

PLANNING COMMITTEE

27TH OCTOBER 2010

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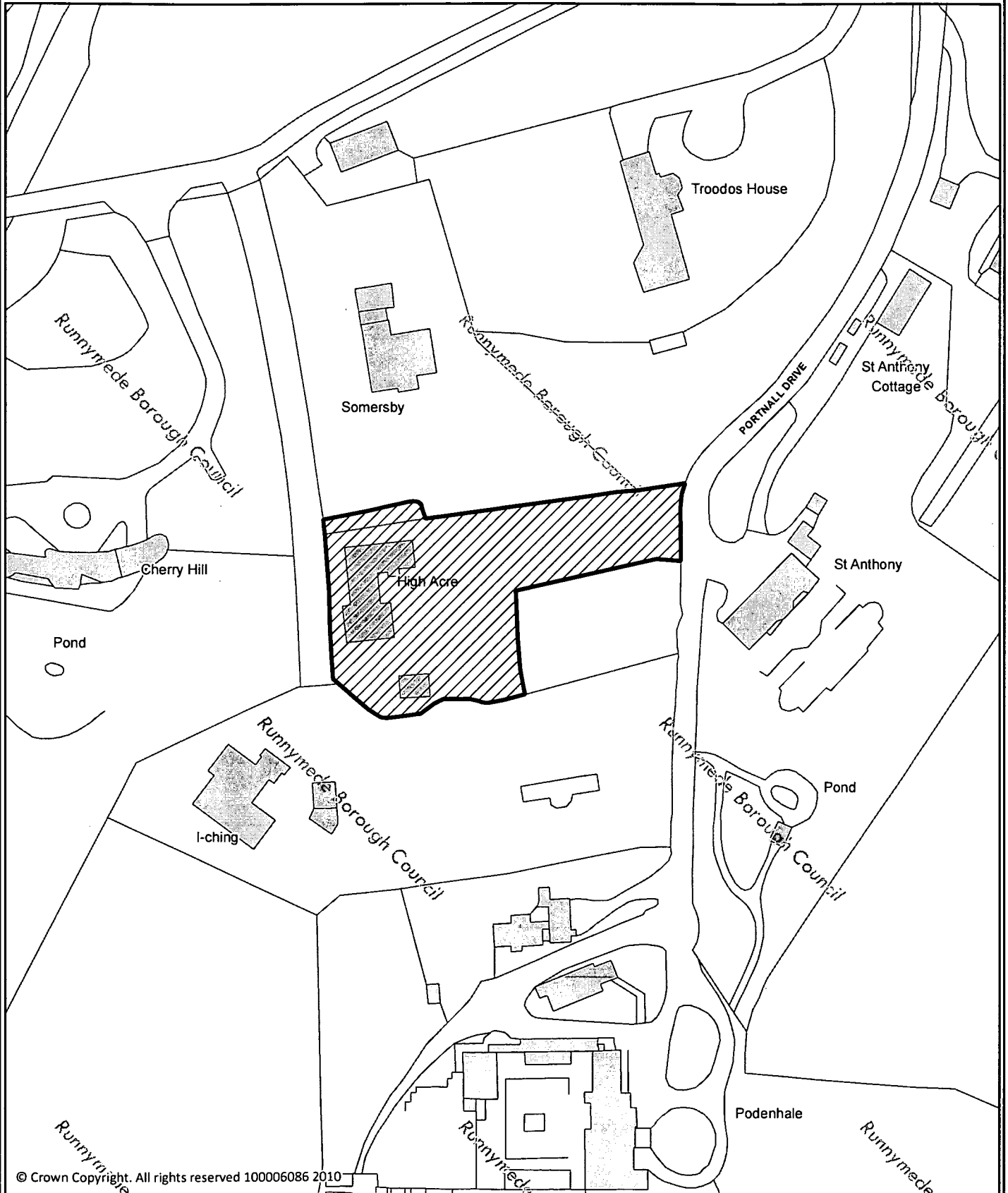
PART B

(There are no Part A applications)



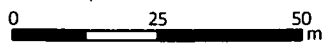
High Acre, Portnall Drive, Virginia Water

Date: 27/10/2010



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RU.10/0681



RU.10/0681	Date Reg: 22/07/10	Ward: VIRGINIA WATER
LOCATION:	HIGH ACRE, PORTNALL DRIVE, VIRGINIA WATER	
PROPOSAL:	ERECTION OF REPLACEMENT BUNGALOW WITH BASEMENT AND RETENTION OF EXISTING DETACHED GARAGE FOLLOWING DEMOLITION OF EXISTING BUNGALOW	
TYPE:	FULL PLANNING PERMISSION	
APPLICANT:	Mr and Mrs Lerche	

SUMMARY OF RECOMMENDATION: REFUSE

This application has been referred to Committee for determination as requested by the Chairman and Vice Chairman

1. Site

- 1.1 The site lies in the Green Belt and comprises some 0.3 hectares. The existing bungalow is located at the eastern side of a lane/ cul-de-sac off Portnall Drive.
- 1.2 The existing bungalow is located at the western end of the site and screened from the road by walling. The land levels drop from north to south and west to east. There is a detached garage located at the southern end of the site on lower ground than the dwelling.

