



# RUNNYMEDE BOROUGH COUNCIL

## PLANNING COMMITTEE

4 AUGUST 2004

### APPENDICES

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Runnymede Borough CouncilPLANNING COMMITTEEAPPENDIX 'A'28 June 2004 at 7.30pm

Members of the Committee present: Councillors G.B. Woodger (Chairman), J.R. Ashmore, Mrs F.J. Barden, J. Broadhead, Mrs. P.I. Broadhead, J.B. Dean, J.R. Furey, Mrs. J. Norman, R. Pate, B.J. Relph, N. Thewlis, A.P. Tollett and J.R. Whiteley

Members of the Committee absent: Councillors H.W.V. Meares and D.W. Parr

Councillors R.K. Habgood and C.J. Knight also attended.

NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP

The Group mentioned below had notified the Chief Executive Officer of their wish that the change listed below be made to the membership of the Committee. The change was for a fixed period ending on the day after the meeting and thereafter the Councillor removed would be reappointed.

Group requesting Change	Remove from Membership	Appoint Instead
Conservative	Councillor Mrs F.M. Angell	Councillor Mrs P.I. Broadhead

The Chief Executive Officer had given effect to these wishes in accordance with Section 16(2) of the Local Government and Housing Act 1989.

MINUTES

The Minutes of the meeting of the Committee held on 26 May 2004 were approved and signed as a correct record.

DECLARATIONS OF INTEREST

The following interests were made under the Runnymede Code of Conduct for Members by the Councillor shown.

Councillor	Item	Nature of Interest
B.J. Relph	Stuart Cottage, Rosemary Lane, Thorpe (RU04/0523)	Personal and Prejudicial - Personal friendship with applicant.
B.J. Relph	St. Georges College, Weybridge Road, Addlestone (RU04/0027)	Personal and Prejudicial - Business and personal links with College.

PLANNING APPLICATIONS

The planning applications listed below were considered by the Committee. All representations received on the applications were reported and copies were made available for inspection by Members before the meeting. Members of the public and/or applicant(s)/agent(s) spoke on those applications identified below.

**RESOLVED that -**

**the following applications be determined as indicated and any permission granted be subject to the conditions authorised.**

**APP.NO****LOCATION, PROPOSAL AND DECISION**

RU04/0292

Woburn Corner, 287 Station Road, Addlestone  
Erection of part two-storey/part three-storey building to provide 31 sheltered apartments for the elderly incorporating house managers office, communal facilities with associated landscaping and car parking (amended plans received 19.5.04).

**DECISION:** Following the completion of a legal agreement to secure a 3 metre wide joint cycle/footway along the whole of the Station Road frontage and a £10,000 financial contribution towards the Highway Authority's costs for white lining, improved street lighting, signing, dropped kerbs etc to improve the cycle and pedestrian routes in the immediate vicinity of the application site, the Director of Technical Services be authorised to GRANT permission following consultation where appropriate with the Chairman, or in his absence, the Vice-Chairman of the Committee, subject to conditions.

RU04/0374

4-6 The Parade, Thorpe Road, Staines  
Erection of part two-storey and part one and half storey building with accommodation in the roof to provide 9 flats comprising 4 no. x 1 beds and 5 no. x 2 beds and a retail unit on the ground floor with ancillary parking to the rear of the site accessed off Meadow Gardens.

**DECISION:** GRANT, subject to conditions.

*(Mr Chakal, an objector and Mr Pankania, the applicant addressed the Committee on the above application).*

RU04/0453

Fircroft, Bagshot Road, Englefield Green  
Erection of a total of 15 residential units following demolition of existing dwelling with vehicular access off Bagshot Road comprising 4 no. 4 bed semi-detached, two-storey dwellings, each with rear gardens and 2 parking spaces, and 11 no. 2 bed three-storey block of flats fronting onto London Road with amenity space and 15 parking spaces.

**DECISION:** APPLICATION WITHDRAWN

RU03/0736

Trys Hill Farm, Lyne Lane, Chertsey  
Certificate of Lawfulness application for Riding School, liveries, stable yard, store rooms, ménages, haybarns, open storage, grazing pastures, farriers parking, blacksmiths forge, commercial yard for private vehicle sales, maintenance, repair, refurbishing of plant and machinery, builders yard, general dealers yard, workshops, stable hands flat, commercial and visitors parking, mixed permanent residential accommodation, residential parking, mobile home, mobile home parking, security dog pen, access ways, access to

**maintainable highway.**

**DECISION:**

1. **GRANT a Certificate of Lawfulness for the following buildings and uses:**
  - a) **residential (Class C3) use or incidental residential use - buildings 1.0, 1.1, 2.0, 3.0, 4.0 and 9.2;**
  - b) **general industrial use (Class B2) building 7.0;**
  - c) **general parking areas - areas 6.0 and 7.1;**
  - d) **mixed use (sui generis) comprising (i) storage, maintenance, refurbishment, sale and purchase of commercial and private motor vehicles; (ii) specialist refurbishment and sales of vintage vehicles and classic horse-drawn carriages; (iii) storage of builders' materials and equipment - areas 8.0 and building 8.1;**
  - e) **commercial livery and riding school business including associated haystores and tackrooms - for areas 9.0 and 9.8; buildings 9.4, 9.6 (3 stables only), 9.7, 9.9 (northern part comprising 9 stables only) and 9.10;**
  - f) **security dog kennel and pen - building 10.0; and**
  - g) **the erection of buildings with a nil use - southern part of building 9.9 comprising 4 stables, tack room and harness room, 9.3 and 9.5.**
  
2. **REFUSE Certificate of Lawfulness Application for the siting of a mobile home (building 5.0) and erection of a ménage to the west of building 9.9 (area 9.11) and a lean-to structure attached to building 9.6 for the following reason:**

**The applicant has not demonstrated that on the balance of probability the land has been used for the siting of the mobile home for more than 10 years and the structures have been erected for more than four years.**
  
3. **i) the Director of Administration and Leisure be authorised to issue a Notice under Section 172 of the Town and Country Planning Act 1990 requiring (a) the removal of the mobile home (building 5.0) from the site, (b) the removal of storage unit used by the farrier, (c) the demolition of the lean-to structure attached to building 9.6, (d) the removal of the ménage (area 9.11), (e) removal of fencing to enlarged residential curtilages of Trys Hill Little Cottage and Trys Hill Farm House and restoration to open land; and (f) demolition of wendy house within**

enlarged curtilage of Trys Hill Little Cottage and removal of all resulting materials, debris and rubble from the land within 3 months of the Notice being effective;

**Reason for Issuing Enforcement Notice(s)**

The Mobile home (building 5.0), the temporary storage unit used by the farrier, the lean-to structure attached to building 9.6, the change of use of land from open paddock to private residential curtilage, the associated fencing and wendy house are considered unacceptable for the following reason:

The site lies within the Green Belt where new development is not normally permitted. These developments are therefore considered contrary to Policies PE1 and PE2 of the Surrey Structure Plan 1994 and Policy LO4 of the Surrey Structure Plan (Deposit Draft) December 2002 and Policy GB1 of the Runnymede Borough Local Plan Second Alteration April 2001 and the advice in Planning Policy Guidance Note 2 : 'Green Belts' as they represent inappropriate development harmful to the openness of the Green Belt and no very special circumstances have been submitted to outweigh the harm to the Green Belt caused by these inappropriate developments.

- ii) the Director of Administration and Leisure be authorised to take appropriate action including carrying out any necessary works or prosecution in the event that the Notice, once effective, is not complied with.

**Informative**

4. The applicant be invited to submit retrospective planning applications to regularise the existing use of the southern part of building 9.9 comprising 4 stables, tackroom and harness room, 9.3 and 9.5.

RU04/0027

St Georges College, Weybridge Road, Addlestone  
Construction of a water based hockey pitch, 8 no. 15 metre floodlights, 4.5 metres high weldmesh perimeter fence, dug outs and grandstand.

**DECISION:** DEFERRED to enable further discussions with the Environment Agency, Sport England and Surrey Wildlife Trust.

*(Mr Fletcher, for the applicant, addressed the Committee on the above application).*

RU04/0111

**Lyne Hill Nursery, Lyne Crossing Road, Lyne  
Demolition of three horticultural glasshouses and  
erection of three replacement horticultural  
glasshouses.**

**DECISION:** Following receipt of additional elevational drawings, the Director of Technical Services be authorised to **GRANT** permission following consultation where appropriate with the Chairman, or in his absence, the Vice-Chairman, of the Committee subject to conditions.

