



**PLANNING COMMITTEE**

**17 NOVEMBER 2010**

**APPENDICES**

<b><u>APPENDIX</u></b>	<b><u>REPORT</u></b>	<b><u>PAGE. NO.</u></b>
A	MINUTES - 27. 10. 2010	TO FOLLOW
B	RESPONSES TO CONSULTATION ON VALIDATION OF PLANNING APPLICATIONS DOCUMENT	1
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**SUMMARY OF RESPONSES TO CONSULTATION ON VALIDATION OF PLANNING APPLICATIONS DOCUMENT**

<b>RESPONDENT</b>	<b>COMMENT</b>	<b>RESPONSE TO COMMENT</b>
<p><b>Ministry of Defence</b> Assistant Safeguarding Officer Kingston Road Sutton Coldfield B75 7RL</p>	<p>No issues to raise</p>	<p>No changes required</p>
<p><b>Thorpe Ward Residents' Association</b></p>	<ol style="list-style-type: none"> <li>Support the proposed changes.</li> <li>Street scene elevations are particularly useful but seldom submitted.</li> <li>Checklists would provide a useful aide memoire</li> </ol>	<p>All comments noted – no changes required</p>
<p><b>Highways Agency</b> 1A Federated House London Road Dorking RH4 1SZ</p>	<ol style="list-style-type: none"> <li>Encourage the Council to consult with the HA on pre-application discussions</li> <li>Parking and Cycle parking provision should be in accordance with the adopted local or County Parking Strategy</li> <li>In the Local List of Information Requirements Table under Transport Assessment for non-food retail a TA is listed as being required for sites less than 2,500sqm – this should be corrected to 1,500sqm as per the DfT Guidance on Transport Assessments (GTA)</li> <li>This document should also be referenced under where to look for further assistance.</li> </ol>	<ol style="list-style-type: none"> <li>Noted</li> <li>Noted</li> <li>Threshold amended</li> <li>Document reference included</li> </ol>
<p><b>Natural England</b> International House Dover Place Ashford Kent TN23 1HU</p> <p>/continued ...</p>	<p align="center"><b>Section 19 – Ecology</b></p> <ol style="list-style-type: none"> <li>The document should refer to Natural England's Standing Advice on protected species and ancient woodland</li> <li>Replace Conservation (Natural Habitats etc) Regulations 1994 with Conservation of Habitats and Species Regulations 2010 (amended in April 2010)</li> </ol> <p align="center"><b>Section 20 – Designated Sites</b></p> <ol style="list-style-type: none"> <li>Reference should be made to SACs/ SPAs and Ramsar sites</li> <li>Reference should be made to sites considered to be relevant wetland sources linked to the SPA</li> <li>Reference should be made to the Thames Basins Heath SPA and the LPAs Mitigation Strategy</li> </ol>	<ol style="list-style-type: none"> <li>Reference included</li> <li>Reference changed</li> </ol> <ol style="list-style-type: none"> <li>Reference included</li> <li>Reference included</li> <li>Reference included</li> </ol>

RESPONDENT	COMMENT	RESPONSE TO COMMENT
<p><b>Natural England (continued)</b> International House Dover Place Ashford Kent TN23 1HU</p>	<p><b>Local List of Information Requirements</b></p> <ol style="list-style-type: none"> <li>1. Amend Natural England email address in 'where to look for further assistance' column</li> <li>2. Policy Driver column for protected species should also refer to Conservation of Habitats and Species Regulations 2010 and Protection of Badgers Act 1992</li> <li>3. Policy Driver column for designated sites should also refer to Conservation of Habitats and Species Regulations 2010</li> </ol>	<ol style="list-style-type: none"> <li>1. Amendment made</li> <li>2. Reference included</li> <li>3. Reference included</li> </ol>
<p><b>Surrey Wildlife Trust</b> School Lane Pirbright Woking GU24 0JN</p>	<ol style="list-style-type: none"> <li>1. Advises of the same changes to legislative titles as Natural England</li> <li>2. Reference should be made to Natural England's Standing Advice which provides information on when a protected species survey may be required and the type of survey required</li> <li>3. The list of habitat and locations relating to protected species largely refers to bat roots but does not include reptiles, dormice, badgers and amphibians etc. The Trust would like to see a more inclusive list</li> <li>4. No mention has been made concerning protecting other important habitats such as fresh water ponds, ancient woodland and unimproved grassland. These are listed in the UK and Surrey's Biodiversity Action Plan</li> <li>5. LPAs should seek to obtain as much biodiversity enhancement as possible and should encourage applicants to consider these matters in the production of any landscaping/planting plan</li> <li>6. The annexe checklists should include a requirement for applicants to demonstrate that they have considered protected species and important habitats.</li> </ol>	<ol style="list-style-type: none"> <li>1. Reference included</li> <li>2. Reference included</li> <li>3. Additional examples included</li> <li>4. Reference included</li> <li>5. Noted and reference included</li> <li>6. It has not yet been determined whether the checklists are to be retained as applicants appear to only make very limited use of these.</li> </ol>
<p><b>Paul Dickinson and Associates</b> Highway House Lower Froyle Hampshire GU34 4NB</p>	<ol style="list-style-type: none"> <li>1. Document should be consistent in when should a completed Unilateral Undertaking be submitted</li> <li>2. Does not agree that a completed Unilateral Undertaking or Bilateral Section 106 Agreement should be submitted at the validation of the application stage only that draft Heads of Terms of draft S106 agreement should be submitted</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted text corrected for consistency</li> <li>2. No change to document as the requirement for completed document at validation stage is still considered necessary.</li> </ol>

**PRE-APPLICATION PLANNING ENQUIRY CHARGING SCHEME**

	<b>Categories of development proposals</b>	<b>Fee</b>	<b>Response time</b>
A	Householder, small scale developments including small scale changes of use, shopfronts, listed building consent	No charge	14 days
B	maximum of 5 dwellings and other small scale developments e.g. stables	£201 (incl. VAT)	21 days (no meetings held)
C	6-9 dwellings / under 1,000sqm	£362 (incl. VAT)	
D	10-49 dwellings / 1,000sqm – 10,000 sqm (e.g. proposal at Parklands)	£985 (incl. VAT)	Arrangements to be made for a meeting within 10 working days of registration of enquiry and meeting notes to be sent out within 10 working days following the meeting
E	50+ dwellings /over 10,000 sqm (e.g. Aviator Park scheme, office scheme at DERA)	£2010 (incl. VAT)	