2. History

- 2.1 There is an extensive history relating to the site. Prior to 1985 the following applications were considered:
 - EGH.69/13365 granted alterations and the construction of an extension to the existing bungalow in order to provide a third bedroom and new bathroom.
 - EGH.70/13691 granted a double garage with a covered link joining the dwelling. The garage was erected however the link was not. Given that the consent had been part implemented the link could be constructed at any time subsequently.
- 2.2 In 1985 permission (RU.85/0828) was refused for the widening of the covered glazed link between the garage and dwelling. The link was larger than the unimplemented, approved link (see paragraph 2.1 above) and was refused.
- 2.3 In March 1986 a Certificate of Lawfulness (RU.86/0055) for the erection of an attached building comprising a games room and hobbies room and storage facility for leisure equipment; plus the erection of a garage and a new access established that these developments were permitted development.

- 2.4 The building regulations application for the garage was deposited on 1st August 1985. The report notes three separate site visits were made. It appears excavation had started on 14th May 1986, with concreting beginning the following day. A note for a visit on the 20th of the same month considers site work to be satisfactory but no indication of progress is indicated. No more site visits by your building control officers were conducted and the case was 'written off' in March 1988 with a note to say that work had almost certainly been completed for a period in excess of 12 months.
- 2.5 The building control regulations application for a link to join buildings was deposited on 23rd June 1986 and was passed on 15th August 1986. The file notes that excavation began on 19th June 1986. This application was also 'written off' in March 1988 with a note to say that work had almost certainly been completed for a period in excess of 12 months.
- 2.6 In 1999, an application (RU.99/0775) for the erection of a dwelling, detached garage, pool house and access following the demolition of the existing dwelling and garage was withdrawn by the applicant.
- 2.7 In 2005 permission was refused (RU.05/0898) for the erection of a single storey rear extension with internal alterations, basement plant room and new porch canopy. This application was refused on Green Belt grounds.
- 2.8 In May 2008 an application was submitted for the erection of a detached dwelling with basement following demolition of the existing (RU.08/0503). This application was withdrawn due to officers concerns regarding the size impact of this replacement dwelling upon the Green Belt.
- 2.9 In October 2008 permission was granted (RU.08/0919) for a replacement bungalow with the retention of the existing detached garage. Excluding the proposed basement this approval permitted a replacement dwelling with a floor area approximately the same area as the existing.
- 2.10 In April 2009 a Proposed Lawful Development Certificate (RU.09/0127) was refused for a single storey rear and front extension as this did not constitute permitted development.
- 2.11 In November 2009 a Proposed Lawful Development Certificate (LDC) (RU.09/0949) was granted for a single storey rear extension which constituted permitted development. This extension has not been built.
3. Application
- 3.1 This application is for an enlarged replacement dwelling from that approved under RU.08/0919 (see paragraph 2.9 above).

- 3.2 The main change from planning permission RU.08/0919 is for an increase in the depth or width of the proposed dwelling and a reduction in its length. This would mean that at its deepest point the main body of the dwelling would have a depth of 9.6 metres (compared to 8.4 m under approval RU.08/0919). The depth of the front elevation wings would remain unchanged at 3.5 m with the front porch at 1.6 m and the rear kitchen wing's depth would be reduced from 4.7 m to 4.2 m. The maximum length of the dwelling would be reduced from approximately 30.6 m to 29.7 m. The total floor area would increase from 744 sq m with RU.08/0919 to 787 sq m with this current application.
- 3.3 Like planning permission RU.08/0919 the existing detached garage would be retained and the proposed dwelling would be sited further back than the existing dwelling (i.e. the existing dwelling has a minimum setback of 4.2 m and this would be increased to a minimum distance of 6.6 m). The dwelling would, however, be orientated the same way as the existing dwelling but whereas the existing dwelling is L-shaped the proposed dwelling would be linear.
- 3.4 The existing bungalow's roadside elevation is sunken and has a lower height (between 4.1 – 5.4 m) than the rear elevation (7 m). Like planning permission RU.08/0919 the land levels would be lowered so that the front and rear elevations would be at the same land level. Its height to the ridge would be approximately 6.1 metres.
- 3.5 Like planning permission RU.08/0919 a basement is proposed with a footprint larger than the proposed ground floor. This would be lit and ventilated by light wells with horizontal grilles over and on the southern side of the dwelling there would be an emergency escape ladder with access hatch in the grille. Horizontal grilles would also be located over the rear terrace. The applicants have submitted cross section plans to show the position of the basement and terrace relative to proposed ground levels.
- 3.6 The applicant has submitted a Design and Access Statement (DAS) to support the application. The key statements are summarised below:
- The 2008 permission (RU.08/0919) has an internal layout that is not ideal with some rooms cramped and contrived. The insufficient width of the approval dwelling has caused these problems;
 - The 2009 LDC for a rear extension (RU.09/0949) under permitted development (with a floor area of some 50 sq m) is a fallback and the applicant would be willing to accept a condition or legal agreement to prevent construction of this if this application were to be approved;