RU04/0260

**46 Howards Lane, Rowtown  
Retention of a 1.8 metre high fence.**

**DECISION:** **GRANT.**

*(Mr Slater, an objector, and Mr Hart for the applicant addressed the Committee on the above application).*

RU04/0322

**18 Guildford Road, Chertsey  
Erection of two-storey rear extension following  
demolition of existing single-storey extensions.**

**DECISION:** **GRANT** subject to conditions.

RU04/0330

**Blackboy Farm, Addlestone Road, Addlestone  
Siting of a mobile home for temporary period.**

**DECISION:** **GRANT** personal temporary permission for one year subject to conditions.

*(The Committee considered that special circumstances existed which warranted the grant of a personal and temporary permission namely the personal circumstances of the applicants and their family).*

*(A Motion to Refuse permission was withdrawn).*

*(Mrs Hawkins, the applicant, addressed the Committee on the above application).*

RU04/0393

**148 Liberty Lane, Addlestone  
Erection of part two-storey, part single-storey side and rear extensions and conversion of existing property to provide 2 no. x one bed flats and 1 no. x one bed maisonette with car parking accessed off Liberty Hall Road.**

**DECISION:** **GRANT** subject to conditions.

RU04/0437

**Foxwoods, Trumps Green Road, Virginia Water  
Erection of 5 five bed detached dwellings following  
demolition of the existing dwellings.**

**DECISION:**

1. **Had the Council been the determining Authority, permission would have been REFUSED for the following reason:**  
**The erection of 5 no. five-bedroom detached dwellings on the site would result in an over-development of this low density urban fringe site that would erode its semi-rural, verdant character to the detriment of the area by reason of the limited plot widths, spacings between the dwellings, extension of built development closer to the Longcross Bridge and insertion of an additional access point (over and above the two already permitted) opening up and further urbanising the character of the site, contrary to Policy PE10 of the Surrey Structure Plan 1994, Policies LO4 and SE4 of the Surrey Structure Plan Deposit Draft December 2002 (incorporating proposed modifications of the EIP Panel), Policies HO9 and BE2 of the Runnymede Borough Local Plan April 2001 and advice in the Surrey County Council Design Guide, 'Surrey Design'.**
  
2. **The Director of Administration and Leisure be authorised to issue Enforcement Notices under Section 172 of the Town and Country Planning Act requiring:**
  - a) **the demolition of the fence erected on the road frontage of the site of Foxwoods and the removal of all the resulting materials and debris from the site within 3 months of the notice being effective;**
  
  - b) **the Director of Administration and Leisure be authorised to take appropriate action, including carrying out any necessary works or prosecution under Section 179 of the Town and Country Planning Act 1990 in the event that the notice, once effective, is not complied with.**

**Reason for Issue of Enforcement Notice**

**The fence is detrimental to the character and visual amenities of this edge of settlement/edge of Green Belt site and its retention would be contrary to Policy PE10 of the Surrey Structure Plan 1994, Policy LO4 of the Surrey Structure Plan Deposit Draft December 2002, incorporating proposed modifications and Policies BE2 and GB1 of the Runnymede Borough Local Plan April 2001.**

*(Mr Thorogood, an objector, addressed the Committee on the above application).*

RU04/0449

**Probyns Cottage, Wick Lane, Englefield Green  
Erection of detached dwelling and garage incorporating  
a basement (amendment to permission RU02/1433).**

**DECISION: GRANT subject to conditions.**

RU04/0450

**Probyns Cottage, Wick Lane, Englefield Green  
Erection of detached dwelling incorporating basement  
and garage (revised description - amendments to  
planning permission RU02/1433).**

**DECISION: GRANT subject to conditions.**

RU04/0466

**Plots 14B, 15, and 16 The Moorings, Abbey Chase,  
Bridge Road, Chertsey  
Removal of Condition 5 of planning permission  
RU85/0015 to allow mooring to be used for residential  
purposes.**

**DECISION:**

**(1) REFUSE for the following reasons:**

1. **The mooring of a boat for permanent residential occupation is an inappropriate use within the Green Belt, contrary to the preservation of the Metropolitan Green Belt, as defined and described in Policies PE1 and PE2 of the Surrey Structure Plan 1994, Policy LO4 of the Surrey Structure Plan Deposit Draft December 2002 and Policies NE8, R6, and GB1 of the Runnymede Borough Local Plan Adopted April 2001.**
2. **The erection of various structures, temporary structures and storage of various items including fridges, oven, bath, wood and various mechanical parts and boat components, vehicles, plant and machinery are inappropriate developments harmful to the openness of the Green Belt and detrimental to the visual amenities of this attractive and prominent riverside area, contrary to Policies PE1 and PE2 of the Surrey Structure Plan 1994, Policy LO4 of the Surrey Structure Plan Deposit Draft December 2002 and Policies NE8, R6 and GB1 of the Runnymede Borough Local Plan Adopted April 2001.**
3. **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 Policies PE1 and PE2 of the Surrey Structure Plan 1994, Policy LO4 of the Surrey Structure Plan Deposit Draft December 2002, Policies GB1, NE8 and R6 of the Runnymede Borough Local Plan Second**

**Alteration April 2001 and the advice contained within Planning Policy Guidance Note 2 : 'Green Belts'.**

- (2) **The Director of Administration and Leisure be authorised to issue a Breach of Condition Notice under Section 187A of the Town and Country Planning Act 1990 requiring the cessation of residential occupation of the boats and mooring of Plots 14B, 15 and 16 and removal of all associated structures and storage uses and any resulting debris and material from the site within 6 months of the notice being effective.**

**Reasons for Issuing Breach of Condition Notice**

1. **The mooring of a boat for permanent residential occupation is an inappropriate use within the Green Belt, contrary to the preservation of the Metropolitan Green Belt, as defined and described in Policies PE1 and PE2 of the Surrey Structure Plan 1994, Policy LO4 of the Surrey Structure Plan Deposit Draft December 2002 and Policies NE8, R6 and GB1 of the Runnymede Borough Local Plan Adopted April 2001.**
  2. **The erection of various structures, temporary structures and storage of various items including fridges, oven, bath, wood and various mechanical parts and boat components, vehicles, plant and machinery are inappropriate developments harmful to the openness of the Green Belt and detrimental to the visual amenities of this attractive and prominent riverside area, contrary to Policies PE1 and PE2 of the Surrey Structure Plan 1994, Policy LO4 of the Surrey Structure Plan Deposit Draft December 2002 and Policies NE8, R6 and GB1 of the Runnymede Borough Local Plan Adopted April 2001.**
  3. **The Planning Authority do not consider that very special circumstances have been put forward to justify the granting of planning permission contrary to Policies PE1 and PE2 of the Surrey Structure Plan 1994, Policy LO4 of the Surrey Structure Plan Deposit Draft December 2002, Policies GB1, NE8 and R6 of the Runnymede Borough Local Plan Second Alteration April 2001 and the advice contained within Planning Policy Guidance Note 2 : 'Green Belts'.**
- (3) **The Director of Administration and Leisure be authorised to take appropriate action including carrying out necessary works or prosecution under Sections 178 and 179 of the Town and**

**Country Planning Act 1990 in the event that  
this notice is not complied with.**

*(Mr. Perry, an objector, and Ms Harding for the applicant  
addressed the Committee on the above application).*

**RU04/0506**

**The Gingerbread House, Hamm Court, Weybridge  
Retention of a pergola/car port to front of garage  
(retrospective).**

**DECISION: GRANT subject to conditions.**

(The Committee considered that special circumstances  
existed which warranted the grant of planning permission,  
namely that the pergola/car port was an open structure  
with minimal impact on the Green Belt).

(A Motion to refuse permission was lost).