**Notes:**

1. An additional charge will be made for credit card payment
2. The Council reserves the right to decline a request for pre-application advice where it is not considered either appropriate or necessary. Enquiries will only be registered once the correct fee has been paid.
3. **The above fee charges include a written response to your pre-application enquiry and if considered appropriate one meeting with a planning officer (up to 2 hours in duration). Unless there are exceptional circumstances a meeting will not be held for schemes in categories B and C, and the above charging levels reflect this situation. If no meeting is held a written response to most enquiries in these categories (i.e. B and C) will be provided within 21 days of the pre-application enquiry being registered.**
4. For schemes within categories D and E, if a meeting is considered appropriate the Case Officer will contact you within 10 working days to make the appropriate arrangements for the meeting. If a meeting is held, notes of the meeting will be issued within 10 working days of the meeting in place of a written response to the pre-application enquiry.
5. Follow up meetings/correspondence will be charged at same rate as detailed in the table.

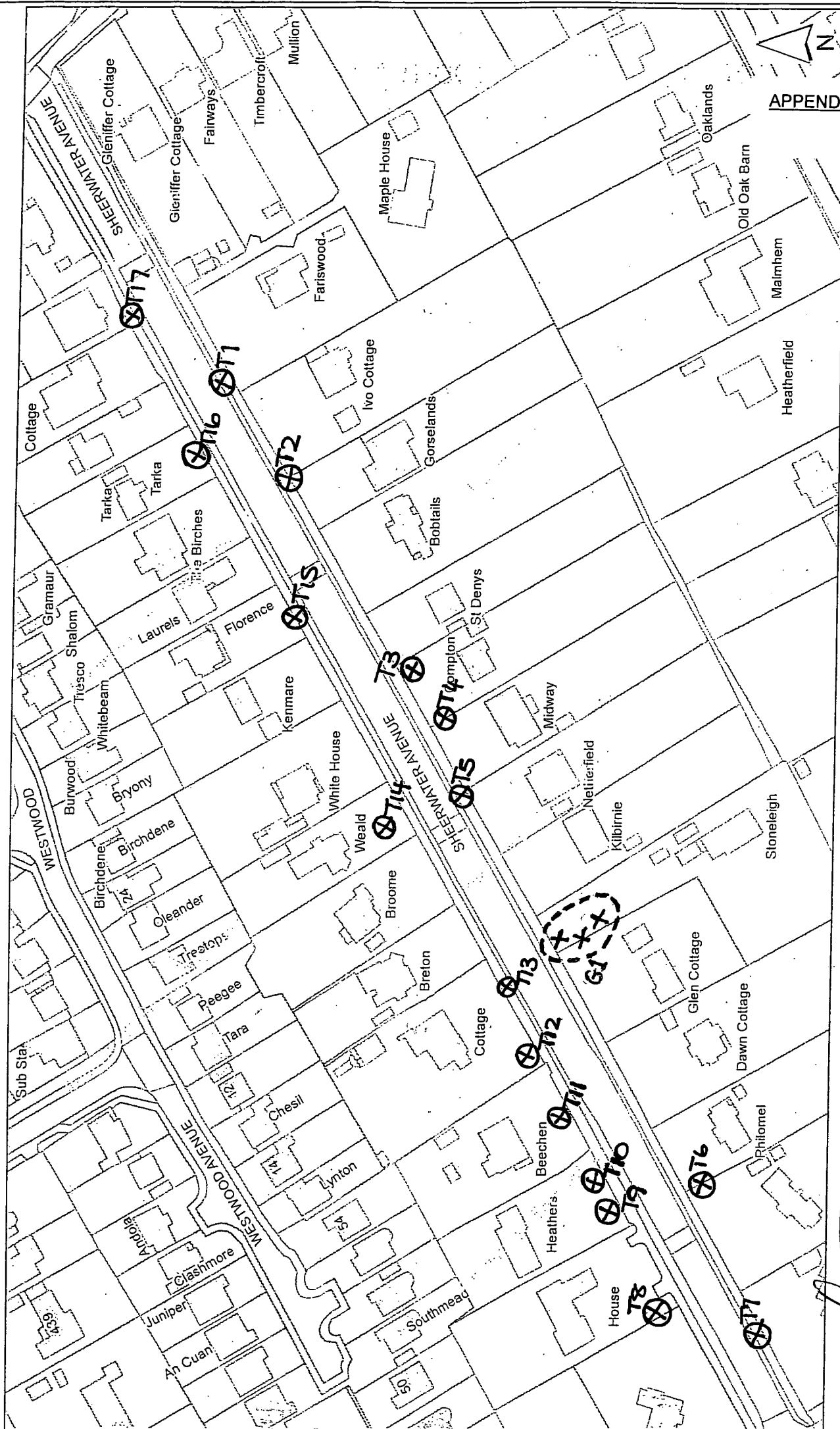
6. If a proposal is presented to the Planning Department that is not currently covered by this charging regime, the fee to be levied and any associated arrangements e.g. Member's Forums at the request of applicants, will be subject to negotiation on an individual basis. These fees are likely to be set at a significantly higher scale than detailed above. There should be no assumption that a fee will not be charged.
7. For the avoidance of doubt sites proposing 100% affordable housing scheme on land not owned by the Council will be subject to the above fee charging regime.
8. Sites proposing developments on Council owned land – will be charged at a reduced rate.
9. The Council will endeavour to meet the timescales specified in this note, but if the timescales are not met the enquiry will still be dealt with and no refunds will be made.
10. Where requests cover more than one proposal, each proposed scheme will be charged separately at the above rates.
11. The fee charging regime will be subject to review.
12. Planning Performance Agreements are primarily aimed at major and complex development proposals. These are agreements entered into by the Local Planning Authority and developers to formalise a pre-application and planning application process, identifying expectations for both sides and key milestones. For agreements relating to pre-application advice they enable the costs or partial costs for providing that advice to be recovered from the developer, whilst being able to provide on-going dialogue between the parties. However Planning Performance Agreements cannot be forced upon either party and their use in Runnymede will only be considered in exceptional circumstances.
13. Exemptions will be considered on a case by case basis, but in most cases, will be limited to proposals by state schools and local registered charities where proposals provide benefits to the wider community.
14. Planning Officers can only give a professional opinion on the merits of a pre-application scheme. It should be noted that pre-application negotiations are not a substitute for the formal planning application process and can offer no guarantees. All pre-application advice letters will contain the following caveat:

*The advice given represents an Officer's informal opinion based on the information you have supplied and is not intended to bind the Local Planning Authority's decision making powers on any formally submitted application. All submitted applications will be the subject of publicity and consultation in accordance with statutory requirements and the Council's adopted procedures. These, and any other matters which may subsequently come to light, may result in additional issues being raised that are pertinent to the determination of the application. It should also be noted that subsequent alterations to local and national planning policies may affect the advice given.*

Date: 30/06/2010

Land at Sheerwater Avenue, Woodham, Adlestone

Scale: 1:1,250



APPENDIX 'D'

This map is based upon Ordnance Survey material  
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 Runnymede Borough Council 10006086 2010

Handwritten signature and initials.

**PLANNING & DEVELOPMENT**  
**FINANCIAL MONITORING STATEMENT**  
 Figures to the end of October 2010

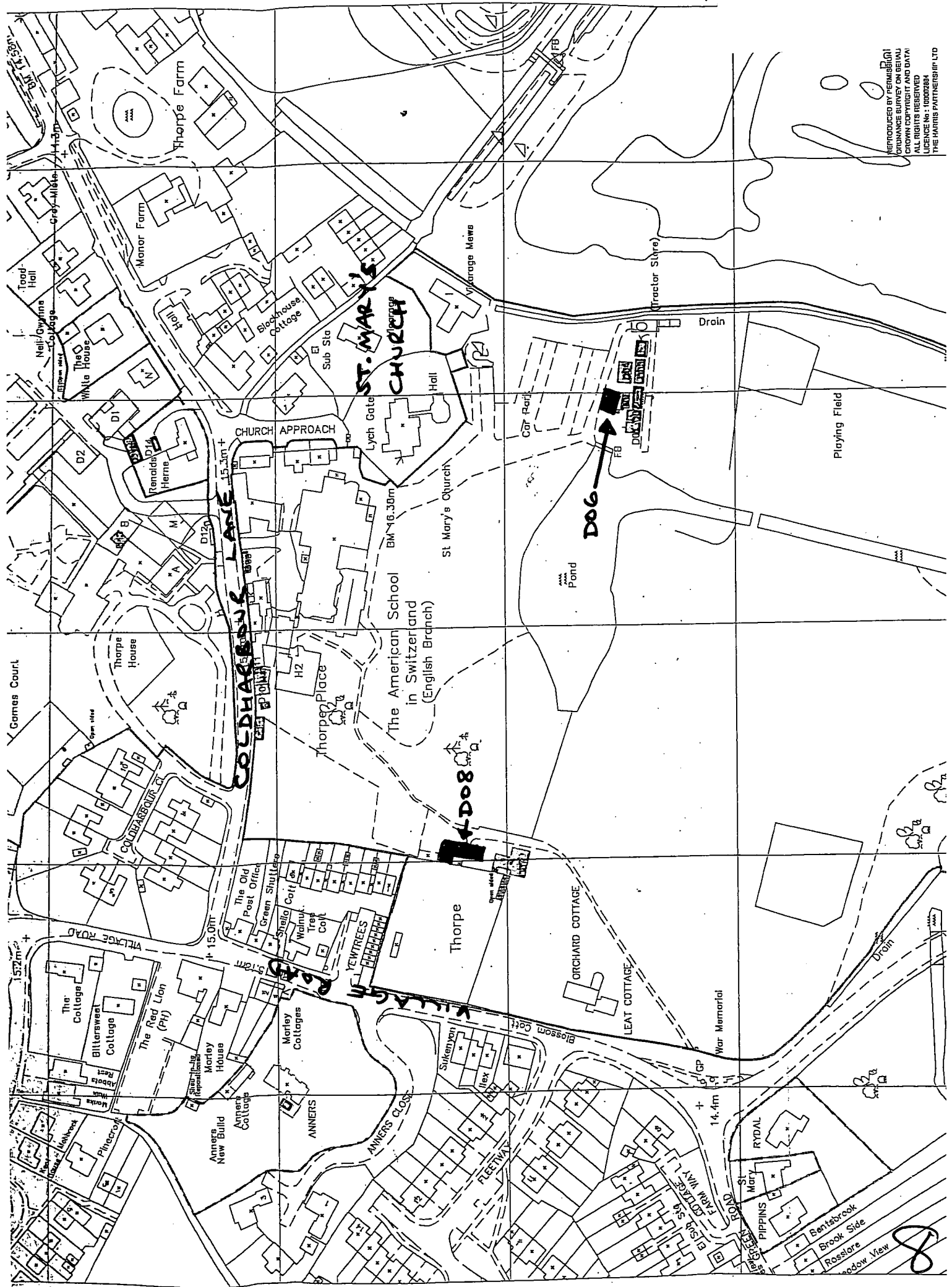
**PROJECTED BUDGET AND FORECAST**

	2010/11	Future Years		
	Budget £'000	2011/12 £'000	2012/13 £'000	2013/14 £'000
<b>Total service budgets</b>	<b>1,869</b>	<b>1,869</b>	<b>1,869</b>	<b>1,869</b>
Housing & Planning Delivery Grant - forecast	-213	-213	-213	-213
General Savings Target	-25	-25	-25	-25
<b>Total approved budgets</b>	<b>1,631</b>	<b>1,631</b>	<b>1,631</b>	<b>1,631</b>
<b>Approved and reported changes:</b>				
Annual Pay & Workforce Plan				
LDF Consultant 2010/11 only	20			
financed by SANGS Endowment income	-20			
Urban Design Consultant 2010/11 only	10			
financed by SANGS Endowment income	-10			
Planned Underspends brought forward from 2009/10				