- Paragraph 4.3 of the DAS lists four significant planning advantages with this amended dwelling:

- 1) the additional width would not adversely affect the Green Belt, given that the replacement dwelling would be built at a lower level than the existing and would appear in comparison with other replacement dwellings on the Wentworth Estate;
- 2) it would facilitate the amenities of the new dwelling improving the proportions of the habitable rooms and the usability of the house;
- 3) the permitted development rear extension would unbalance the house and this proposal is more visually attractive; and,
- 4) the permitted development rear extension would cause more harm to Green Belt openness and the visual and residential amenities of the area.

3.7 The applicant has produced a drawing to compare this proposal with the volume of the existing dwelling (with and without the permitted development extension) and with the consented scheme. According to the applicant the total increase from the consented scheme (RU.08/0919) to the proposed scheme. is marginal equating to less than 5% in depth.

3.8 An Energy Statement and Tree Survey have also been submitted with the application.

4. Consultations

4.1 The application was advertised on the Council's weekly list and 8 letters of notification were sent out. To date two letters of concern have been received summarised below:

- Basement would cause flooding, groundwater flow (combined with Cherry Hill) and subsidence to I Ching and Podenhale. (This issue was addressed by a condition on the previous planning permission RU.08/0919);
- A basement would cause the death of mature oak trees along the border of I Ching and High Acre;
- Construction traffic and equipment will block cul-de-sac which is not wide enough for two vehicles to pass and the road surface is not built to the same standard as the main roads on the Estate. (This objection was raised with the previous application. The applicant could decide to implement the extant planning permission RU.08/0919 which would generate construction traffic to and from this site.)

4.2 The County Highways Authority has no objection to this proposal in terms of traffic generation, parking and highway safety.

4.3 The Council's Parks and Amenities Officer has no objection to this proposal. He considers that the proposed development would not have any significant impact upon the trees along the boundary with the neighbouring properties.

5. Relevant Local Planning Policies

5.1 Saved Policies to the Runnymede Borough Local Plan Second Alteration 2001: GB1, GB6, MV9, SV1 and SV2A

6. Planning Considerations

6.1 The main issue to consider is the impact of the proposal on the openness and visual amenities of the Green Belt. Consideration also has to be had to the impact of the proposal on residential amenities. Due regard will be had to the saved policies in the Development Plan and Government Guidance.

6.2 For the purposes of saved Policy GB6 of the adopted Local Plan, the previous applications have established the following regarding the size of the dwelling as at May 1986 and so for consistency sake these floor areas will be used in determining this application:

- The size of the dwelling at May 1986 was 138 sq m. This base figure excluded the link or games room which were not substantially built at the time (see paragraphs 2.4 and 2.5 above);
- Existing post May 1986 additions to the dwelling total 176 sq m (i.e. 127% floor area increase) so therefore the size of the existing dwelling currently on site is 314 sq m. This figure is the above ground level floor area figure as there is no basement.

6.3 Given this planning history and that the existing dwelling is well in excess of the 30% threshold under Policy GB6, any further increase in the size of the dwelling by either an extension or as a replacement dwelling would be an inappropriate and harmful development in the Green Belt. The extant 2008 permission (RU.08/0919) was permitted on Green Belt grounds for the following reasons:

- The size of the proposed dwelling, including the basement (448 sq m) would be approximately 744 sq m. The proposed replacement dwelling represented a 439% floor area increase. The basement was however shown to be wholly below ground and so caused no actual harm to the Green Belt. Hence, excluding the basement the above ground floor area size of the replacement dwelling (744-448) was 296 sq m or a 114% increase in floor area;

- This 114% above floor area increase was justified as very special circumstances because the footprint of the dwelling above ground level was 18 sq m less than the existing dwelling (296 sq m compared to 314 sq m) and its height was no greater. In effect, it represented a near like-for-like above ground level volume replacement and it was deemed unreasonable for the applicant to forego existing floor area on site. By sinking the dwelling at the rear there was a net benefit to the Green Belt as the visible height would appear less prominent;
- The proposal complied with criteria (1) to (4) of Policy GB6