*(Ms Warner, the applicant, addressed the Committee on the  
above application).*

**RU04/0518**

**Land adjacent 23A Weir Road, Chertsey  
Erection of a detached two-storey dwelling with  
vehicular access off Abbey Road.**

**DECISION: REFUSE for the following reasons:**

1. **The proposed development, by reason of its  
scale, size and proximity to the common  
boundaries on a narrow site would result in a  
cramped form of development resulting in a  
detrimental change to the character and  
appearance of the locality, failing to contribute  
positively to the townscape quality of the area,  
contrary to Policies DP6 and PE10 of the Surrey  
Structure Plan 1994, Policies LO2 and SE4 of  
the Surrey Structure Plan Deposit Draft  
December 2002 and Policies BE2 and HO9 of  
the Runnymede Borough Local Plan Second  
Alteration April 2001, Surrey Design January  
2002 and By Design.**
2. **The proposed development by reason of its  
scale, siting and position would be overbearing  
and give rise to an unacceptable loss of amenity  
to the living conditions of neighbouring  
residential properties, especially to No 23A Weir  
Road, contrary to Policy HO9 of the Runnymede  
Borough Local Plan Second Alteration April  
2001.**

*(Mr Sadler, agent for the applicant, addressed the  
Committee on the above application).*

**RU04/0521**

**Verge adjacent Bemonds Car Park, Heriot Road,  
Chertsey  
Installation of a CCTV camera attached to an 8 metre  
high pole adjacent to No 39 Heriot Road.**

**DECISION: GRANT subject to conditions.**

RU04/0523

**Stuart Cottage, Rosemary Lane, Thorpe  
Erection of single-storey rear extension.**

**DECISION: GRANT subject to conditions.**

*(Mr Kelly, an objector, addressed the Committee on the above application).*

RU04/0538

**1 Oakley Close, Addlestone  
Erection of part two-storey, part single-storey side and  
single-storey rear extensions following demolition of  
existing garage.**

**DECISION: GRANT subject to conditions.**

*(Mrs Hunter, an objector, and Mr Senior, the applicant, addressed the Committee on the above application).*

#### RUNNYMEDE BOROUGH LOCAL DEVELOPMENT FRAMEWORK - PROGRAMME AND KEY ISSUES AND OPTIONS

The Committee was informed of progress made on the introduction of the Planning and Compulsory Purchase Act and on the preparation of the Local Development Framework; and considered approval of the Local Development Scheme (LDS); and the next stages of consultation on the Core Strategy and the Statement of Community involvement.

The Planning and Compulsory Purchase Act had received Royal Assent on 13 May 2004 and a programme for commencement was expected shortly. This would formally introduce the new development plan system of Regional Spatial Strategies (RSS) and Local Development Frameworks (LDF).

The Local Development Scheme (LDS) was the programme for the preparation of the LDF. It covered a three year period and set out what LDDs the Council proposed to produce and identified the resources available for their production.

Members were informed that the draft LDS now contained a number of timetabling changes to reflect various factors. There were no changes to the Local Development Documents that it was proposed to produce.

The timetabling changes meant that instead of having two main phases of LDD production over the three years of the programme all the proposed LDDs would be incorporated into a single phase. This was advantageous as it better reflected the timescales required by the Planning Inspectorate to programme examinations and it would reduce the number of separate consultations that needed to be carried out over the programme period.

The LDS would be submitted to the Secretary of State (via the Regional Government Office) for approval. Once it took effect a copy would be made available for inspection at the Council Offices and published on the Council Website.

The Core Strategy was a key Local Development Document (LDD) that would guide the other LDDs in the development framework. The next stage in the preparation of the Core Strategy and the other first phase LDDs (on Housing and Development Control Policies) would be to carry out a much wider consultation on the relevant issues and options, including public consultation. For this first main consultation stage it was proposed to use a background document which included a brief explanation of the new planning system and the role of the Local Development Framework. It also described the need for a long-term vision and six possible general approaches to future development based on the material considered by the Community Strategy Task Group. A questionnaire would also be used to provide an opportunity for stakeholders to give their views on the key issues and options and to identify any other important matters that had not been included.

The Council was also required to produce a Statement of Community Involvement (SCI), which set out how the Authority intended to achieve continuous community involvement in the preparation of the Local Development Framework. It would be particularly important to involve those groups who

had not previously been involved in the preparation of the Local Development Plan. The new framework would provide the opportunity for local groups and organisations to be involved in the preparation of specific LDDs, fostering meaningful consultation on issues of their particular interest.

The SCI was a key LDD itself, which would involve public consultation on key issues and options (current stage), consultation on preferred options and proposals, submission to the Secretary of State, and independent examination. The intention was to run this process in tandem with the production of the Core Strategy. The first consultation stage, identifying key issues for the production of the SCI, was incorporated in the combined questionnaire referred to above. There may be some changes required to the questionnaire before the formal consultations and the Committee agreed that the Director of Technical Services be authorised to make these changes in consultation with the Chairman.

It was proposed that the Issues and Options consultation be carried out over a six-week period commencing on 6 September 2004. The results of the consultation would be reported to a future meeting of the Planning Committee and would inform the next stage of the process which would be the selection of preferred options and formulation of proposals.

The Committee considered that an informal working group of six Members of the Committee nominated by Group Leaders would be useful to undertake detailed scrutiny of issues and policies. The Group would meet during the day-time to enable wide-ranging technical support to be provided.

**RECOMMEND that -**

- i) the Local Development Scheme at Appendix 'A' be submitted to the Secretary of State for approval following commencement of the Planning and Compulsory Purchase Act 2004;**
- ii) the background paper (Appendix 'B') and questionnaire (Appendix 'C') be approved for the purposes of consultation on the issues and options for the Core Strategy, Housing and Development Control Policies LDDs and the Statement of Community Involvement, subject to any changes that may be required to accord with any changes to the Act;**
- iii) an informal Local Development Framework Working Group comprising six Members of the Planning Committee (4 Conservative, 1 Independent (Councillor Relph) and 1 Labour (Councillor Pate)), be formed to meet during the day; and**
- iv) any changes to the consultation material be undertaken by the Director of Technical Services in consultation with the Chairman of the Committee.**

HOUSING LAND SUPPLY

The Committee was advised of the housing land supply in the Borough as at 31 March 2004.

The Council, through the Local Plan process, had a requirement to maintain a supply of housing land to meet the Structure Plan allocations. The assessment of housing supply on 31 March 2004 indicated that the requirement for the period to 2006 had been exceeded.

The House Builders' Federation had commented that generally the requirement for the period to 2006 had now been exceeded by completions and noted the future supply. A few technical issues were raised and dealt with individually.

Members noted that whilst the Study revealed a healthy supply of housing land in the context of the Adopted Local Plan, it was recognised that the revisions to the housing requirements in the emerging Local Development Framework would require housing provision to be made for the period 2016. The current position established a good base for achieving the longer term housing requirements.

LAND ADJACENT 59 BRIDGE ROAD, CHERTSEY : RETENTION OF BOUNDARY FENCING WALL, RAILINGS AND GATES

The Committee considered details submitted for the retention of a new boundary wall, railings and gates on land adjacent 59 Bridge Road in discharge of condition 8 of RU.02/0699 and condition 5 of planning consent RU.03/1361 related to residential development at this site.

Plans and elevations had been submitted for the erection of a 2m high close-boarded fence running adjacent to the side boundary of plot 1 located some 2m back from the edge of the widened footpath. In addition a 2m high brick wall with railings and wrought iron gates extending to some 2.25m were proposed. The wall and railings were to be located behind the agreed visibility splays. Following Officer concerns relating to the height of the proposal, revised plans had been received on 4th May 2004 detailing the design of the wall and railings to a revised maximum height of 1.8m. The proposed gates would extend to a maximum height of some 2.1 metres. Work had commenced on the site, however details of the chosen brick had not yet been submitted for approval.

Given the character of the surrounding area and the incorporation of open railings within the proposed new boundary wall on the application site, the proposal was not felt to be out of character or detrimental to the visual amenities of the area. No objections were raised to the chosen brick colour.

Two letters of representation had been received from neighbours. Following discussions with the County Highways Authority, no objections were raised subject to the design of the main vehicular gate to be inward opening and vehicle activated. The Environment Agency raised no objection.

In respect to the fencing, given the positioning of Plot 1 to Bridge Road, it was agreed under application RU.02/0699 that a solid screen along the flank boundary of Plot 1 would be acceptable so as to retain privacy levels. However, concerns were raised in earlier discussions with the erection of a 2m fence. In order to reduce the impact of the fence it was agreed that it be redesigned to comprise a solid wall and relocated a minimum distance of 2m from the back edge of the widened pavement so as to reduce its impact and allow planting to the front. In addition it was agreed that its height be reduced to 1.8 metres and that a 2m x 2m pedestrian intervisibility splay be provided adjacent to 59 Bridge Road, located immediately to the north west.

