

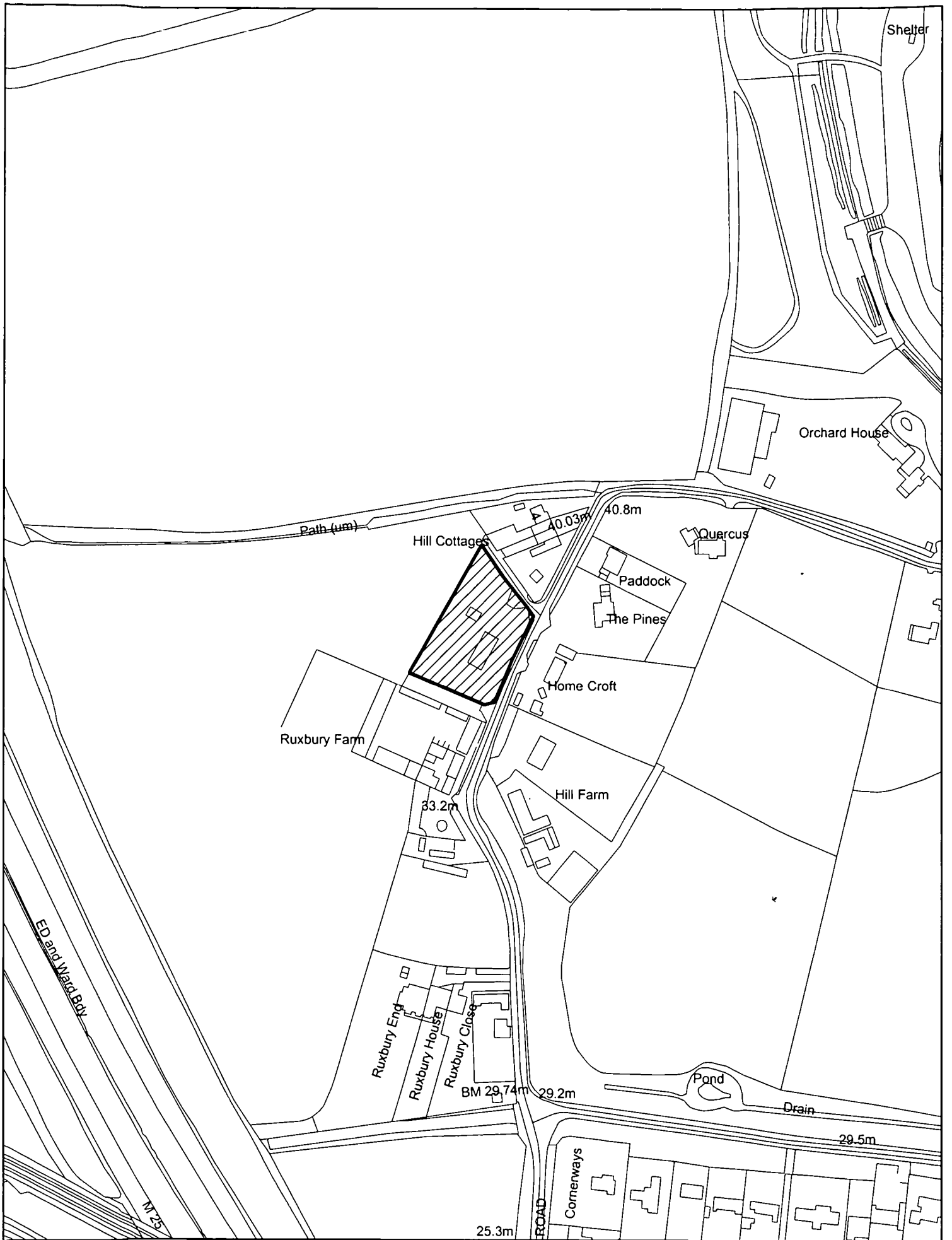
**PLANNING COMMITTEE  
7TH JANUARY 2004**


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<u>WARD</u>	<u>APPLICATION NUMBER</u>	<u>LOCATION</u>	<u>PAGE NO.</u>
CSA	RU.03/1128	The Bungalow, Ruxbury Farm, St Ann's Hill Road, Chertsey	1
AB	RU.03/1201	Tinkerbell, Wey Meadows, Weybridge	7
ET	RU.03/1208	85a and 86 High Street, Egham	13