Development Control Non Fee - Scanning Fees	3			
Airtrack Inquiry (from Economic Develop Cttee)	10			
<u>Changes approved in Financial Forecast (CMC October 2009)</u>				
Policy & Implementation				
Local Development Framework Inquiry - subject to future report		100		
3 year p/t developer funded post - AP&WP 4 March 2010		15	15	5
financed by developer contribution		-15	-15	-5
Development Control				
Increase in charges		-50	-50	-50
Developers' contribution to finance existing staff		-10	-10	-10
Potential recovery in fee income		-50	-100	-100
<u>Other approved changes</u>				
Policy & Implementation				
Habitats Burdens Grant received	-17			
Legal work and visitor surveys - Planning Cttee May 2010	17			
Development Control				
Enforcement Planner & Solicitor - Planning Cttee July 2010	65	101		
<b>Other potential changes:</b>				
Development Control				
Padd Farm - costs awarded - to be confirmed	?			
Charging for planning advice - report awaited	-6	-25	-25	-25
Housing & Planning Delivery Grant withdrawn	213	213	213	213
- reduced costs funded from grant		-213	-213	-213
<b>Latest budget projection</b>	<b>1,916</b>	<b>1,697</b>	<b>1,446</b>	<b>1,446</b>

**PLANNING & DEVELOPMENT**  
**FINANCIAL MONITORING STATEMENT**  
Figures to the end of October 2010

**CURRENT YEAR KEY BUDGET INDICATORS**

	<b>2010/11 Budget £</b>	<b>Budget to Date £</b>	<b>Actual to Date £</b>	<b>Variance to Date £</b>
Income budgets				
Planning Application Fees	403,000	235,000	203,600	-31,400
Building Control Fees (fees to increase October 2010)	330,700	190,000	198,700	8,700



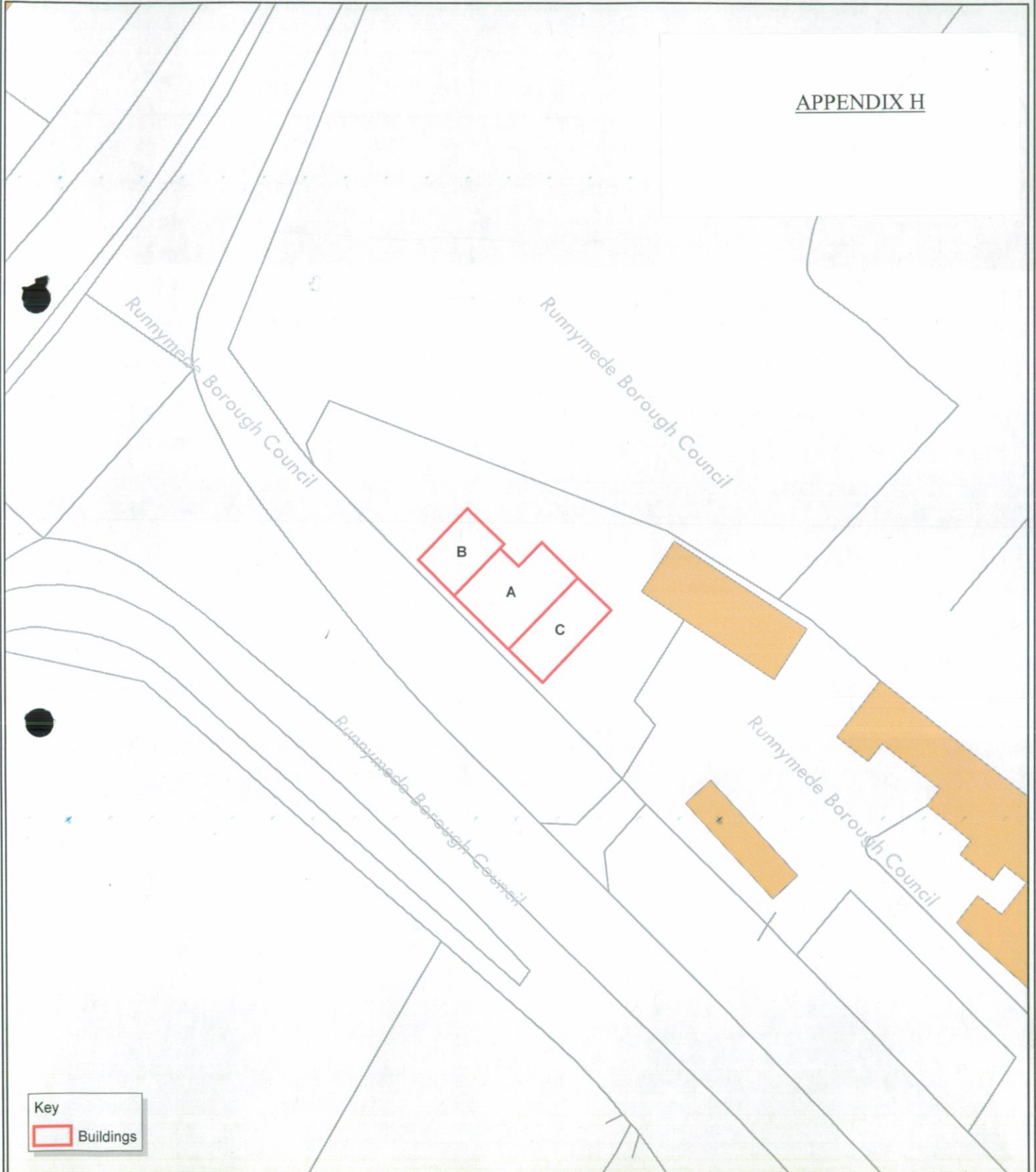
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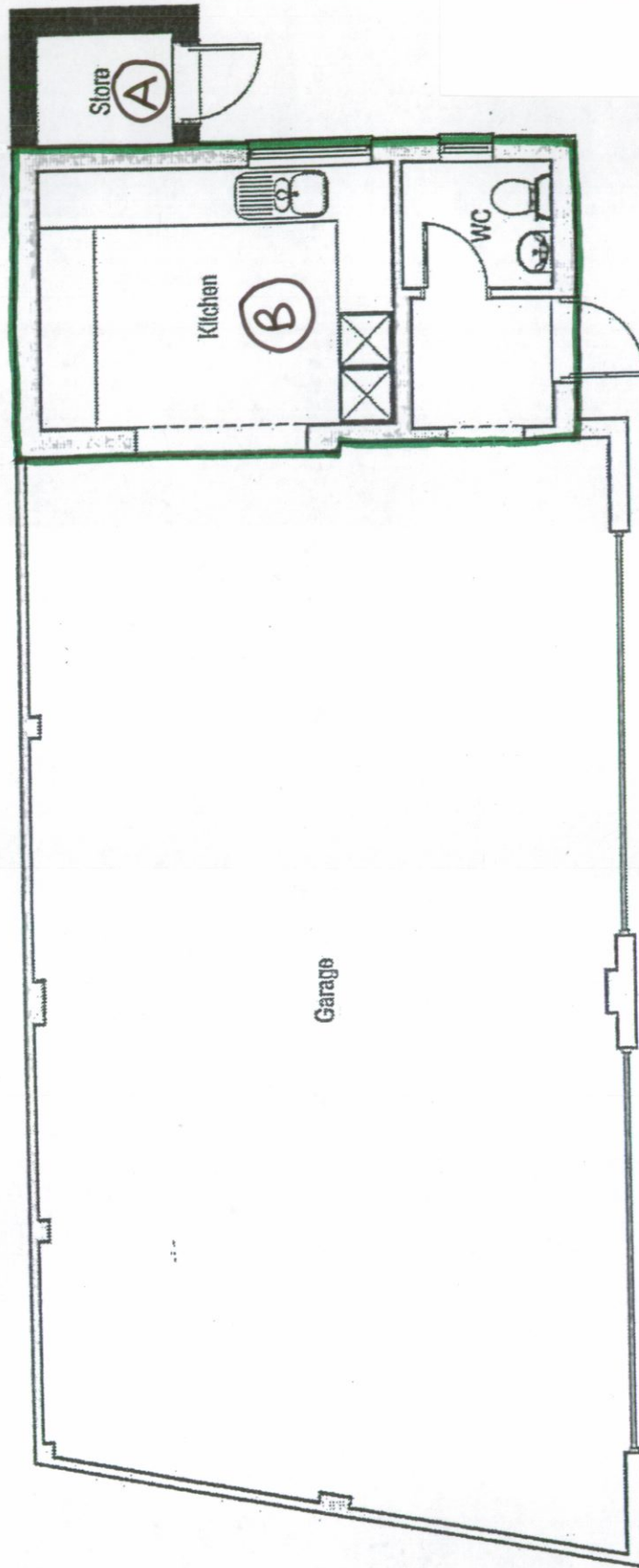
Fernbank Farm, Bridge Lane, Virginia Water