In addition the revised plan detailed the provision of two additional Betula Pendula trees located to the front of the walling to Plot 1.

**RESOLVED that -**

- i) subject to the receipt of revised drawings replacing the boundary fence with a 1.8m solid wall, and confirmation of the chosen brick type, the boundary wall, railings and gates along the front site boundary be considered acceptable under planning conditions 8 of RU.02/0699 and 5 of RU.03/1361 as detailed upon drawing nos. BRC/01A and BR18A received on 4th May 2004; and**
- ii) the applicant be advised however that the above decision only relates to the proposed retention of wall/railings and gates upon the front boundary as detailed upon drawing no. BRC/01A and that the remaining elements upon drawing no. BRC/01A in respect to landscaping , proposed levels and the other fencing proposals within the site do not form part of this decision and are still to be fully considered by this Authority.**

*(The Chairman exercised his second vote in favour of the above).*

APPEAL DECISIONS

The Committee noted that the Planning Inspectorate had recently determined the appeals mentioned below.

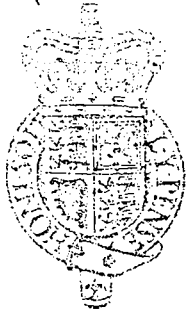
<u>Site Development</u>	<u>Decision</u>
a) Land at rear of 6-11 North Street, Egham - planning appeal regarding erection of 5 terraced houses and garages with new access from Clarence Street (03/1211)	DISMISSED
b) Brook House, 71A Harpesford Avenue, Virginia Water - appeal against refusal of consent to fell six Oak trees (03/1070)	DISMISSED

PLANNING APPLICATIONS DETERMINED BY DIRECTOR OF TECHNICAL SERVICES

A list of planning applications recently determined by the Director of Technical Services under his delegated powers was noted.

Chairman

(The meeting ended at 10.38 pm).



# Appeal Decision

Hearing and site visit held on 27 April 2004

by **Michael Aldous** BA (Hons), DipMgt, MRTPI

an Inspector appointed by the First Secretary of State

The Planning Inspectorate

APPENDIX 'B'

e-mail: [enquiries@planning-inspectorate.gsi.gov.uk](mailto:enquiries@planning-inspectorate.gsi.gov.uk)

Date

**- 7 MAY 2004**

**Appeal Ref: APP/Q3630/A/03/1131724**

**Hope Cottage, Gaelic Cottage, Haven Cottage and Ypsilanti, High Street, Egham TW20 9HH.**

- 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 Runnymede Homes Ltd against the decision of Runnymede Borough Council.
- The application (Ref.RU.03/0600), dated 24 April 2003, was refused by notice dated 6 October 2003.
- The development proposed is the demolition of all existing buildings and the erection of 24 No flats and 4 houses.

**Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.**

## Procedural Matters

1. At the Hearing an application for costs was made by the Appellant against the Council. This application is the subject of a separate Decision.
2. During the consideration of the planning application, revised plans were prepared and formally accepted by the Council as modifying the proposal. For the avoidance of doubt the plans determined by the Council bear the following references: 000/101, P274/P/001 rev G, P274/P/002 rev C, P274/P/003 rev A, P274/P/004 rev B, P274/P/005 rev B and P274/P/006. I have determined the appeal on this basis.

## Main Issues

3. I consider the main issues in this case to be:
  - i) The effect of the proposal on the character and appearance of the surrounding area; and
  - ii) The effect of the proposal on the living conditions of existing and future occupants of the area with particular regard to overbearing impact.

## Planning Policy

4. The development plan includes the Surrey Structure Plan of 1994 and the Runnymede Borough Local Plan (Second Alteration) adopted in 2001. Policy PE10 of the structure plan seeks to protect urban character. New development must make a positive contribution to the existing character and should not detract from its surroundings.
5. The structure plan is being reviewed and this process is at an advanced stage. Emerging policy SE4 has similar aspirations to existing policy PE10. The design of new buildings and their integration with their surroundings, must be of a high standard. New residential

development should be built at densities that make best use of limited land resources. Redevelopment should also give emphasis to the needs of pedestrians, cyclists and public transport users. Given the stage the review has reached, I am able to afford substantial weight to the emerging policy.

6. With regard to the local plan, policy HO9 deals with new housing development. Proposals must (among other matters), not damage the character and amenity of established residential areas, provide adequate separation between existing and proposed development and provide adequate privacy for existing and proposed properties. Policy BE2 requires new proposals to respect townscape character and draws attention to a number of issues under that broad heading, including respect for existing buildings, building lines, the street scene and building height.
7. I have also noted the content of the 'Surrey Design' document that has been adopted as supplementary planning guidance by the County Council. This document was subjected to public consultation before its adoption. Accordingly I am able to attach weight to its content.
8. Regard has also been had to the content of Planning Policy Guidance Note 3 – Housing, which provides considerable advice in relation to residential redevelopment proposals.

#### **Reasons**

##### ***Effect of the proposal on the character and appearance of the surrounding area.***

9. The appeal site is situated at an edge of town centre location where development is quite mixed. The four properties that comprise the appeal site are individually designed residential dwellings, which although pleasant in their own right, do not have particular significance in townscape terms. The Council has not raised objection to the principle of their redevelopment for a more intensive form of residential development at this location. It also accepts the sustainability credentials of the site, which provides convenient access to a wide range of urban facilities and services. The site is outside of, but close to, a conservation area. However the Council has raised no objection to the proposal in terms of its impact on that area.
10. Given the mixed townscape character, there is no dominating building design or theme in the vicinity. There are other three storey buildings in the vicinity, which include commercial and residential properties. Whilst the general pattern of development in terms of plot ratio and space between buildings is less intensive than that proposed, this is not necessarily a negative factor.
11. It is clear from contemporary national planning advice that the redevelopment of previously developed sites has a critical role to play in the delivery of future housing. Sites such as the one before me, which has excellent sustainability credentials, can make a positive contribution in this manner, particularly by the provision of smaller dwellings. I am also mindful that in areas such as Runnymede, which are heavily constrained in planning terms, and which have high property and land values, opportunities of this kind must feature an efficient form of development that maximises the development opportunity.
12. However, these objectives must not be at the expense of urban quality. The proposal before me, particularly on its important High Street frontage, whilst prominent and imposing would, in my judgement represent an improvement on the existing situation by introducing

a building of character and style, featuring articulation and varied roof form together with projecting gables and a striking turret feature, that would define the site at its junction with Albany Place. The gradual stepping down of the roofline to the south-west would also respect the more domestic scale of development at that point.

13. Overall I have reached the conclusion that given the varied nature of the surroundings and the edge of town centre location, a building of this bulk and mass would not be out of place. Given its bold design features it would assist in developing a sense of place at a point where the townscape is quite loose and open, and dominated by a busy road. In general I conclude that the proposed block of flats would have a positive effect on the townscape at this point.
14. The proposal also includes a terrace of four houses to the rear of the existing properties in Albany Place. Whilst these properties would have an unusual relationship with the block of flats, they would maximise the development potential of the site and allow a more sympathetic physical relationship with the similarly proportioned existing housing to the east. They would also help to provide housing diversity and mix, and in my view assist in enclosing the central car parking and vehicle manoeuvring area, so that that part of the site would be contained and substantially concealed from public viewpoints.
15. The Council is also critical that the proposed layout does not facilitate pedestrian movement. I do not accept this point. The site would be accessible by pedestrians from two sides and is likely to be an attractive location for movement on foot because of its edge of town centre position. The proposals also make provision for a secure cycle store facility that would further encourage movement by means other than the motor car.
16. Taking all these findings into account I consider the proposal to represent a development package that would make effective and efficient use of a central urban residential redevelopment opportunity. As such it accords with contemporary national planning policy. Furthermore, I consider the proposed design and layout to provide visual interest and better townscape definition at a relatively weak point in the urban street scene. On this basis I consider the proposal to accord with policy PE10 and emerging policy SE4 of the structure plan, and policies HO9 and BE2 of the adopted local plan.