# **PART B**

(There are no Part A applications)



	<p>RU.03/1128</p> <p>SCALE: 1:2,500</p> <p>DATE: 18/12/2003</p>	<p>ADDRESS:</p> <p>THE BUNGALOW</p> <p>RUXBURY FARM</p> <p>ST ANNS HILL ROAD</p> <p>CHERTSEY</p>	<p>1</p> <p>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.</p> <p>Runnymede Borough Council LA079170</p>
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<b>RU.03/1128</b>	Date reg:	29.9.03	Ward	CHERTSEY ST ANNS
LOCATION:	THE BUNGALOW, RUXBURY FARM, ST ANN'S HILL ROAD, CHERTSEY			
PROPOSAL:	DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF REPLACEMENT BUNGALOW			
TYPE:	OUTLINE PLANNING PERMISSION			
APPLICANT:	Mr T Dillon			

Runnymede Borough Local Plan Second Alteration April 2001:  
GB1, GB6, BE2, HO9

1. Site

1.1 This application relates to an existing bungalow located on a prominent site at the top of St Ann's Hill. There is an existing vehicular and separate pedestrian access to the site which has a high conifer hedge along the road frontage. There are other properties in the vicinity but at some distance.

1.2 The site lies within the Green Belt.

2. History

2.1 Most relevant:

*RU.85/0294* Full planning permission for the erection of a bungalow with integral garage (floorspace 144 sq m) with a condition that it be occupied by an agricultural worker - **GRANTED**

*RU.03/0294* Certificate of Lawfulness for this property which established that the building was a residential dwelling without any agricultural restriction and was lawful in planning terms (and a double garage and shed in the curtilage were also deemed to be incidental residential accommodation). The total floorspace of all of the buildings in question amounted to 176 sq m.

3. Application

3.1 This is an outline application for a replacement dwelling on this site. The originally submitted proposal was for a two-storey dwelling but through negotiation the scheme has been amended such that a replacement bungalow is now proposed.

3.2 The proposed floorspace of the dwelling is 228 sq m which represents a 30% increase in floorspace over the existing floorspace on the site. The siting of the dwelling and the means of access to the site are for determination at this stage – both of these are similar to the existing situation.

#### 4. Consultations

4.1 The County Highway Authority raises no objection.

4.2 Two representations have been received from neighbours in respect of the original plans objecting on the grounds that the building should be occupied by a farmer and that a 2-storey dwelling would be too prominent – the proposal being contrary to policies.

#### 5. Planning Considerations

5.1 It is considered that the key issue in this case are whether the proposal amounts to inappropriate development in the Green Belt and if so, whether special circumstances exist to overcome the presumption against such a development, whether the development provides an acceptable means of access and the impact on any neighbouring land users.

5.2 Policy GB6 (Rebuilding of Dwellings and Residential Extensions in the Green Belt) of the Local Plan states that “proposals for the rebuilding of dwellings may be permitted where the Council is satisfied that any development does not:

- result in an increase in built development which would be likely to have a harmful impact on the green belt;
- create an additional self-contained unit;
- conflict with the environmental standards for residential development as set out in Policy HO9;
- materially diminish the distance between the dwelling, as extended or replaced and the side and front boundaries, or materially increase the overall height, thus making the dwelling more prominent.

5.3 Policy GB6 further seeks to prevent a cumulative increase in the size of dwellings and their harmful impact on the Green Belt. Exceptional circumstances will need to be proven to allow extension or replacements which increase the floor area of the existing building by 30%.

5.4 PPG2 at paragraph 3.4 states that the construction of new buildings inside a Green Belt is inappropriate unless it is (for amongst other things) the following purposes:

“limited extension, alteration or replacement of existing dwellings”

5.5 Paragraph 3.6 of PPG2 states:

“provided that it does not result in disproportionate additions over and above the size of the original building, the extension or alteration of dwellings is not inappropriate in Green Belts. The replacement of existing dwellings need not be inappropriate providing the new dwelling is not materially larger than the dwelling it replaces. Development Plans should make clear the approach local planning authorities will take, including the circumstances (if any) under which replacement dwellings are acceptable.”