- 6.4 This proposal has an above ground floor area of 342 sq m plus a basement with a floor area of approximately 445 sq m. The total floor area would be 787 sq m, an increase of 43 sq m on planning permission RU.08/0919. The proposed above ground floor area also exceeds the above ground floor area of planning permission RU.08/0919 by 46 sq m (342-296) and exceeds the existing dwelling by 28 sq m (342-314). The increase of 28 sq m equates to an increase of 151% over and above the size of the dwelling as at May 1986, so contrary to criterion (i) of GB6. It is therefore necessary to consider whether very special circumstances exist with this proposal to override the harm to the Green Belt.
- 6.5 The applicant's justification for this floor area enlargement is summarised at paragraph 3.6 of this report. Principally it is argued that the 2009 LDC (RU.09/0949) which allows a permitted development extension with a floor area of some 50 sq m justifies a larger replacement dwelling. In the officer's opinion this argument carries limited weight because many sites on Wentworth and within the Green Belt have permitted development rights intact and this site is not unique in that respect. The fact that the applicants have a lawful determination under an approved Lawful Development Certificate makes little or no difference. There is no guarantee that the applicants would ever build out this permitted development extension and indeed no works have commenced at the time of considering this application.
- 6.6 The applicant further justifies the proposal by stating that weight should be given to the permitted development extension as this could be built tomorrow, but that this would be unsustainable, to construct an extension only to subsequently knock it down as part of a redevelopment programme. Whilst the applicant understands the rationale as to why the Council would not automatically include unconstructed permitted development buildings, it is requested that some additional weight be given with this proposal due to what the applicant describes as 'unfortunate events' in 1986 when the contractor went bankrupt which meant that the substantial extensions were not substantially built before May 1986 and so counted against the base figure (see paragraph 6.2 above).

- 6.7 There is some sympathy over the historical events and the applicant's position but an exception cannot be made on this basis. Previous very special circumstances have been allowed to this applicant for the events in 1986 when granting planning permission RU.08/0919. To allow further development for the same event would be inconsistent with other decisions taken and weaken the future integrity of the policy. Floor area, however, is not the only criterion under Policy GB6. The built development (i.e. size or volume as an expression of bulk, height and mass) are equally important indicators under criteria 1) and 4) of GB6. In this respect the applicant's comparison drawings assist in making such a judgement.
- 6.8 These comparison drawings illustrate that there is not a marked difference in size between this proposal, the consented scheme (RU.08/0919) and existing dwelling. Although the increased width of the dwelling would increase the massing of the roof profile this difference would not make the dwelling more prominent from public view. For example, the height would remain the same (as the proposed dwelling would be sunken at a lower ground level) and from the road the front elevation's profile would remain unchanged.
- 6.9 The fact however that an enlargement would be inconspicuous from public view does not normally outweigh the harm to Green Belt openness. This argument is not unique to this case and could be repeated too often on the Wentworth Estate with many dwellings not visible from the estate roads. Rather the test of harm to Green Belt openness has to be a size consideration.
- 6.10 Whilst therefore this difference in size may not be perceived to be marked. This proposal does represent a further incremental increase in size which cumulatively represents a quantum of built development significantly beyond what Policy GB6 permits. It is considered that a line needs to be drawn as to where the limit of development is. In the officer's opinion the previous permission RU.08/0919, which took into account the planning history and the applicant's unfortunate position, was already at the absolute limit (see paragraphs 6.3 and 6.7 above).
- 6.11 When the harm to the Green Belt is significant then the weight of any other circumstance (s) to outweigh the harm also has to be proven to be significant. With this case the applicant's circumstances, alone or in combination, have been shown to have little or no substantive weight and in the balance of harm cannot be said to amount to representing very special circumstances. It is considered that the proposal should therefore be refused on Green Belt grounds.
- 6.12 Criterion 3) of GB6 enables a consideration of whether the proposal complies with environmental standards i.e. Policy HO9. There was no objection to the 2008 permission, RU.08/0919, in terms of impacts on neighbouring residential amenities privacy and light levels, due to the dwelling's size and distances from the boundaries, and the same is

true of this proposal. Where concerns were raised by residents, specifically regarding the effects of construction on the narrow lane and the basement exacerbating localised flooding issues, detailed conditions were imposed following liaison with the County Highways Authority and Council's Drainage Department and Environment Agency respectively. A Construction Statement has not been submitted with this application but a condition could be imposed if this application were to be granted by the Planning Committee. There has not been a change in the Environment Agency flood zone classification of the site since the 2008 permission (i.e. low risk) and so it is considered that the imposition of the same condition for a drainage strategy to include hydrological and hydro-geological assessments and precise details of groundwater and surface water impacts would suffice providing the necessary control.