***The effect of the proposal on the living conditions of existing and future occupants of the area, with particular regard to overbearing impact.***

17. In this regard the Council is particularly concerned about the impact of the apartment block upon the occupiers of number 124 High Street. Although the side view from this property would change, the existing properties to the north-east are already set back further into their plots than is number 124, so the physical relationship would not be dissimilar to the existing arrangement.
18. I accept that the apartment block would have a considerably increased bulk when compared with 'Ypsilanti' which is the current neighbouring property. However, the block has been specifically designed to have its lowest roof form at the southern end of the site, and in addition there would be no overlooking windows from this direction close to the boundary with number 124.
19. Number 124 is located to the south of the apartment block so there would be no significant deprivation or interruption of light to the house or its rear garden, which is in any case very short on its boundary with the appeal site. Taking all these findings into account I therefore

conclude that whilst the outlook from the side of number 124 would change, there would be no significant overbearing impact.

20. The Council also considers that there would be an overbearing effect on the occupiers of the terrace of four new houses, because of the proximity of the front elevation of these dwellings to the rear elevation of the apartment block. The degree of separation would vary, but would be quite limited at the northern end of the terrace. However the physical relationship would be oblique and reducing to the south, so that the effect would not in my view be pronounced or harmful. In any case potential occupants of the dwellings would make their own judgement concerning the physical relationship between the houses and the bulkier apartment block to the west.
21. Concern was also expressed by the occupiers of some properties in Albany Place about the effect of the terrace of four houses on their privacy and general amenity. The new houses would back on to the rear of numbers 2-12 Albany Place, but the back to back distance between rear elevations would be in line with adopted standards and the Council had raised no specific concerns in this regard.
22. In addition, the boundary between the existing and proposed dwellings in this area contains several substantial trees that would help screen views between the two areas. Some residents have some concerns about the size of these trees, and I consider that the proposal provides an opportunity via the use of conditions to review landscaping provision in this area. This will ensure that satisfactory arrangements are made which will help screen the development, whilst not depriving the rear gardens and elevations of numbers 2-12 of an undue level of light and sunlight. The Appellants indicated their willingness to undertake such measures that could be mutually beneficial to new as well as existing residents.
23. Taking these findings into account, I have not identified any harmful effect on the living conditions of existing or future residents in the area, and consequently no contravention of the requirements of local plan policy HO9 in this respect.

#### **Other Matters**

24. Some respondents raised concerns in relation to flooding, archaeology and car parking and traffic matters. The proposals were subjected to widespread consultation with relevant agencies. The Environment Agency raised no objections regarding flooding, providing certain conditions were imposed on any planning permission. Similarly in my view, archaeological interests can be secured by imposing a condition requiring appropriate investigation and recording to take place before development commences.
25. The proposals raised no objections by the highway authority, providing conditions controlling the nature of access arrangements, and on site car parking and vehicle manoeuvring are secured by condition. Given the location of the site on the edge of the town centre close to good public transport connections, it is right that off-street car parking provision is minimised. I am satisfied that proposed arrangements would ensure that highway safety would be maintained and an appropriate level of off-street car parking provided.
26. My attention was also drawn to another appeal decision (APP/Q3630/A/01/1060971). Whilst this site is quite close to the site the subject of this appeal, and there are some similarities to the matters before me, I also consider there to be significant differences

between the nature of the two sites in townscape terms. In addition, living conditions issues did not feature prominently in the other appeal. In any case, each proposal must be considered on its own merits in the light of its own circumstances, the development plan and other material considerations. That is what I have done in this case.

### **Conditions**

27. I have considered possible conditions, including the large number suggested by the Council, against the requirements of Circular 11/95. Appropriate conditions concerning external materials of construction, landscaping and boundary treatment will be imposed in order to help secure a development that contributes positively to the visual amenities of the area. Landscaping conditions will also ensure the retention and protection of important trees during the development process. I have taken the opportunity to substantially refine and condense the large number of conditions suggested by the Council on this theme.
28. Another group of conditions will cover the provision of appropriate access and vehicle parking, including arrangements for vehicles and the storage of plant and materials during the demolition and construction works. Other conditions will cover the details of the provision of footpath improvements, bin storage and cycle store facilities. Such conditions will ensure highway safety, effective site management and encourage movement on foot and by bicycle.
29. A separate group of conditions will deal with flooding related issues as directed by the Environment Agency. A condition allowing appropriate archaeological investigation and recording will also be applied.
30. The Council suggested various conditions relating to the specific provision of aspects of the submitted plans. These relate to the height of buildings and separation distances. In my view these are unnecessary, as planning permission implies that works will be undertaken in line with the approved plans. Measures are available to the Council if works are not undertaken in accordance with approved plans.
31. Circular 11/95 indicates that conditions withdrawing permitted development rights should only be used in exceptional circumstances. The Council has suggested restrictions of this kind in relation to both the flats and houses. However I am not convinced that exceptional circumstances exist in this case, or that the underlying related concerns of the Council are well founded. Accordingly I shall not impose conditions of this kind.

### **Conclusions**

32. I have given careful consideration to the concerns raised by the Council and others to the effect of the proposal on the character and appearance of the area, and its likely effect upon the living conditions of existing and future residents. In both regards I consider the proposal to be satisfactory and to accord with the adopted and emerging development plan. For the reasons set out above, and having had regard to all other matters raised, I therefore conclude that this appeal should succeed.

### **Formal Decision**

33. I allow the appeal and grant planning permission for the demolition of all existing buildings and the erection of 24 No flats and 4 houses at Hope Cottage, Gaelic Cottage, Haven Cottage and Ypsilanti, High Street, Egham in accordance with the terms of the application

[Ref. RU.03/0600] dated 24 April 2003, and the plans submitted therewith, as formally amended, subject to the following conditions:

- 1) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.
- 2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 3) No development shall take place until full details of all hard and soft landscaping have been submitted to and approved in writing by the local planning authority, and all agreed works shall be carried out as approved in accordance with an agreed implementation programme. Details shall include all hard surfacing and boundary treatment. Soft landscaping shall include details of all trees and shrubs to be retained and measures for their protection during development works. In addition, details shall include planting plans and specifications and arrangements for the replacement of any plants or trees which die, are uprooted, become injured or wilfully damaged or fail to become established within an agreed time scale.
- 4) No other part of the development hereby permitted shall take place until the new access road, including its junction with Albany Place has been constructed in accordance with the approved plans. No other part of the development shall commence before 10m of the new road has been completed and the visibility splays included in the design provided and retained in that form thereafter.
- 5) The existing four accesses from the site onto High Street shall be permanently closed and all related kerbs, verges and footways reinstated at a time and in a manner to be agreed in writing with the local planning authority.
- 6) No flat or dwelling hereby approved shall be occupied until the car parking area shown on drawing P274/P/001 Rev G has been laid out in full, or in accordance with an implementation programme to be agreed in writing with the local planning authority. All parking spaces shown on the approved plans shall only be used for the parking of vehicles incidental and ancillary to the residential use of the flats and houses hereby permitted, and shall thereafter be permanently retained for that purpose. Parking spaces shall not be used for the parking/storage of boats, caravans or trailers.
- 7) The widened footway fronting Albany Place as shown on drawing P274/P/001 rev G, shall be constructed before any part of the development hereby permitted is occupied and such work undertaken to Surrey County Council's specification and thereafter fully dedicated (if applicable) to the Highway Authority.
- 8) No development shall take place until a Method of Construction Statement to include details of the parking of all vehicles associated with the development process, arrangements for the loading and unloading of materials, the storage of plant and materials, the provision of boundary fencing and on-site wheel washing facilities for vehicles, has been submitted to and approved in writing by the local planning authority. Thereafter all site development activities shall be undertaken in accordance with the agreed arrangements.

