rooflight to rear elevation  
**DECISION: GRANT CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT**
- 10/0348      69 Wavendene Avenue, Egham  
Erection of a two storey front extension  
**DECISION: GRANT**
- 10/0353      Redlands Farm, Lyne Lane, Virginia Water  
Replacement of the existing planning permission RU.07/0886 (for the conversion of Grade II listed barn into 1 No. four bedroom residential unit following demolition of outbuildings) to extend the time limit for implementation  
**DECISION: GRANT**
- 10/0366      Homebase Ltd., The Causeway, Staines  
Reduction of Horse Chestnut crown by 25% and thin out  
**DECISION: GRANT**

**DELEGATED DECISIONS IN CONSULTATION WITH CHAIRMAN & VICE CHAIRMAN**

**APP. NO. LOCATION AND PROPOSAL FOLLOWED BY DECISION**

- 10/0271 1 Ferndale Avenue, Chertsey  
Erection of single storey detached two bedroom bungalow  
**DECISION: GRANT**
- 10/0275 Flat N, Dormy House, Portnall Drive, Virginia Water  
Erection of a front entrance porch, the insertion of two side windows,  
replacement rooflight and new rooflight  
**DECISION: GRANT**
- 10/0296 8 Gorse Hill Lane, Virginia Water  
Erection of replacement dwelling with basement following demolition of  
existing dwelling  
**DECISION: GRANT**
- 10/0321 The Villa, Woodham Park Road, Woodham  
Demolition of existing buildings and erection of a pair of semi-detached two  
storey dwellings with three bedrooms and the provision of 3 No. parking  
spaces and turning space  
**DECISION: GRANT**