- 5.6 The replacement of this dwelling with a single storey property is considered to be acceptable in principle whereas the original proposal which was for the replacement with a two-storey dwelling was not considered to be acceptable.
- 5.7 The proposal is for a dwelling comprising 228 sq m of floorspace which represents an increase of 30% above the existing floorspace on the site and which therefore complies with policy guidance. In this case a garage and shed which are more than 5m away from the house are included in the floorspace which is not normally acceptable. However, uniquely on this site a Certificate of Lawfulness has been granted stating that three existing buildings have been used as residential accommodation (the garage being converted to living accommodation). Therefore it is considered reasonable to include these in the overall floorspace and one replacement building for all of them will lead to a more compact development and reduce the spread of buildings across the site.
- 5.8 The proposed access arrangements to the site are considered acceptable. The County Highways Authority do not raise any objection. It is considered that the position of the access would not lead to conditions prejudicial to highway safety. The proposed access would therefore comply with Local Plan policies.
- 5.9 This is an application for outline planning approval for the replacement of the existing dwelling on site. The proposal, it is considered, complies with Policy GB6 of the Local Plan. However, it is stated in Policy GB6 that any proposal for replacement dwellings should not conflict with environmental standards for residential development as set out in Policy HO9. Policy HO9 states that in considering planning applications for new housing development the Council will require sensitively designed proposals which amongst other things do not damage the character and amenity of established residential areas; provide appropriate space between existing and proposed residential units; provide adequate daylight and sunlight to all habitable rooms; and provide adequate privacy for existing and proposed properties.

- 5.10 As this outline proposal is for a replacement dwelling it is not considered that any neighbouring occupiers will suffer any demonstrable harm. The replacement dwelling has been sited in a position which would allow for adequate separation to the site boundaries. It is therefore considered as the building has been reduced to a single-storey bungalow that there would be no significant harm to the established character and amenity of the area. The submission of reserved matters on design, external appearance and landscaping will ensure that the development is of a high quality and makes a positive contribution to the established character of the area.
- 5.11 Consideration has been given to the requirements of Article 8 and Article 1 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 objectors' rights under the Convention.

#### Officers' Recommendation

**GRANT** subject to the following conditions:

1. Outline Application – Submission of Reserved Matters (C001) – delete 'siting and means of access'
2. Outline Application – Standard Time Limit (C002)
3. This permission relates to a replacement bungalow as indicated on amended plans submitted on 12.11.03 and not to a two-storey dwelling as originally submitted.

**Reason:** For the avoidance of doubt.

4. Permitted Development Rights Removed – Classes A to E in Green Belt (C036)
5. The bungalow hereby approved is a replacement for all of the existing buildings on the site (including the shed and garage) and these shall all be demolished prior to the erection of the new dwelling.

**Reason:** To remain control over the enlargement of the dwelling in the Metropolitan Green Belt.

Informatives:

1. The development hereby granted consent has been assessed against the following Development Plan policies – Policies PE1 and PE2 of the Surrey Structure Plan 1994, Policy LO4 of the Surrey Structure Plan Deposit Draft December 2002 and Policies GB1, GB6, 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.
2. The applicant is advised that this decision relates to the following drawing numbers received on the dates shown :-

Drawing Number:

Date Received:


RSP1/2

12.11.03

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.

3. The applicant is advised that details of any replacement dwelling should fully comply with the provisions of Policy GB6 of the Runnymede Borough Local Plan Second Alteration April 2001.



  
 RU.03/1201  
 SCALE: 1:1,250  
 DATE: 18/12/2003

ADDRESS:  
 TINKERBELL  
 WEY MEADOWS  
 WEYBRIDGE

7

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 Runnymede Borough Council LA079170

<b>RU.03/1201</b>	Date reg:	20.10.03	Ward	ADDLESTONE BOURNESIDE
<b>LOCATION:</b>	TINKERBELL, WEY MEADOWS, WEYBRIDGE			
<b>PROPOSAL:</b>	CERTIFICATE OF LAWFULNESS FOR THE USE OF THE SITE FOR INFORMAL RECREATIONAL PURPOSES AND ANCILLARY USE OF A CARAVAN FOR STORAGE PURPOSES			
<b>TYPE:</b>	CERTIFICATE OF LAWFULNESS			
<b>APPLICANT:</b>	Mr J Winterfeld			

Local Plan: Policies relevant to the consideration of this application are:

Second Alteration April 2001: N/A

1. Site

1.1 The site occupies an area of approximately 481 square metres on the south-eastern side of Wey Meadows with frontage to the River Wey. The application site consists mainly of an open grassed area next to the river with a smaller, heavily treed area to the west. An old dilapidated caravan is currently stationed on the site. The application site is located within the Green Belt and floodplain.