APPENDIX H



Key  
[Red Outline] Buildings

RU.10/0834 – STUART COTTAGE, ROSEMARY LANE, THORPE



KEY:

Proposed new walls

Existing walls to remain

PROPOSED FLOOR PLAN

PLANNING APPLICATIONS DETERMINED BY  
 \*\*\*\*\*  
 DIRECTOR OF TECHNICAL SERVICES  
 \*\*\*\*\*

11 TO 29 OCTOBER 2010

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
10/0738	22 Chapel Square, Virginia Water Tree works to reduce 2 No. Blue Cedars by 5 metres in rear garden subject to Tree Preservation Order <b>DECISION: GRANT</b>
10/0769	4 Riverside, Windsor Road, Egham Proposed Lawful Development Certificate to establish whether planning permission is required for a two storey rear extension with a dormer window on each of the rear and side elevations <b>DECISION: GRANT CERTIFICATE OF PROPOSED LAWFUL DEVELOPMENT</b>
10/0772	4 Oakley Close, Addlestone Replacement of existing two storey detached dwelling with 2 No. x 3 bedroom semi-detached dwelling <b>DECISION: REFUSE</b>
10/0774	Land r/o 89 New Haw Road, Addlestone Proposed erection of detached three bedroom house with integral garage <b>DECISION: REFUSE</b>
10/0779	25 Sandalwood Avenue, Chertsey Erection of a single storey side/rear extension <b>DECISION: GRANT</b>
10/0782	Hillview, Chertsey Meads, Chertsey Alterations to roof area incorporating an increase in roof height of the property from 5 metres above ground level to 5.3 metres above ground level and the insertion of two dormer windows on the western roof slope <b>DECISION: GRANT</b>
10/0783	88 Harpesford Avenue, Virginia Water Erection of a part two storey, part single storey side extension and single storey rear extension with insertion of roof lights <b>DECISION: REFUSE</b>

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 10/0786      South Lodge, Stroude Road, Egham  
Extension of time limit for implementing planning approval RU.06/1269 for the erection of two storey and single storey rear extension following demolition of the existing detached garage and extension of the residential cartilage to the north of the site  
**DECISION: GRANT**
- 10/0787      Chertsey Railway Station Car Park, Guildford Street, Chertsey  
Retrospective permission for the installation of a translucent PVC splash screen  
**DECISION: GRANT**
- 10/0788      South Lodge, Stroude Road, Egham  
Extension of time limit for implementing Listed Building Consent approval RU.06/1245 for the erection of two storey and single storey rear extension following demolition of the existing detached garage  
**DECISION: GRANT**
- 10/0796      Whimbrel Shore, Christchurch Road, Virginia Water  
Erection of rear conservatory following demolition of existing, erection of first floor side/rear extension over existing garage in place of existing balcony, erection of single storey garage to the side of the dwelling and front porch to main entrance  
**DECISION: GRANT**
- 10/0798      14 Trotsworth Avenue, Virginia Water  
Demolition of existing dwelling and replacement with two storey dual pitched dwelling  
**DECISION: REFUSE**
- 10/0799      Stansfield, Ferry Avenue, Staines  
Erection of part two storey, part single storey rear extension incorporating roof lights to single storey element  
**DECISION: GRANT**
- 10/0802      24 Simmons Place, Staines  
Erection of single storey rear extension  
**DECISION: GRANT**
- 10/0803      Dane Lodge, Virginia Drive, Virginia Water  
Erection of part first floor, part two and part single storey side/front extension following demolition of existing detached garage  
**DECISION: REFUSE**
- 10/0805      Russets, Knowle Grove, Virginia Water  
Amendment to RU.10/0155 (Reserved matters for two residential dwellings) for the creation of a new access to serve Plot 2 and the retention and modification of the existing access to serve Plot 1  
**DECISION: GRANT**