- 9) No development shall take place until plans of the refuse bin stores and cycle store and details of the timing of their provision have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and thereafter retained in perpetuity.
- 10) No development shall take place until the applicant or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.
- 11) All the buildings hereby permitted shall be constructed with the finished floor level set at or above the 1 in 100 year flood level of 15.58m AOD (N) as shown on drawing P274/P/006.
- 12) No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3m in depth below existing ground level.
- 13) There shall be no raising of existing ground levels on the site within the area of the site liable to flood.
- 14) No development shall take place until detailed drawings of any walls, fences, or other means of enclosure within or around the site have been submitted to and approved in writing by the local planning authority. The design of any such structures must be permeable to flood water. Development should be carried out in accordance with the approved details and thereafter retained.
- 15) No development shall take place until detailed drawings of any steps and ramps have been submitted to and approved in writing by the local planning authority. Any such structures must have an open construction. Development shall be carried out in accordance with the approved details and thereafter retained.
- 16) No development shall take place until surface water source control measures have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained thereafter.
- 17) No development shall take place until precise details of flood compensation and proposed floor levels, in consultation with the Environment Agency, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained thereafter.

#### **Information**

34. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.
35. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.
36. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

## APPEARANCES

### FOR THE APPELLANT

Mr S Grainger BA(Hons), MRTPI	Grainger Planning Associates Ltd, 42 Beachamp Road, Sutton, Surrey SM1 2PZ.
Mr M Brown	Runnymede Homes, 182 Brooklands Road, Weybridge, Surrey KT13 ORJ.

### FOR THE COUNCIL

Mr C Harrison BA(Hons), MRTPI	Development Control Manager, Runnymede Borough Council.
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### INTERESTED PERSONS

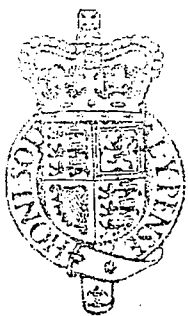
Mr M Johnson	'Ypsilanti', High Street, Egham TW20 9HH.
Mr R Pate	4 Albany Place, Egham TW20 9HG.
Ms G Byatt	4 Albany Place, Egham TW20 9HG.

### DOCUMENTS

Document 1	List of persons attending the hearing.
Document 2	Council letter giving details of hearing arrangements.
Document 3	Bundle of representations submitted at the appeal stage.
Document 4	Extract from Surrey Structure Plan Examination in Public Report of the Panel.
Document 5	Appellant's costs application.

### PLANS

Plans 1-7	Set of amended application plans.
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# Costs Decision

Hearing and site visit held on 27 April 2004

by **Michael Aldous** BA (Hons), DipMgt, MRTPI

an Inspector appointed by the First Secretary of State

The Planning Inspectorate  
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Date

**- 7 MAY 2004**

**Costs application in relation to Appeal Ref: APP/Q3630/A/03/1131724  
Hope Cottage, Gaelic Cottage, Haven Cottage and Ypsilanti, High Street, Egham TW20  
9HH.**

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6 and the Local Government Act 1972, section 250(5).
- The application is made by Runnymede Homes Ltd for a full award of costs against Runnymede Borough Council.
- The hearing was in connection with an appeal against the refusal of the Council to grant planning permission for the demolition of all existing buildings and the erection of 24 No flats and 4 houses.

**Summary of Decision: The application fails and no award of costs is made.**

## The Submissions for the Appellant

1. The application is submitted under the terms of paragraph 11 to Annex 1, and paragraphs 7, 8, 9 and 15 of Annex 3 to Circular 8/93 (the circular). With regard to Annex 1 the Appellant submits that in determining the planning application the Council failed to give adequate attention to a fairly recent and relevant appeal decision (APP/Q3630/A/01/1060971). This was despite the fact that officers had identified it as a material consideration. Members of the Planning Committee therefore erred in failing to give this matter any consideration, and that it went so far as to suggest that the other appeal was irrelevant to its consideration of the application which now forms this appeal.
2. With regard to paragraph 7 of Annex 3, the Appellant points to what are considered to be unnecessary delays in the determination of the planning application, including requirements for minor adjustments which could have been dealt with by the imposition of an appropriate condition attached to a planning permission. In the view of the Appellant the Council therefore prevaricated and delayed development which should reasonably be permitted contrary to the advice contained in the circular.
3. Turning to paragraph 8 of Annex 3, the Appellant indicates that the decision notice refers to policies BE2 and HO9 of the local plan. However the Council's hearing statement only makes reference to policy BE2. Furthermore the Appellant considers that in relation to both the Council has failed to substantiate the harm it alleges will arise under the terms of these policies.
4. With regard to paragraph 9 of Annex 3, the Appellant alleges that the Planning Committee completely ignored the favourable recommendation by its officers, and as a consequence the Council has failed to demonstrate that it had reasonable planning grounds for taking a contrary decision, and has not produced appropriate evidence to support the decision made.

5. In relation to Paragraph 15 to Annex 3, the Appellant considers that the Council attached undue weight to the views of local residents in this case, much of which is not founded on valid planning considerations.
6. Overall the Appellant considers that the Council has behaved unreasonably both in its handling of the planning application, and in the cavalier way in which the professional judgement of its officers was ignored. This has resulted in its reasons for refusal not being substantiated. This action has caused the Appellant to incur unnecessary costs.

### **The Response by the Council**

7. The Council does not accept that it was dilatory in determining the application, any delays related to matters that needed to be determined prior to its consideration by members. Discussions leading to amendments were designed to try and resolve issues so that a favourable recommendation could be given by officers.
8. Elected representatives are fully entitled to take a contrary view to their officers. This is not unreasonable. Members heard representations by the Appellant at the Planning Committee meeting, in addition to contrary views and of course had the benefit of the comprehensive officers report.
9. In this case the reasons for refusal are based on judgements made in relation to both character and appearance and living conditions issues. In reaching its decision the Council decided that notwithstanding the views of officers the proposal was unacceptable in those terms, and the reasons for refusal are precise and cross refer to appropriate policies of the development plan, and to other supplementary planning guidance.
10. The Council's position has been fully outlined in its hearing statement, where its concerns are developed and are explicit. All relevant policies have been quoted.
11. With regard to the other cited appeal decision, the Council points out that it is a different site with differing characteristics. Current supplementary planning guidance was not fully operational at that time. However, members were fully aware of the position on that site, and it was weighed with other factors in reaching a decision.
12. Overall, the Council considers that its reasons for refusal are sound and solidly based on good planning grounds. Its position has been clearly explained in its submissions and defended at the hearing. The proposal is considered to be contrary to the development plan and refusal was fully justified. The Council has not acted unreasonably, and accordingly no award of costs is justified.

### **Conclusions**

13. I have considered this application for costs in the light of Circular 8/93 and all the relevant circumstances. This advises that, irrespective of the outcome of the appeal, costs may only be awarded against a party who has behaved unreasonably and thereby caused another party to incur or waste expense unnecessarily.
14. Dealing first with the other appeal decision cited by the Appellant in support of the proposal, I find the assertions unsubstantiated. The report considered by members contains substantial reference to that case, and indeed officers stated that it was a material consideration. The details were placed before members and it was for them to weigh it in

the balance with other considerations. I understand that the Appellant spoke in favour of their proposal and that provided another opportunity for them to refer to that case if they wished to do so. In any case my appeal decision draws attention to differences between the locations and the issues raised in the appeals. My conclusion is therefore that there is no justification for the assertion that members failed to attach appropriate weight to the previous appeal in reaching their decision on the application the subject of this appeal.

15. With regard to the Appellant's concerns in relation to paragraph 7 of Annex 3, I can find no justification for the Appellant's assertions. It is clear to me that the application raised a number of complex and quite different considerations, which need to be resolved before the application could be fully reported to the Committee. These included design, living conditions, flooding, access, archaeological and other matters. I am confident that any delay in determining the application related to officers genuine desire to resolve outstanding issues. Failure to do so, coupled with pressure from the Appellants to determine the application, might well have resulted in officers recommending against the proposal.
16. Turning to concerns under paragraphs 8 and 9 to Annex 3 I consider the policies cited by the Council in support of its position to be relevant and appropriate. Members are fully entitled to reject officer recommendations. In this case the two reasons for refusal involve subjective decisions, and in such circumstances it is not uncommon or unreasonable for differing opinions to be held. In my judgement the Council's developed position is clear and well reasoned, notwithstanding the conclusions I have reached in my appeal decision.
17. The application attracted considerable local opposition. It is entirely appropriate for such representations to be given full consideration by the Council in reaching its decision. Contrary to the Appellant's assertion, I consider most of the objections made by interested persons to be based on reasonable planning grounds. There is no evidence before me to suggest that the force of local opposition in its own right was the determining factor leading to rejection of the planning application.
18. In summary, I find no evidence to support the Appellant's view that the Council acted unreasonably in its processing and determination of the planning application. In these circumstances an award of costs is not justified.