2. History

2.1 *RU.88/1671* – Section 53 application – Determined that planning permission is required for replacing an existing caravan with a larger one – insufficient evidence for residential use.

2.2 *RU.89/0850* – An application for an Established Use Certificate for the stationing of a caravan for recreational use – Withdrawn

2.3 *RU.98/0778* – Outline planning permission for the demolition of existing building and erection of replacement single storey dwelling – Refused 13/10/98 for the following reasons –

1. The Planning Authority considers there is insufficient evidence to demonstrate the lawful residential use of the site and therefore the proposal would represent inappropriate development within this sensitive riverside area located within the Green Belt. The proposal would be detrimental to the open character of the area and contrary to the policy for its preservation as defined and described in Policies PE1 and PE2 of the Surrey Structure Plan 1994, policies within the Runnymede Borough Local Plan First Alteration (Adopted 1993) and Policies GB1, GB3 and GB6 of the Runnymede Borough Local Plan (Second Alteration Deposit Draft 1996).

2. The proposed development lies within the area of land liable to flood as shown on maps held by the Environment Agency. The development will be at direct risk of flooding and will increase the risk of flooding elsewhere.

2.4 A subsequent appeal was dismissed on 12.8.99.

2.5 *RU.01/0890* – Demolition of existing caravan and replacement with a single storey timber chalet – Refused on 8.10.02 for the same reasons as at para 2.3 above.

### 3. Application

3.1 A certificate of lawfulness is sought for use of the site for informal recreation purposes and ancillary use of a caravan for storage. The applicant has submitted statutory declarations and other supporting documentation and confirms that there have been some breaks in active use and short break in renting the land but that he still maintains the land.

3.2 The applicant has submitted a statutory declaration from two independent sources stating the caravan was used as a weekend and holiday cottage up to 1963 and from 1965 to 1975 and copies of rent sheets for mooring at Tinkerbell from 1980 until it was vacated 30/04/96.

3.3 Three declarations have been submitted to confirm the site was used as a mooring from late 1980's up to mid 1990's with overnight stay at the site during weekends and holidays and use of the old caravan on occasion for visitors and storage. The applicant states he has not re-let the site since 1996 when he started to apply for planning permission to replace the caravan, but has since continued to maintain the site by cutting the grass and trimming the hedges, and small repairs to the caravan to keep it weatherproof and prevent further deterioration.

### 4. Consultations

4.1 The application has been advertised on the Councils weekly list of applications and neighbouring properties have been notified.

4.2 Three letters of representation have been received (expiry date 18.11.03) raising the following:

- The occupier of the adjoining property 'Upwey' states that Mr Winterfeld strims the grass in Tinkerbell and 61 Wey Meadows a few times a year, but has never cut hedges - these are maintained by 'Upwey'.

- The site used as a mooring not residential, Mr A Williams did not live there between 1987-1989, and the touring caravan put there had to be removed.
- Inaccuracies identified with regard to copy of rent book submitted and ownership of 'Upwey'.
- Mr Warren owned a day boat and slept in tent erected on the site: caravan not fit to use.
- Did not see the large motor launches moored at the site as stated by Mrs Lindsay.
- Mr Winterfeld has never worked on the up-keep of the hedges that form the boundaries between 'Upwey', 'Tinkerbell' and no.62.
- Derelict caravan has never been used as accommodation, only people who stayed overnight erected a tent for the night.
- The caravan used for accommodation was sited illegally and now stands on plot 61
- Mr Winterfeld strims grass occasionally throughout summer, front hedge which is solely his responsibility is indescribable
- Existing caravan has been derelict for many years but was recently patched up

4.3 The County Highways Authority have no requirements.

4.4 Elmbridge Borough Council have no objection.

4.5 Environment Agency – No information regarding use of the site, and would raise objection to the retention of the caravan.