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
10/0808	447 Woodham Lane, Woodham Erection of first floor side and single storey front and rear extensions following demolition of part of garage <b>DECISION: GRANT</b>
10/0809	37 Middle Hill, Egham Erection of part two storey and part single storey side and rear extension following demolition of existing conservatory and garage <b>DECISION: GRANT</b>
10/0810	Copse Corner, Wick Road, Englefield Green Certificate of Existing Lawful Use for use of land as residential garden land ancillary to Copse Corner <b>DECISION: GRANT CERTIFICATE OF EXISTING LAWFULNESS</b>
10/0812	8 Brock Way, Virginia Water Erection of conservatory to rear of property <b>DECISION: GRANT</b>
10/0815	4 Murray House, Murray Road, Ottershaw Erection of conservatory to rear of property <b>DECISION: GRANT</b>
10/0816	Silverstream, Hamm Court, Weybridge Erection of a conservatory to the side of the property <b>DECISION: GRANT</b>
10/0823	Rough Acre, Tite Hill, Englefield Green Erection of a first floor side extension <b>DECISION: GRANT</b>
10/0827	48 Spinney Hill, Addlestone Erection of a single storey rear extension incorporating a lantern style roof light following removal of existing store <b>DECISION: GRANT</b>
10/0828	46 & 48 Chobham Road, Ottershaw Erection of a rear conservatory incorporating a raised roof lantern to No. 46 and single storey rear extension to No. 48 Chobham Road <b>DECISION: GRANT</b>
10/0829	Yonderberry, Hamm Court, Weybridge Erection of a timber porch to front of property <b>DECISION: GRANT</b>
10/0830	24C High Street, Addlestone Installation of 1 No. sign to side of entrance door and 1 No. sign above entrance door, both non-illuminated <b>DECISION: SPLIT DECISION - ADVERTISEMENTS</b>

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 10/0831      Martins, 14 Station Parade, Virginia Water  
Installation of folding external security gate to shopfront lobby entrance  
**DECISION: GRANT**
- 10/0835      Egham Cricket Club, Vicarage Road, Egham  
Renewal of planning approval RU.08/0176 (Erection of an equipment store extension to existing pavilion following demolition of existing detached equipment store)  
**DECISION: GRANT**
- 10/0836      The Farm Cottage, St George's College, Weybridge Road, Addlestone  
Proposed first floor extension and enlarged conservatory to the Bursar's dwelling, known as 'The Farm Cottage' at St George's College  
**DECISION: GRANT**
- 10/0840      6 Fircroft Road, Englefield Green  
Erection of two storey side extension  
**DECISION: GRANT**
- 10/0852      Leys, Heath Close, Virginia Water  
Erection of 5 bedroom detached dwelling with attached garage with accommodation above following demolition of existing bungalow and garage  
**DECISION: GRANT**
- 10/0859      184 New Haw Road, Addlestone  
Works to Oak tree to remove branches overhanging highway and removal of dead or dying wood (crown clean) subject to Tree Preservation Order No. 273 (revised description 22.09.10)  
**DECISION: GRANT**
- 10/0865      1 The Planes, Bridge Road, Chertsey  
Conversion of garage to habitable accommodation  
**DECISION: GRANT**
- 10/0874      Ottershaw C of E Junior School, Fletcher Road, Ottershaw  
Consultation by Surrey County Council on an application for the construction of a tarmac footpath 1.5 metres wide and approximately 110 metres long to link existing school buildings  
**DECISION: NO OBJECTION**
- 10/0880      Little Toad Hall, Hamm Court, Weybridge  
Replacement of planning application RU.07/0920 (Erection of a front porch and construction of a pitched roof over existing flat roof rear extension to allow habitable accommodation in the roofspace incorporating a gable end with window, Juliette balcony and roof lights to both side elevations) to extend the time period for implementation  
**DECISION: GRANT**

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

10/0881      12 Northcroft Villas, Englefield Green  
Erection of a two storey side/rear extension and construction of front porch  
**DECISION: GRANT**

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

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

- 10/0749 18 Nuns Walk, Virginia Water  
Erection of a detached two storey dwelling together with accommodation in the roof space and attached triple garage and entrance gates following demolition of existing dwelling  
**DECISION: GRANT**
- 10/0758 South Lodge Farm, Priest Hill, Old Windsor  
Alterations to main house including conversion of attached stables to habitable accommodation and erection of dormer window; the conversion of two existing detached stable blocks to create 1 x 1 bed and 1 x 2 bed dwellings; erection of 3 car garage; and including change of use of land from residential cartilage to agricultural  
**DECISION: GRANT**
- 10/0770 Orbis 2, Lovett Road, Staines  
Installation of 12 No. condenser units and 1 No. air handling unit along existing walls within parking undercroft (Amended plans received 9th September)  
**DECISION: GRANT**
- 10/0804 7 King Johns Place, Egham Hill, Egham  
Erection of conservatory to side of property  
**DECISION: GRANT**
- 10/0811 Queensgate House, Portnall Rise, Virginia Water  
Erection of a replacement garage  
**DECISION: GRANT**
- 10/0854 463 Stroude Road, Virginia Water  
Erection of a single storey side and rear extension linking existing garage with main dwelling, construction of a front dormer, enlargement of existing side dormer and conversion of existing garage into habitable accommodation (Revisions to planning permission RU.09/1067) (Revised plans received 07/10/10)  
**DECISION: GRANT**
- 10/0860 Flat G, Dormy House, Portnall Drive, Virginia Water  
Erection of a balcony  
**DECISION: GRANT**