- 6.13 A tree survey was submitted with the previous application (RU.08/0919) and tree protection and retention conditions were imposed on the approval. The objector raises additional concern that the basement may harm the health of the trees along the boundaries. Irrespective of the extant permission RU.08/0919 being in place, to provide reassurance to the objector the Council's Parks and Amenities Officer has re-inspected these trees and in his opinion the health of these trees would not be harmed by construction of a basement. These conclusions have been relayed to the neighbour.
- 6.14 The Energy Statement submitted updates the statement submitted in 2008 and is considered acceptable to comply with the Council's guidance.
- 6.15 Consideration has been given to the requirements of Article 8 and Article 1 of the First Protocol of the European Convention on Human Rights. The recommendation to refuse is not considered to affect the applicant or landowner's human rights as he could implement either planning permission RU.08/0919 to replace the existing property or extend the existing property with RU.09/0949.

Officers' Recommendation

REFUSE for the following reasons:

1. The existing dwelling is materially larger than the size of the dwelling as at May 1986 and this replacement dwelling would result in further incremental increases in floor area, bulk and mass over and above the size of the existing dwelling so cumulatively representing inappropriate and harmful development in the Green Belt and detrimental to the openness of the Green Belt, contrary to saved Policies GB1 and GB6 of the Runnymede Borough Local Plan Second Alteration April 2001, the Council's Supplementary Planning Guidance for Policy GB6, November 2004 and advice contained in Planning Policy Guidance Note 2 : 'Green Belts', 1995.

2. The Planning Authority do not consider that very special circumstances have been put forward in support of this application to justify the granting of planning permission, contrary to advice contained in saved Policies GB1 and GB6 of the Runnymede Borough Local Plan Second Alteration 2001, the Council's Supplementary Planning Guidance for Policy GB6, November 2004 and advice contained in Planning Policy Guidance Note 2 : 'Green Belts', 1995.

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>
07/31/400, 401, 403, 404, 408 (May 2008 and August 2008 dated plans i.e. RU.08/0919 approved plans)	21/7/2010
07/31/409 (existing garage)	21/7/2010
07/31/500A, 501A, 503B, 510A RAC/3 (i.e. RU.09/0949 approved plan)	21/7/2010
Energy Statement	21/7/2010
Design and Access Statement	21/7/2010
Arboricultural Survey	21/7/2010
07/31/650A	30/9/2010



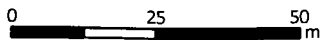
15, Fieldhurst Close, Addlestone

Date: 27/10/2010



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RU.10/0833



RU.10/0833	Date reg: 6.09.10	Ward: ADDLESTONE BOURNESIDE
LOCATION:	15 FIELDHURST CLOSE, ADDLESTONE	
PROPOSAL:	ERECTION OF DETACHED DOUBLE GARAGE FOLLOWING DEMOLITION OF EXISTING GARAGE (RETROSPECTIVE)	
TYPE:	FULL PLANNING PERMISSION	
APPLICANT:	Mr P Alexander	

SUMMARY OF RECOMMENDATION: GRANT subject to conditions

This application has been referred to the Planning Committee for determination as the applicant is a member of staff.

1. Site

1.1 No. 15 Fieldhurst Close is a bungalow situated on the west side of Fieldhurst Close which is characterised by bungalows of the same style and character. The bungalows on the western side of Fieldhurst Close all have long rectangular rear gardens of approximately 30 metres. Nos. 3 to 21 Fieldhurst Close all have rear access via a private track running along the rear of the properties. The application property originally had a small garage at the rear. These properties have a variety of outbuildings including garages which abut this private track.

1.2 The site lies within the Urban Area

2. History

2.1 No relevant planning history

3. Application

3.1 The application is for a single storey garage replacing the original garage, which would be sited close to the rear boundary. The original garage was accessed from the private track. The proposed building would be "L" shaped, with the northern side of 9.6 metres abutting the common boundary with No. 17 Fieldhurst Close reducing to 7.7 metres on the southern side. It would have maximum width of 7.4 metres and would be 2.9 metres in height with a shallow pitched roof.

3.2 The construction of the garage has commenced and therefore this is a retrospective application. The applicant had previously considered the garage to fall within the limits of permitted development but the height currently proposed is 0.4 metres in excess of the permitted development limits, therefore the garage requires planning permission.

4. Consultations

4.1 The application has been advertised on the Council's list of weekly applications and 4 letters of notification have been sent out to neighbouring properties. No letters of representation have been received.