4.6 The Council's Head of Law advises that whilst a certificate for the siting of a caravan could be granted this should not include the use of the site for informal recreation purposes and ancillary use of the caravan.

## 5. Planning Considerations

5.1 It is considered that the main issue in this case is whether the applicant has provided sufficient proof to demonstrate that the use for which the certificate is sought has subsisted throughout the relevant period. In line with Government Circular 10/97 (Enforcing Planning Control) the onus of proof in a lawful development certificate application is firmly on the applicant. The relevant test of the evidence in such matters is the balance of probability.

- 5.2 The applicant is seeking a Certificate of Lawfulness for the use of the site for informal recreation purposes and ancillary use of a caravan for storage. The applicant however claims the caravan was used as accommodation from the late 1930's until 1979, following which the site was then used as a mooring with caravan used for storage and occasional accommodation.
- 5.3 There is no planning history to suggest that the existing caravan has been used as an independent residential unit and is not registered with the Council Tax Department or ever rated as a residential dwelling. The Inspector concluded in his appeal decision letter dated 12th August 1999 that the existing structure on the land was not a building but a caravan and that the use, if any, appeared to be at a very low level and concluded that from its condition the caravan has been unoccupied for a considerable time.
- 5.4 The existing caravan on the site is small in size (approx. 8 square metres), and in a very dilapidated condition, with holes in the panelling. There is little evidence that the caravan is currently used for storage, there appears to be some oars, old cushion and stool in poor condition, and did not appear to have been formally used or organised. A survey carried out in 1983 describes the old caravan as unoccupied, dilapidated and in poor condition. The Inspector stated in para 7 of his decision letter:
- "The caravan seems, from its condition, to have been unoccupied for a considerable amount of time."
- 5.5 The caravan has clearly been stationed on the site for a period in excess of twenty years. The primary issue is how the land has been used, whether for recreational purposes as claimed and if the caravan has been used for ancillary storage, and whether on the balance of probability this has been demonstrated for a period in excess of ten years.
- 5.6 From the information submitted it would appear that the use of the caravan has changed over the years, and there appears little evidence of any activity on the site since 1996.
- 5.7 The three statutory declarations submitted suggest that there may have been some recreational use of the site in association with the mooring of boats. However, it is not felt that the evidence is sufficient to establish that the extent and frequency of this use constitutes a recreational use of the land and for a period in excess of ten years.
- 5.8 There appears little evidence of any regular use of the site and it appears that any previous use has now been abandoned. It is not felt that the applicant has demonstrated on balance of probability that the site has been in constant use as a mooring with recreational use and storage within the caravan for a period in excess of ten years.