# Appeal Decision

Site visit made on 6 September 2010

by **P W Clark MA MRTPI MCM1**

an Inspector appointed by the Secretary of State  
for Communities and Local Government

**APPENDIX 'K'**

The Planni  
4/11 Eagle  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

☎ 0117 372 6372  
email: enquiries@pins.gsi.gov.uk

Decision date:  
22 September 2010

**Appeal Ref: APP/Q3630/D/10/2133202**

**166 Eastworth Road, Chertsey, Surrey KT16 8DT**

- 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 Mr Guy Harrison against the decision of Runnymede Borough Council.
- The application Ref RU.10/0231, dated 7 February 2010, was refused by notice dated 14 May 2010.
- The development proposed is installation of vehicular crossover to enable off-street parking in front of property.

## Decision

1. I allow the appeal, and grant planning permission for installation of vehicular crossover to enable off-street parking in front of property at 166 Eastworth Road, Chertsey, Surrey KT16 8DT in accordance with the terms of the application, Ref RU.10/0231, dated 7 February 2010, and the plans submitted with it, subject to the condition that the development hereby permitted shall begin not later than three years from the date of this decision.

## Reasons

2. The issue is the effect of the proposal on highway safety. Although Eastworth Road is a classified road, it is also a residential street. Paragraph 7.9.1 of the government's Manual for Streets advises that streets normally provide direct access to buildings. Paragraph 7.9.5 advises that the limit for providing direct access onto roads with a 30mph speed restriction can be at least 10,000 vehicles per day.
3. I have no information about traffic flows on Eastworth Road but on its north side, from Bourne Place to Fordwater Road is a line of semi-detached houses, all with direct accesses to the street. On its south side from Painsfield Drive to Fordwater Road, almost every property has direct access to the street. It would be unjust to deny the same to the appeal site. It is a wide road, with good visibility, so the accesses can clearly be seen. Motorists using this road would expect vehicles to be manoeuvring into and out of these accesses, so the addition of one more would not fundamentally alter the conditions for highway safety.
4. I therefore conclude that the effects of this proposal on highway safety would be acceptable. It would comply with policy MV4 of the Runnymede Borough Plan second alteration dated April 2001. This requires arrangements for access to be appropriate to the type of development proposed and the local area.

5. A suggested condition to require the provision of maximum achievable sightlines is both imprecise and unnecessary since the application drawing shows that the full width of the frontage, the maximum possible, would be open. I have therefore omitted it in allowing this appeal.

*P. W. Clark*

Inspector



# Appeal Decisio

Site visit made on 4 August 2

by **Sheila Holden**  
BSc MSc CEng TPP MICE MRTPI FCIHT

an Inspector appointed by the Secretary of State  
for Communities and Local Government

0117 372 6372  
email: enquiries@pins.gsi.gov.uk

Decision date:  
13 October 2010

## Appeal Ref: APP/Q3630/A/10/2125367

### 37a Armstrong Road, Englefield Green, Egham, Surrey TW20 0RW

- 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 Mr V Marria against the decision of Runnymede Borough Council.
- The application Ref RU.10/0102, dated 18 June 2009, was refused by notice dated 18 March 2010.
- The development proposed is construction of 1 pair of semi-detached dwellings following demolition of existing bungalow.

### Decision

1. I allow the appeal and grant planning permission for the construction of 1 pair of semi-detached dwellings following demolition of existing bungalow at 37a Armstrong Road, Englefield Green, Egham, Surrey TW20 0RW in accordance with the application Ref: RU.10/0102, dated 18 June 2009, subject to the conditions set out in Annex A of this decision.

### Procedural matter

2. Following the Secretary of State's announcement on 9 June 2010 concerning the definition of previously-developed land the parties have been consulted on the change. Historically a larger proportion of new dwellings within Runnymede have been delivered through "windfall" sites. I consider this to be such a site which will help ensure that the target number of homes delivered in the Borough will be met even with the current market conditions and the reduction in the number of planning applications. The site is largely occupied by the existing bungalow and its associated hard standing. The garden area is small and would not be significantly changed by the appeal proposal.

### Main Issue

3. The main issue is the effect of the proposed development on the character and appearance of the area.

### Reasons

4. Armstrong Road is a residential street which has an eclectic mix of homes of different styles and ages, the majority of which are two-storey. The appeal site is currently occupied by a detached bungalow with a shallow rear garden and a gable end facing the street. There are two modern developments of dwellings with on-site parking in front of the buildings on the opposite side of the road. Since the site is within the urban area there is no objection in principle to its redevelopment, notwithstanding the recent Ministerial Statement, subject to

any proposal respecting the character, pattern and form of the surrounding area. The proposal is to replace the bungalow with a pair of semi-detached houses. They would appear to be two-storey but would each have a room in the roof space and off-street parking within their front gardens.

5. The proposed dwellings would be taller than the existing bungalow to the south and the pair of semis to the north. However, the height and style of the buildings on this side of the street varies considerably and it seems to me that the replacement of the existing gable ended bungalow with a two-storey building with a predominantly pitched roof would be in keeping with the adjoining properties without appearing over dominant. The separation distances between the bungalow at No 36, the two-storey part of No 37 and the proposed new dwellings would, in my view, reduce the effect of the change in heights between the adjacent buildings, even allowing for the gradient of the road. Given the notable absence of uniformity or rhythm in the surrounding street scene I consider that a modest pair of semi-detached properties would not appear out of place, notwithstanding the concerns of neighbours.
6. Although some of the houses on the western side of the street are sited in more spacious plots there appears to have been infilling between the original dwellings which has reduced plot sizes. The proposed dwellings would occupy almost the full width of the plot but on my site visit I saw that similar relationships between the buildings and their boundaries already exist elsewhere in the road. I therefore consider the appeal proposal would not be harmful in this respect, particularly as the distances from the boundaries could be secured by an appropriate condition.
7. The resultant plot sizes would be small but the depth to the rear boundary, although less than the 10.6m sought by Policy HO9, would be greater than that which exists at present and not dissimilar to those of other properties elsewhere in the street. In my opinion this would be acceptable as I consider it unrealistic to expect the Local Plan requirements to be met in this situation. The provision of off-street parking in front of the dwellings would be similar to the arrangement in other new developments in Armstrong Road and to my mind would be appropriate here. I consider the appeal proposal to be an acceptable balance between the need to provide adequate parking spaces whilst avoiding the creation of large expanses of hard surfacing which would be harmful to the area's appearance.
8. For the reasons set out above I conclude that the proposed development would not be harmful to the character and appearance of the area and would comply with the aims of saved Policies BE2 and HO9 of the Runnymede Borough Local Plan Second Alteration 2001.