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

5. Relevant Local Planning Policies

5.1 Saved Policies in the Runnymede Borough Local Plan Second Alteration 2001: BE2 and HO9.

5.2 Relevant Adopted Supplementary Planning Guidance: Householder Guidance

6. Planning Considerations

6.1 The site lies in the urban area within which additional residential buildings are normally acceptable, subject to detailed considerations. The main issues are the impact on the residential amenities of the neighbouring properties.

6.2 The garage would be sited at the rear of the property. It is therefore considered that the proposal would not have an adverse impact on the street scene of Fieldhurst Close. The proposal is a replacement for the original garage, and would be very similar to other garages in the vicinity. It is considered that the proposal would not adversely effect the character or appearance of the surrounding area.

6.3 The garage would be sited close to the boundary with No.17 Fieldhurst Close which also has a large garage off the access track. There would be a separation distance of 0.9 metre to the boundary with No.13 Fieldhurst Close. There would be no windows in the northern side elevation to avoid overlooking to the neighbours. The windows on the southern side elevation would face the flank elevation of the garage at No.13 Fieldhurst Close and would not result in any overlooking or loss of privacy. There would be windows on the elevation facing the garden but due to the considerable length of the rear gardens, it is considered that there would be no significant overlooking or loss of privacy arising from these windows. It is therefore considered that there would be no significant impact to the residential amenities of either neighbour at No. 13 or No. 17 Fieldhurst Close.

6.4 It is considered that the proposal therefore complies with Saved Policies BE2 and HO9 of the Local Plan, and the Adopted Householder Guide. However, in order that the amenities of the neighbouring dwellings are protected, conditions are recommended restricting the insertion of additional windows, and to retain the use of the building as ancillary to the main dwelling.

6.5 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 permission would result in a violation of any person's rights under the Convention.

Officers' Recommendation

GRANT subject to the following conditions:

1. External Materials – Samples Not Required (C006)
2. No Additional Windows (C021) - *no additional windows*
3. C030 – Use of Garage

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>
Location Plan	2 September 2010
TJR10 – P01/01	2 September 2010
TJR10 – P01/02	2 September 2010
Block Plan	2 September 2010

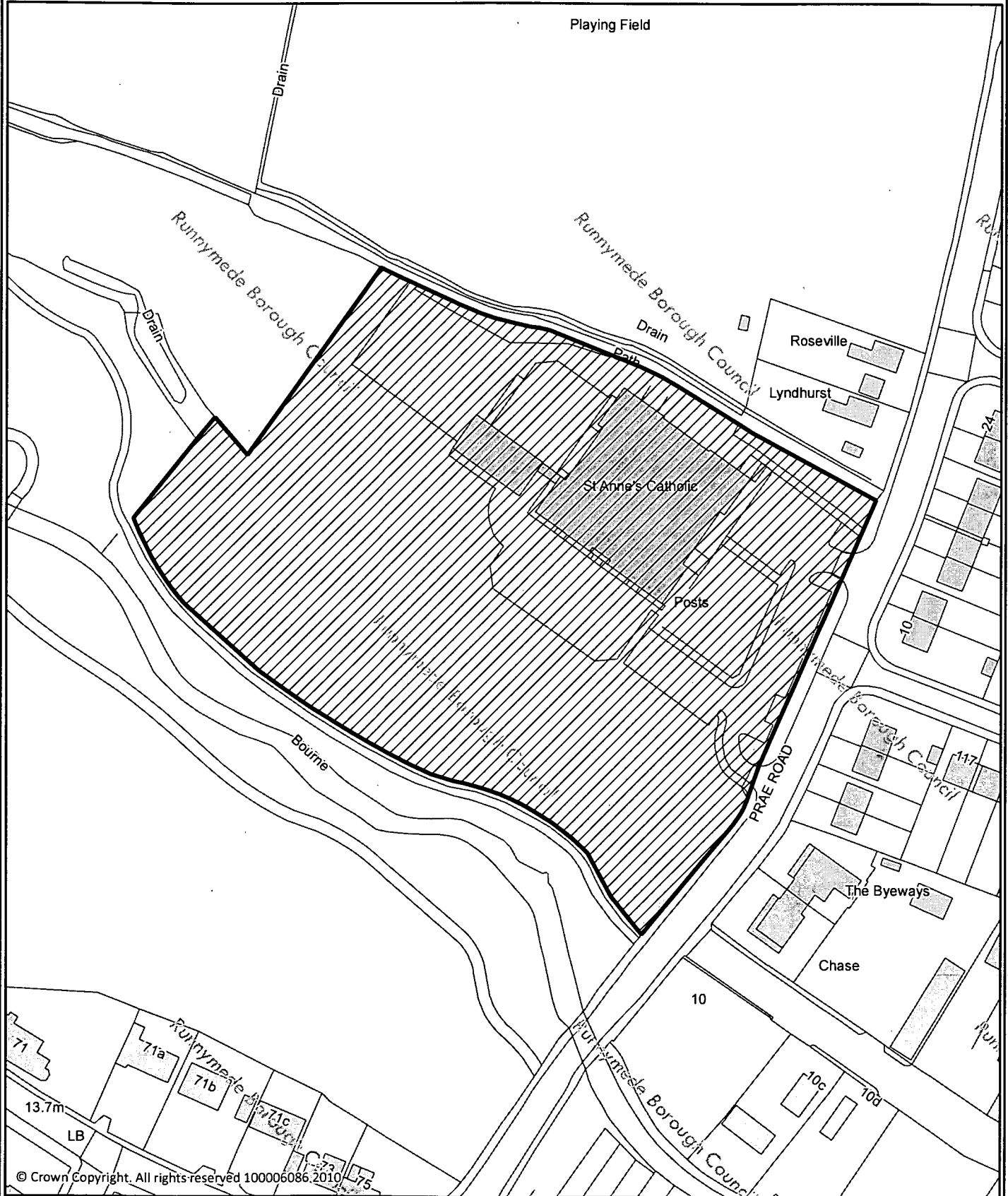
Any permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