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

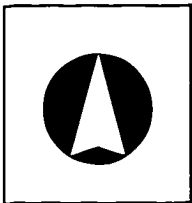
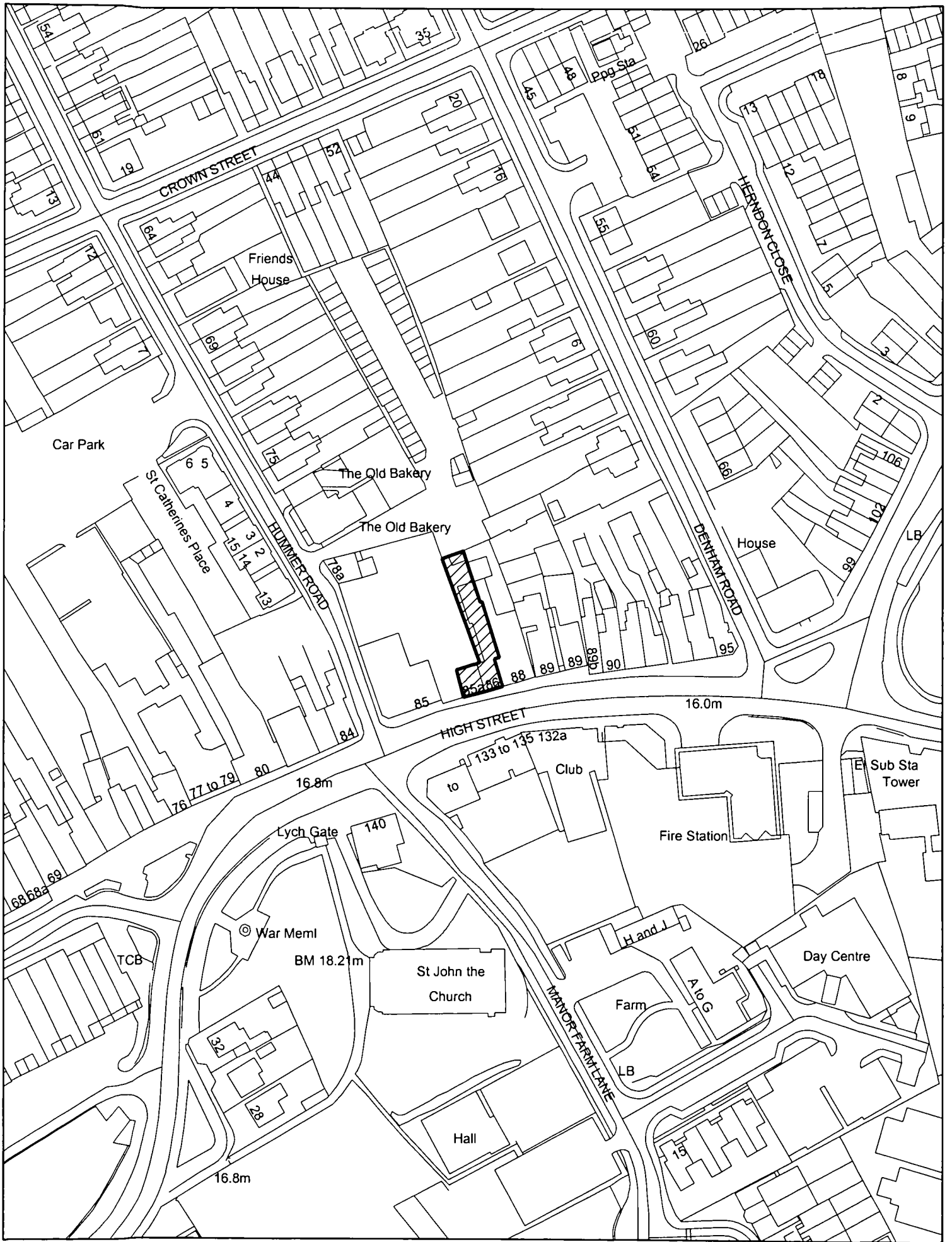
Officers' Recommendation

**A CERTIFICATE OF LAWFULNESS BE GRANTED FOR THE USE OF  
LAND AS STORAGE FOR A SINGLE TOURING CARAVAN**

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	20.10.03
Supporting Statement Incorporating Copies of Rent Sheets and Three Statutory Declarations	20.10.03



RU.03/1208  
 SCALE: 1:1,250  
 DATE: 18/12/2003

ADDRESS:  
 85A AND 86  
 HIGH STREET  
 EGHAM

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RU.03/1208      Date reg: 20/10/2003      Ward      EGHAM TOWN

LOCATION:      85a AND 86 HIGH STREET, EGHAM  
PROPOSAL:      AMENDMENTS TO APPROVAL RU.02/0641 FOR ALTERATIONS TO  
FORM TWO CLASS A1/A2 UNITS WITH ANCILLARY OFFICES,  
REFURBISHMENT 2 X FLATS ABOVE AND ERECTION OF 2  
STOREY REAR EXTENSION COMPRISING 2 NO. FLATS  
FOLLOWING DEMOLITION OF EXISTING BUILDINGS  
TYPE:      FULL PLANNING PERMISSION  
APPLICANT:      RYDEX PROPERITES LTD

Local Plan:      Policies relevant to the consideration of this application are:

Second Alteration April 2001: SHO1, SHO2, TC1, BE2, BE5, BE5A,  
HO1, HO9, BE15, BE16

1.      Site

- 1.1      The application site lies to the north of the High Street and is the end terrace of the parade of shops between Denham Road and Hummer Road. The site lies within the Egham Conservation Area, the Town Centre policy area and the Shopping Core.
- 1.2      The ground floor unit's 85a/86 were previously occupied by 'Musicwise' a Class A1 (retail) use. The first and second floor was in residential use.