**Formal Decision**

19. In exercise of the powers transferred to me, I refuse the application for an award of costs.

*Michael Adams.*

INSPECTOR

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

FROM 28TH JUNE TO 16TH JULY 2004

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
04/0472	28 Danehurst Close, Egham Tree works at rear of dwelling subject to Tree Preservation Order 261 including the felling of an Oak tree and Cherry tree, stem reduction of Sycamore tree and recoppice of a Hazel tree. <b>DECISION: GRANT</b>
04/0522	17 Wendover Road, Staines Erection of single storey rear extension with insertion of roof lights following demolition of existing extension. <b>DECISION: GRANT</b>
04/0524	97 Chertsey Lane, Staines Reinstatement of failing hard river bank with steel sheet piling and replacement concrete walkway. <b>DECISION: GRANT</b>
04/0539	The Red House, 24 Bridge Road, Chertsey Construction of brick pillars and installation of gates to front of property. <b>DECISION: REFUSE</b>
04/0547	13 Albert Road, Englefield Green, Egham Erection of first floor side extension. <b>DECISION: GRANT</b>
04/0551	225 Pooley Green Road, Egham Installation of security shutters to shopfront. <b>DECISION: REFUSE</b>
04/0555	14 Fletcher Close, Ottershaw, Chertsey Certificate of existing lawfulness for use of land to the rear of the property as a residential garden for No 14 Fletcher Close. <b>DECISION: GRANT</b>
04/0558	Caradoc, Pinewood Road, Virginia Water Erection of 2 storey 5 bed chalet bungalow with basement and retention of existing garage following demolition of existing dwelling. <b>DECISION: REFUSE</b>

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 04/0559      3 Willow Close, Woodham, Addlestone  
Erection of a two storey side and part rear extension, single storey side and rear extensions incorporating front and rear dormer windows, formation of covered car port following demolition of existing garage and conservatory (Revised plans received 30/6/04).  
**DECISION:**                      **GRANT**
- 04/0561      2 Garfield Road, Addlestone  
Erection of part one and part two storey side extension (Revised Description and Plans 08/07/04).  
**DECISION:**                      **REFUSE**
- 04/0566      78 Slade Road, Ottershaw  
Insertion of dormer window to rear of property and rooflights to side and front to create habitable accommodation in roofspace.  
**DECISION:**                      **GRANT**
- 04/0568      22 Riverside Drive, Staines  
Erection of single storey rear extension and conservatory following demolition of existing rear conservatory.  
**DECISION:**                      **GRANT**
- 04/0569      67 Warwick Avenue, Egham  
Erection of a single storey rear extension.  
**DECISION:**                      **REFUSE**
- 04/0570      14 Strode Street, Egham  
Certificate of proposed lawfulness for a loft conversion with rear dormer.  
**DECISION:**                      **REFUSE**
- 04/0575      16 Chantry Road, Chertsey  
Demolition of existing detached house and erection of one x four bedroom detached two storey dwelling with attached garage.  
**DECISION:**                      **GRANT**
- 04/0577      Linton Lodge, Fan Court Longcross Road, Longcross  
Certificate of lawfulness existing for occupation of dwelling without compliance with condition 3 of planning permission CHE.23231.  
**DECISION:**                      **GRANT**
- 04/0578      35 Alderside Walk, Englefield Green, Egham  
Erection of single storey front and side extension, pitch roof over existing garage with insertion of rooflights.  
**DECISION:**                      **GRANT**
- 04/0583      Oakwood, Quentin Way, Virginia Water  
Erection of single storey side extension, new bay window to rear and glass sunroom with a glazed link to rear.  
**DECISION:**                      **GRANT**

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
04/0587	12 Vegal Crescent, Englefield Green, Egham Erection of a single storey front extension and conversion of existing garage into habitable accommodation with pitched roof over. <b>DECISION: GRANT</b>
04/0592	The Coach House, Lyne Court, Lyne Lane, Lyne, Chertsey Erection of conservatory to side of property. <b>DECISION: GRANT</b>
04/0596	19 Fairoaks Court, Addlestone Erection of single storey side and rear extension and rear conservatory. <b>DECISION: GRANT</b>
04/0597	3 Firfield Road, Addlestone Construction of hipped roof over two storey rear extension and pitched roof over existing single storey side extension. <b>DECISION: GRANT</b>
04/0598	Weyside, Wey Manor Road, New Haw, Addlestone Erection of conservatory to side of property. <b>DECISION: GRANT</b>
04/0599	Tiverton, Lyne Close, Virginia Water Conversion of roofspace to habitable accommodation incorporating front and rear dormer windows and side rooflight. <b>DECISION: REFUSE</b>
04/0600	St Peters Hospital, Guildford Road, Chertsey Provision of clinical waste storage compounds to Abbey Wing and MAU building enclosed by 2 metre high fencing. <b>DECISION: GRANT</b>
04/0602	31 St Judes Road, Englefield Green Two storey rear extension for managers office and beauty treatment rooms ancillary to the existing Class A1 hairdressers. <b>DECISION: REFUSE</b>
04/0603	4 Katherine Close, Addlestone Erection of rear conservatory. <b>DECISION: GRANT</b>
04/0604	24 Cobs Way, New Haw, Addlestone Erection of part two storey, part single storey rear and side extension incorporating rooflights and single storey front extension following demolition of existing garage. <b>DECISION: GRANT</b>
04/0605	Arden, Wey Road, Weybridge Erection of a detached two storey house with room in roofspace following demolition of existing house. <b>DECISION: NO OBJECTION</b>

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 04/0606      254 Almnors Road, Lyne, Chertsey  
Certificate of lawfulness proposed for the erection of two rear extensions.  
**DECISION:**                      **GRANT**
- 04/0608      Brunel House, Unit 1, Foundry Court, Gogmore Lane, Chertsey  
Change of use from B1 office to D1 sports physiotherapist.  
**DECISION:**                      **GRANT**
- 04/0618      Tamarisk, Knowle Grove, Virginia Water  
Erection of single storey side extension.  
**DECISION:**                      **GRANT**
- 04/0620      Grove Cottage, Willow Walk, Chertsey  
Renewal of planning permission RU.99/0882 for the erection of two storey side extension, single storey extension incorporating a garage and first floor extension.  
**DECISION:**                      **GRANT**
- 04/0623      124 Chertsey Lane, Staines  
Amendments to approval RU.03/0146 involving alterations to the roof for the erection of side and rear single storey extension and loft conversion.  
**DECISION:**                      **GRANT**
- 04/0625      Hope Cottage, Longcross Road, Longcross, Chertsey  
Erection of rear conservatory (Retrospective)  
**DECISION:**                      **GRANT**
- 04/0631      37 Holly Avenue, New Haw, Addlestone  
Erection of single storey front and side extension  
**DECISION:**                      **GRANT**
- 04/0632      41 Ferndale Avenue, Chertsey  
Erection of two storey side extension and single storey front extension following demolition of existing garage.  
**DECISION:**                      **GRANT**
- 04/0634      65 Chertsey Lane, Staines  
Erection of conservatory to rear of property.  
**DECISION:**                      **GRANT**
- 04/0635      43 Wendover Road, Staines  
Conversion of loft to allow habitable accommodation incorporating a rear dormer window.  
**DECISION:**                      **GRANT**
- 04/0639      40 Orchard Way, Addlestone  
Alterations to roof to allow first floor habitable accommodation incorporating a rear dormer window and front rooflight.  
**DECISION:**                      **GRANT**

APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 04/0641      91 Liberty Lane, Addlestone  
Erection of 0.7 to 2.2 metre high wooden fence and gates along front boundary.  
**DECISION:**                      **GRANT**
- 04/0643      46 Cobs Way, New Haw, Addlestone  
Erection of part two storey, part single storey front extensions.  
**DECISION:**                      **GRANT**
- 04/0648      35 Orchard Avenue, Woodham, Addlestone  
Erection of single storey rear extension with habitable accommodation in roofspace incorporating a side dormer window.  
**DECISION:**                      **REFUSE**
- 04/0650      47 Dickens Drive, Addlestone  
Erection of wooden summer house in rear garden.  
**DECISION:**                      **GRANT**
- 04/0651      Riversdell House, Guildford Street, Chertsey  
Erection of one air conditioning chiller unit to the rear of the building.  
**DECISION:**                      **GRANT**
- 04/0653      Englefield Green House, Middle Hill, Egham  
To fell two Conifer trees to the front of the property.  
**DECISION:**                      **NO OBJECTION**
- 04/0658      11 Junewood Close, Woodham, Addlestone  
Fell one Oak Tree covered by Tree Preservation Order No 41.  
**DECISION:**                      **REFUSE**
- 04/0659      Anasis, Pharaohs Island, Shepperton  
Erection of a replacement dwelling (retention as built and erection of garden shed (Consultation by Spelthorne Borough Council).  
**DECISION:**                      **NO OBJECTION**
- 04/0664      12 Firfield Road, Addlestone  
Erection of rear conservatory.  
**DECISION:**                      **GRANT**
- 04/0666      8 Leigh Close, Addlestone  
Erection of single storey rear extensions and rear conservatory, conversion of garage to habitable room, single storey front extension to existing garage and formation of carport to side of property.  
**DECISION:**                      **GRANT**
- 04/0667      214 Eastworth Road, Chertsey  
Erection of part two storey, part single storey side and first floor rear extensions.  
**DECISION:**                      **GRANT**

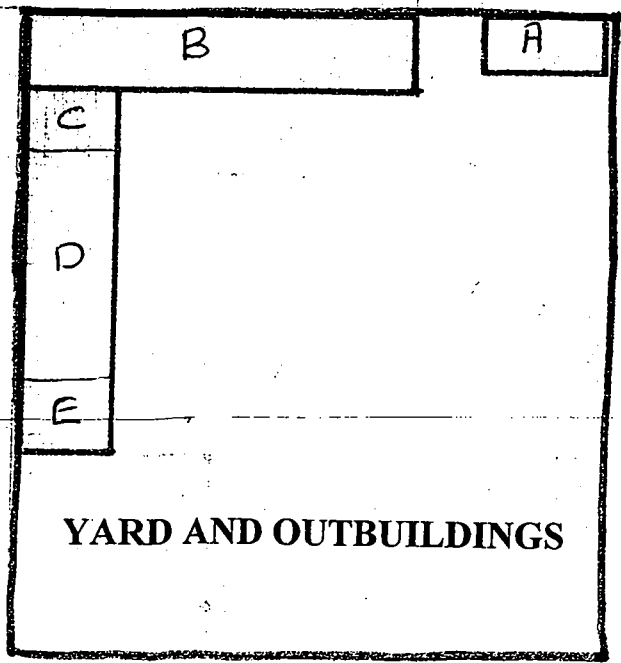
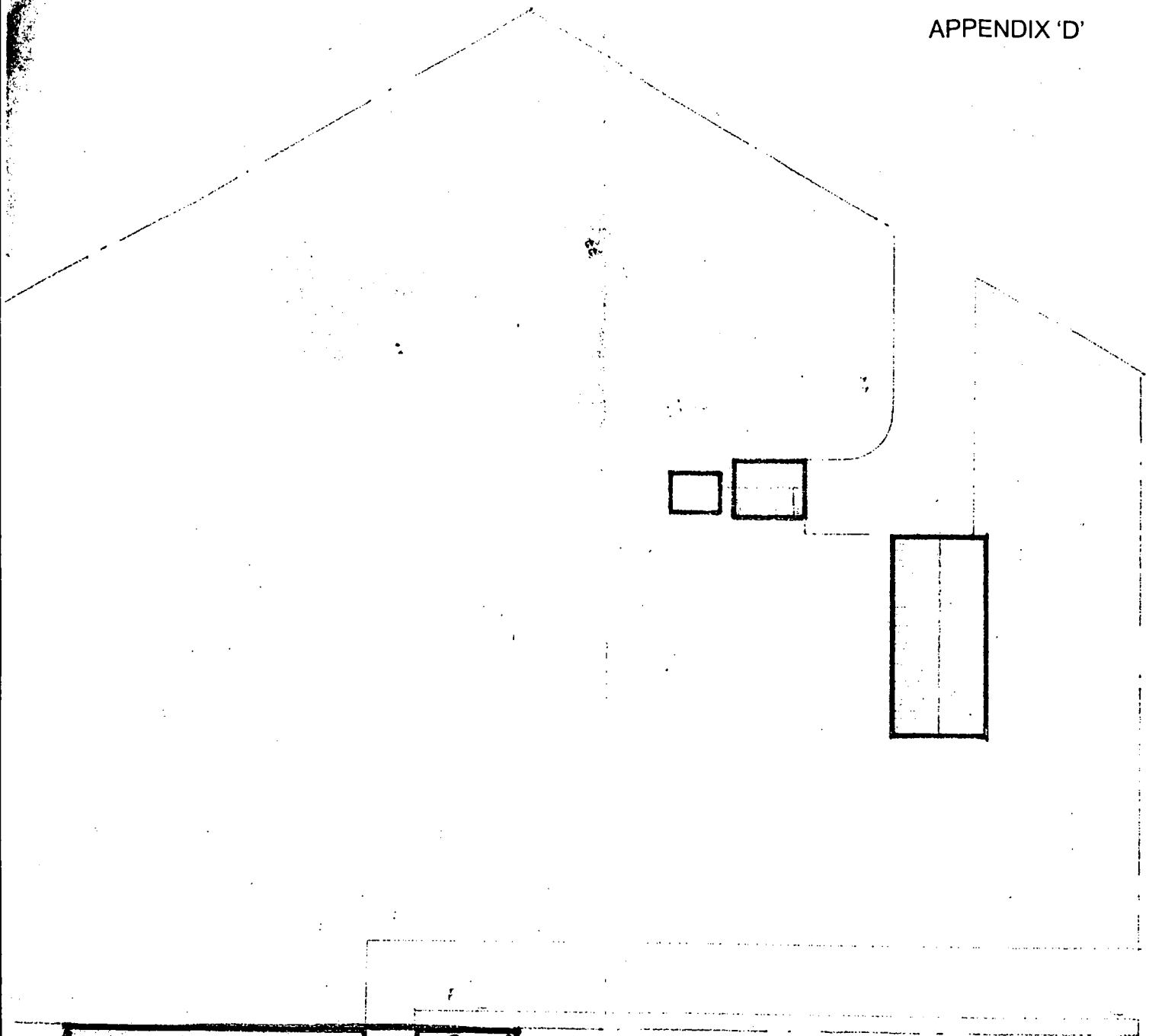
APP. NO.      LOCATION AND PROPOSAL FOLLOWED BY DECISION

- 04/0668      7 Firfield Road, Addlestone  
Erection of single storey rear extension following demolition of existing extension and pergola.  
**DECISION:**                      **GRANT**
- 04/0670      55 Selbourne Avenue, New Haw, Addlestone  
Erection of rear conservatory.  
**DECISION:**                      **GRANT**
- 04/0682      18 Crockford Park Road, Addlestone  
Erection of rear conservatory.  
**DECISION:**                      **GRANT**
- 04/0684      Addlestone Quarry, Wey Manor Farm, New Haw Road, New Haw  
Retention of bridge over field conveyor (Revised Description 02/07/04).  
**DECISION:**                      **NO OBJECTION**
- 04/0703      Hardwick Park Farm, Hardwick Lane, Lyne, Chertsey  
Prior approval for two agricultural buildings.  
**DECISION:**                      **REFUSE**

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

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
04/0549	30 Harpesford Avenue, Virginia Water Erection of two storey side extension and single storey front and rear extensions following demolition of existing garage. <b>DECISION: GRANT</b>
04/0564	8 The Lane, Virginia Water Erection of single storey rear extension and conversion of loft to habitable accommodation incorporating rear and side dormer windows. <b>DECISION: REFUSE</b>
04/0660	Trumps Far, Kitsmead Lane, Longcross, Chertsey Installation of 3 no. panel antennas, 2 no 0.6M dishes at 32.4 metres high and 27.3 metres high respectively and 10 no equipment cabinets (Prior Approval application for siting and appearance). <b>DECISION: NO OBJECTION</b>

APPENDIX 'D'



THE BUNGALOW  
ST. ANNS HILL ROAD  
CHERTSEY  
SURREY  
KT 16 9NN

Scale 1:500