#### **Other matters**

9. There are no other issues between the main parties but local residents have raised concerns about various matters including overlooking, overshadowing, the creation of dormer windows in the roof, the lack of adequate parking and drainage. Overlooking from windows in the side elevations can be dealt with through the imposition of an appropriate condition. Harmful enlargement of other windows or creation of additional openings can be prevented by removal of permitted development rights. I consider separation distances are otherwise

sufficient to prevent unacceptable overlooking or overshadowing of habitable rooms and amenity spaces. The development would provide parking in accordance with the Council's standards, the highway authority has not raised any objection to the scheme and I see no reason to take a different view. Matters relating to drainage can be addressed through the building regulations.

10. The appellant submitted a completed Unilateral Undertaking to contribute a sum of £7,337.23 towards infrastructure in the Borough. The undertaking shows how the contribution was calculated through the application of a tariff for different services. However, the Council did not indicate how or where the sums would be spent. Neither was there any evidence as to why the sums were justified to meet needs arising from this particular development. I am therefore unable to assess whether the contribution is fairly and reasonably related in scale and kind to this proposal. In my view the obligation would therefore fail to meet the statutory tests of the Community Infrastructure Levy Regulations and I am unable to take it into account in reaching my decision.
11. I note that the appellant has provided a Renewable Energy Report setting out how he intends to construct an energy efficient development and the Council appear satisfied that the measures included would meet their requirements. However, since the Council did not request a condition to secure these it would be inappropriate for me to impose one.

### **Conditions**

12. In addition to the standard time limit the Council has suggested an extensive list of conditions in the event that the appeal should succeed. I have considered these in the light of Circular 11/95, the comments made by the appellant and concerns raised by third parties. Otherwise than as set out in this decision and conditions, it is necessary that the development shall be carried out in accordance with the approved plans for the avoidance of doubt and in the interests of good planning. I have specified the distances from the side boundaries for the sake of clarity and in the interests of protecting the living conditions of occupants of the neighbouring dwellings. Details of the levels and a restriction on the height of the building are justified in the interests of the character and appearance of the area. A materials condition is needed to ensure the satisfactory appearance of the development.
13. A condition to provide obscure glazing in the side elevations is required to protect the privacy of neighbours. I consider that the exceptional circumstances of removing some permitted development rights have been met in this case and, in order to protect the living conditions of occupiers of adjoining properties, I have imposed a condition removing the right to add or enlarge windows, dormer windows and roof openings in the dwellings without the written permission of the local planning authority. Conditions to secure safe access and the provision and retention of parking spaces are necessary in the interests of highway safety. However, I have amended the suggested wording for the sake of simplicity and clarity.
14. In view of the scale of the development I concur with the appellant that conditions relating to hard and soft landscaping and boundary treatments are onerous and not justified. Furthermore, since there are no trees on the site which have been identified to be retained within the development a condition

dealing with this matter is not required. However, as the site is constrained and will involve the demolition of the existing dwelling, I consider that a Construction Method Statement is necessary in the interests of highway safety and to protect the living conditions of neighbours. I have amended the wording suggested by the Council to make it more appropriate for the scale of development proposed.

### **Conclusions**

15. For the reasons set out above and having regard to other matters raised by main and third parties I find that none of them, either individually or collectively, outweighs the decision I have reached to allow the appeal, subject to conditions.

*Sheila Holden*  
INSPECTOR

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### **Annex A**

#### **Schedule of Conditions**

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the layout and details shown on the following approved plans: Drawing Nos. 0906 2.01, 0906 2.02, 0906 2.03 and 0906 2.04, all dated June 2009, and shall maintain a minimum separation distance of 0.8 metres from the southern boundary and 0.9 metres from the northern boundary.
- 3) No development shall take place until details of the existing and proposed levels on the site have been submitted to and approved in writing by the local planning authority. The highest part of the development hereby permitted shall not exceed 9.2 metres in height measured from the immediately adjoining ground level.
- 4) No development shall take place until details of the materials to be used in the external surfaces of the buildings and surface material for the parking areas have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 5) The first floor windows in the side elevations of the dwellings hereby permitted shall be fitted with obscure glazing (at Pilkington Glass Level 4 or equivalent) and shall be permanently retained in that condition thereafter.

- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no dormer windows shall be constructed in the rear roof slopes and no windows or roof lights, other than those expressly authorised by this permission, shall be enlarged or inserted at or above first floor level in any elevation of the dwellings hereby permitted, including the roof, without the prior written permission of the local planning authority.
- 7) No development shall take place until a scheme for access and visibility splays has been submitted to and approved in writing by the local planning authority. Development shall be in accordance with the approved scheme and permanently retained thereafter.
- 8) The dwellings hereby permitted shall not be occupied until the parking spaces have been constructed in accordance with the approved plans and they shall be retained thereafter as approved. The car parking spaces to be provided shall be kept available at all times for the parking of motor vehicles ancillary to the residential use of the dwellings hereby permitted.
- 9) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  - a) loading and unloading of plant and materials;
  - b) storage of plant and materials used in constructing the development;
  - c) the parking of vehicles of site operatives and visitors;
  - d) a scheme for recycling/disposing of waste resulting from demolition and construction works.