2.      History

- 2.1      Of most relevance is the approval in October 2002 for full planning permission (RU.02/0641) for alterations to form 2 no. x Class A1 or A2 units with ancillary offices, refurbishment 2 no. x flats above and erection of 2 storey rear extension comprising 2 no. x flats with ancillary car parking following demolition of existing buildings (RU.02/0641).
- 2.2      The approved scheme (RU.02/0641) required the existing flat roof ancillary office extensions to be demolished which also abuts the eastern boundary as well as a detached outbuilding. These demolitions were granted Conservation Area Consent under planning application RU.02/0524.

3.      Application

- 3.1      This proposal seeks amendments to RU.02/0641. This includes an amended rear staircase and amended cycle/bin store at the rear. In addition amendments are proposed to the frontage.
- 3.2      The total depth of the extensions would remain unchanged at some 17.5 metres. The approved circular staircase beyond these extensions would be replaced by a standard external staircase but would occupy the same area as that approved at some 2.5 metres depth.

3.3 The approved cycle/bin stores had a depth of some 5.5 metres and width 4.3 metres. The proposed cycle/bin store would have a depth of 4.5 metres by 4.5 metres and be reconfigured from that approved with clear delineation between cycle/bins for residential and commercial. The maximum height of the store would be some 4.1 metres.

3.4 The new shop frontage would include an additional door, which would provide access to a bin store. One door would provide a separate lobby access to the upstairs flats and there would be a public door to each unit 85a and 86. Stallrisers and pilasters would be retained and the existing timber sash windows at first and second floor levels would be replaced.

#### 4. Consultations

4.1 The application was advertised on the Council's weekly list and 38 letters of notification were sent out. Two letters of objection have been received, summarised below:

- The extension close by 87-88 High Street would have serious effect on light levels, overshadowing, loss of privacy and amenity;
- There are no parking facilities on site and does not comply with the standards and access facilities to the rear are inadequate as there is no right-of-way;
- There is a staggered and flying freehold with 86 and 87-88 High Street and the development might affect the foundations and relocate part of the building structure beneath this. Party wall issues are still being considered and the Council should refuse applications when such issues remain unresolved;
- The works would cause dust, noise and disturbance;
- No.87-88 is equipped with an external fire escape and the drawings omit this which is surely an important safety requirement;
- The tenants at 87-88 may be put in an untenable position, the landlord would suffer a loss and Human Rights would be violated;
- The resident at Flat 1 at 88 High Street suffers from chronic back pain and the works would make pain relieving impossible.

4.2 The County Highways Authority has no requirements to make.

4.3 The Council's Conservation Advisor has no adverse comments subject to tree protection of the tree near the bike shed.

4.4 The County Archaeology Department has no new comments to make from those made under RU.02/0641 i.e. a written scheme of investigation is required prior to development.

## 5. Planning Considerations

5.1 Under planning application RU.02/0641 (and demolition under RU.02/0524) the impact of the proposal on the town centre generally, on the character of the Conservation Area and highway implications were fully considered. In brief the following conclusions were made:

- The proposal accorded with Policy SHO2, which states that uses within Class A2 (financial and professional services) may be acceptable if the Council considers that the proposed use will not materially harm the vitality of the shopping core as a whole;
- There was no objection to the principle of additional residential units as town centre policies encourage the provision of additional residential units;
- The proposed replacement would serve to enhance a dilapidated area and the overall appearance of the Conservation Area. The existing rear flat roof ancillary offices had an architectural design that made no positive contribution to the character of the Conservation Area and therefore demolition was justified;
- The parking provision was considered acceptable given the town centre location.

5.2 The letters of objection received with this amended scheme relate to the impact of the overall scheme. These issues were also fully considered under RU.02/0641. It was considered that the development would cause the most impact on the amenities of nos. 87 and 88 High Street though there would be no serious adverse harm due to the buildings' orientation and there would be no windows facing No.87/88. All the side windows would be on the western elevation, which would face onto the rear car park of the office unit at No.85. Issues of land ownership, rights-of-way and Party Wall Rights were also considered though this remains a civil matter between the interested parties to resolve.