2. The development hereby granted consent has been assessed against the following Development Plan policies – saved Policies 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.



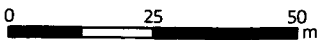
St Annes Primary School, Free Prae Road, Chertsey

Date: 27/10/2010



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RU.10/0851

15



RU.10/0851	Date reg: 13.9.10	Ward CHERTSEY MEADS
LOCATION:	ST ANNES PRIMARY SCHOOL, FREE PRAE ROAD, CHERTSEY	
PROPOSAL:	ALL WEATHER SPORTS PITCH ON EXISTING PLAYING FIELD	
TYPE:	FULL PLANNING PERMISSION	
APPLICANT:	St Annes Primary School	

SUMMARY OF RECOMMENDATION: GRANT subject to conditions

1. Site

1.1 St Annes Primary School is a part single, part two storey primary school in Free Prae Road, Chertsey. The school building is set back from the road frontage with parking and open space to the front, side and rear. There is a public footpath along the northern side boundary of the school. There is thick, mature hedging along the side and rear boundaries. The existing playing fields are on the western half of the school site with two playgrounds to the north and west of the school buildings. There are residential dwellings on the eastern side of Free Prae Road opposite the school, and to the north of the school. There is a large area of open space to the south separating the school from the nearest dwellings in Eastworth Road.

1.2 The site lies within the urban area and within the flood plain.

2. History

The most recent history is:

2.1 RU.95/0254: Erection of mobile classroom and toilet accommodation for period of 3 years – Granted 1995, renewed in 1998 under RU.98/0501

2.2 RU.99/0256: Erection of single storey extension within internal courtyard to provide two additional classroom – No objection 1999

2.3 RU.01/0304: consultation on erection of classroom block comprising four classrooms and ancillary accommodation and bridge link – no objection 2001

2.4 RU.02/0848: Consultation regarding flood measures – No objection 2002

2.5 RU.08/0970: Erection of first floor extension on rear west elevation – Granted November 2008.

2.6 RU.10/0095: Installation of temporary portakabin along north east side of main school building plus link to main building – Granted March 2010

3. Application

3.1 This is a full application for the construction of an all weather sports pitch (MUGA ie multi use games area) within the existing playing field in the north west part of the school site adjacent to the existing rear playground. The pitch would be 25 metres by 18 metres, and would be enclosed by mesh fencing, 2 metres high along the sides and 3 metres high at the ends with recessed goals. The macadam surface will have a porous construction with a small fall to assist drainage. There would also be basketball posts incorporated into the fencing. No other alterations to the playing field are proposed and no floodlighting is proposed.

3.2 The applicant has submitted a package of information including a Design and Access Statement and a Flood Risk Assessment. Additional information has also been submitted in support of the application which has been summarised as follows:

- The proposed MUGA is the largest that the school can afford; no grants are available for any further facilities
- The development will enhance the opportunities for outdoor activities for the children in an area of the school that is not normally used, and will encourage more children to play sport
- Sport is taken very seriously; two sports coaches are employed to teach PE and run a range of after school clubs
- The proposal will provide a safe all weather playing surface that can be used during times of bad weather and provide more outdoor opportunities for the children. The school is in the flood plain and when the grass is wet outdoor classes are abandoned as the surface is unsafe.
- The MUGA will not affect the existing curriculum activities at the school which will continue to be provided eg football, rounders, athletics and other field sports on the field, and netball, basketball, tennis, and badminton elsewhere on the site
- The proposal would provide a dedicated area for active sports at break times away from the youngest children
- The playing fields are made available by outside groups and societies including Abbey Rangers Junior Football Club

4. Consultations

4.1 The application has been advertised on the Council's list of weekly applications and letters of notification have been sent out to neighbouring properties. No letters of objection have been received.