5.3 Therefore the main issues to consider with this amended application are the aforementioned revisions and the proposed shop front refurbishment. The amended staircase with sundeck would not be any more harmful. It is unclear from the plans how open the view would be across to no.88 but it is considered reasonable to impose a condition requiring the submission of fencing details along this common boundary.

5.4 The amendments to the size of the cycle/bin store would not be significant and indeed reduce the depth of the structure from the previous approval. The Conservation Advisor has made reference to the possible impact of this extension on the tree to the rear : conditions are suggested to cover this issue.

- 5.5 Condition 6 of approval RU.02/0641 stated that full details of the shop front refurbishments should be submitted prior to the occupation of the retail units. The submitted details indicate the addition of a bin door, which is acceptable. Importantly the proposal would appear to retain traditional shop front details including pilasters and stallrisers, which would preserve the character of the Conservation Area. However, not all details have been submitted including the materials to be used or the colour of the shop front. Therefore a condition can be imposed to ensure that all these details are submitted prior to works as well as an informative to advise that an application for Advertisement Consent may be required.
- 5.6 The County Highways Authority is satisfied with the cycle provision and service arrangements.
- 5.7 The amended proposal complies with the plan policies. Consideration has been given to the requirements of Article 8 and Article 1 of the First Protocol of the European Convention on Human Rights and it is considered that the granting of planning permission would not result in a violation of any objectors' rights under the Convention.

Officers' Recommendation:

**GRANT** subject to the following conditions:

1. Full Application – Standard Time Limit (C004)
2. External Materials – Samples Required (C005) – after 'Planning Authority' insert 'including the materials and details of the finishes for the proposed shop fronts'
3. The service yard, bike sheds and bin storage areas as shown on drawing no. 1564/PL13A shall be permanently retained exclusively for that purpose.

**Reason:** In order for the P A to maintain control to secure satisfactory development.

4. No windows shall at any time be inserted in the eastern elevation of the extensions hereby permitted without the prior permission in writing by the Planning Authority.

**Reason:** To protect the amenity and privacy of the adjoining residential property.

5. The Class A1 or Class A2 units shall always retain a shopfront display, unless otherwise agreed in writing by the Planning Authority.

**Reason:** To safeguard the primary retail function of the core shopping area of Egham Town Centre.

6. Programme of Archaeological Work (C157) - delete, 'within the area indicated,' insert 'within the application site'
7. Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated to assess the degree and nature of the contamination present and to determine its potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Planning Authority prior to commencement of the work. Details of appropriate measures to prevent pollution of ground water and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.

**Reason:** To prevent pollution of the water environment.

8. Details of the height and type of the boundary screen alongside the external staircase and sun deck along the common boundary shared with no.88 High Street shall be submitted and approved in writing by the Planning Authority prior to the occupation of the residential units hereby permitted.

**Reason:** To safeguard the neighbour's privacy levels.

9. Tree Retention (General) (C048) '2018/06A'
10. Protective Fencing – General (C053)
11. Storage of Materials Within Fencing (C055)
12. Ground Levels/Excavation Within Fencing (C056)

#### Informatives

1. Land Ownership (I7)
2. Party Wall Act 1996 (I8)
3. The applicant is advised that Advertisement Consent may be required for the shop signage and that details should be submitted to the Planning Authority prior to works.
4. Permitted Development Rights – Flats (I9)
5. The applicant's attention is drawn to the requirements of the Disability Discrimination Act 1995. It is advised that there is level access from the pavement to the internal commercial floor space.

6. The applicant is advised that this decision relates to the following drawing numbers received on the dates shown :-

<u>Drawing Numbers:</u>	<u>Date Received:</u>
Site Plan	31st May 2002
Photo Sheets 1-3	31st May 2002
1564/PL10, 12, 13, 14	19th July 2002

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.

7. The development hereby granted consent has been assessed against the following Development Plan policies - Policies PE10, PE12, PE13, DP6 and DP18 of the Surrey Structure Plan 1994, Policies LO3, SE4, SE5 and DN3 of the Surrey Structure Plan Deposit Draft December 2002 and Policies SHO1, SHO2, TC1, BE2, BE5, BE5A, HO1, HO9, BE15 and BE16 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.