4.2 The County Highway Authority raise no objection to the proposal.

4.3 The Environment Agency raise no objection to the proposal.

- 4.4 Sport England raise objection on the grounds that the proposed pitch is not large enough to support formal sport other than 5 a side football, and there is not sufficient benefit to the development of sport to outweigh the loss of the playing field.

5. Relevant Local Planning Policies

- 5.1 Saved Policies in the Runnymede Borough Local Plan Second Alteration 2001: BE2, R1, R2, R4, SV2

6. Planning Considerations

- 6.1 The site lies within the urban area where new development is normally acceptable subject to detailed considerations. The main planning issues are the principle of an all weather pitch in this location on an existing playing field and the impact on the flood plain.

- 6.2 The proposed all weather pitch would be located within an existing playing field at the rear of the site. The proposal would enable the children at the school and other groups to use the outside facilities at the school all year round. The area at the rear of the school would remain in use for outdoor recreation. Saved Policies R1 and R2 of the Local Plan seek to retain recreation facilities and encourage the provision of new facilities. There is also an emphasis within Saved Policy R2 for the provision of artificial grass facilities at suitable sites to avoid disturbance. The proposed pitch would be within a playing field which is already used for outdoor sport and would be a minimum of 80 metres from the nearest residential property to the north of the school site, 120 metres from the nearest residential property to the south east, and 150 metres to the nearest residential property to the south west. It is therefore considered there would be no adverse impact on these residential properties arising from the proposal due to any visual impact or any noise and disturbance. The proposal therefore complies with saved Policies R1 and R2 of the Local Plan

- 6.3 Sport England are a statutory consultee when development proposals affect an existing playing field. They have raised objection on the grounds that the proposed all weather pitch is not large enough and would not have sufficient benefit to the development of sport to outweigh the loss of part of the existing grass playing field. They have stated that Sport England oppose development on playing fields in all but exceptional circumstances. The applicant has provided additional information confirming that the school already has a full PE curriculum and the facilities are open to local groups and clubs. The proposal would enable both the school and the local clubs to have outdoor sport throughout the year in comparison with the existing situation where the field is only playable for part of the year due to its location within the Flood Plain. Saved Policy R4 of the Local Plan encourages the community use of facilities, and this is what the applicant fully intends to continue to enable, through the provision of the new pitch. It is therefore considered that the objection by Sport England could not be sustained and it is considered that the provision of an all weather pitch within the playing field is acceptable in principle. As Sport

England has not raised objection on the grounds of deficiency in playing field provision, it is therefore not necessary to refer the application to the Secretary of State under the Town and Country Planning (Consultation) (England) Direction 2009.

- 6.4 The site lies within the high risk Flood Zone (Zone 3b). The proposal would result in the loss of soft grass and the replacement with a hard surface. The applicant has submitted a Flood Risk Assessment to demonstrate that the surface of the MUGA would be porous and would be no higher than the existing playing field. There would be a slight fall to aid surface water drainage into a new drain between the MUGA and the existing playground. The Environment Agency raises no objection to the proposal. It is therefore considered that there would be no adverse impact on the capacity of the floodplain nor would there be any additional risk of flooding elsewhere within the site or externally. The proposal therefore satisfies saved Policy SV2 of the Local Plan and Planning Policy Statement 25: Development and Flood Risk.
- 6.5 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 permission would result in a violation of any person's rights under the Convention.

Officers' Recommendation

GRANT subject to the following conditions:

1. Standard Time Limit – (C015)
2. The all-weather sports pitch and surrounding fencing shall be constructed as specified in the application (with the sports pitch to be of permeable material) unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development and adequate land drainage and to comply with saved Policy SV2 of the Runnymede Borough Local Plan Second Alteration 2001.

3. Ground levels – (C171)

Informatives:

- 1 The development hereby granted consent has been assessed against the following Development Plan policies – saved Policies S1 R1, R2, R4 and SV2 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.

2. The applicant is advised that planning permission would be required for the installation of floodlights around the all weather sports pitch.
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>
Drainage Details	10.9.10
Details of Fencing System	10.9.10
Location Plan	10.9.10
Site Plan 1:500	10.9.10
Construction details by Redlynch Leisure	10.9.10
Photographs	10.9.10
Design and Access Statement including Flood Risk Assessment	10.9.10
Additional Information received	11.10.10

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.