



# RUNNYMEDE BOROUGH COUNCIL

PLANNING COMMITTEE  
16 July 2003

## APPENDICES

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**LOCAL PLAN REVIEW (LOCAL DEVELOPMENT FRAMEWORK):  
REPORT TO PLANNING COMMITTEE, 16<sup>TH</sup> JULY 2003**

**Design and Density of Development – Issues and Options Paper  
First Draft June 2003**

**1. Introduction**

1.1 This paper sets out the issues and options affecting the design and density of development. It follows the following format:

- National Policy Context
- Regional and County Level Policy Context
- Key Issues and Policy Options for Runnymede

**2. National Policy Context**

2.1 Since the preparation of Runnymede's current local plan a great deal of new guidance on the built environment has emerged. This guidance has stressed the importance of achieving good design while making the best use of available land. This guidance is subject to further review as it has been announced that much national policy guidance will be revised over the next two years. The government has set down clear guidance on the density that should be achieved in residential development. The current main government publications relevant to this topic are summarised below.

**2.2 PPG1 – General Policy and Principles**

2.2.1 This stresses the importance of design and states that 'The appearance of proposed development and its relationship to its surroundings are material considerations in determining planning applications and appeals'. It goes on to state that 'Good design should be the aim of all those involved in the development process and should be encouraged everywhere. Good design can help promote sustainable development; improve the quality of the existing environment; attract business and investment and reinforce civic pride and a sense of place.'

2.2.2 It also says that 'Local planning authorities should reject poor designs, particularly where their decisions are supported by clear plan policies or supplementary design guidance which has been subjected to public

consultation and adopted by the local planning authority. Poor designs may include those inappropriate to their context, for example those clearly out of scale or incompatible with their surroundings.'

- 2.2.3 Annex A to PPG1 gives further advice on the handling of design issues. It says that development plans should contain design policies based on a proper assessment of the surrounding built and natural environment and which take account of the defining characteristics of each local area. It goes on to state that such policies should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally.
- 2.2.4 Annex A also states that development plans may refer to supplementary design guidance including local design guides and site-specific development briefs, which can usefully elucidate and exemplify plan policies, thereby giving greater certainty.
- 2.2.5 In relation to accessibility, PPG1 states that "Local planning authorities, both in development plans and in determining individual planning applications, should take into account access issues. These will include access to and into buildings, and the need for accessible housing."

### **2.3 PPG 3**

- 2.3.1 PPG 3 deals primarily with the provision of housing but it also makes important statements relating to the built environment, particularly relating to the need to promote more sustainable residential environments.
- 2.3.2 Particular points relevant to this topic include the following:

***The need to promote mixed use developments*** – Local authorities should promote developments which combine a mix of land uses, including housing and should identify sites or areas where mixed use development will be required. They should produce development briefs for sites likely to become available for development, assemble sites for redevelopment and adopt flexible standards for car parking and density to facilitate such developments.

***The need for a greener residential environment*** – The government stresses the importance of 'greening' of residential areas to enhance quality, assist drainage and promote biodiversity.

***The need to achieve high quality and design places for people*** - Good design is essential in order to achieve the government's quality objectives while making more efficient use of land.

***The need to make the most efficient use of land*** - The guidance states that local planning authorities should avoid developments which provide less than 30 dwellings per hectare (net), encourage those that provide between 30 and 50 dwellings per hectare (net). They should seek even higher densities at places with good public transport accessibility such as town, district and local centres

- 2.3.3 The guidance on density in PPG3 is reflected in Circular 01/02: The Town and Country Planning (Residential Density)(London and South East England) Direction 2002. This requires local planning authorities in the south-east to consult the First Secretary of State where they intend to approve applications for residential development that have a net density below 30 units per hectare and are on sites greater than one hectare.

#### **2.4 *By Design – Urban Design in the Planning System: Towards Better Practice***

- 2.4.1 This document was published by the DETR and sets out in some detail how good design can be achieved through the development process and what part local planning authorities should play. It amplifies the requirement in PPG1 that applicants must provide design statements to explain their designs and how they relate to their context. Guidance is given on what issues a design statement should address and the supporting illustrative material that should be provided in order to properly assess the design of a proposal. This information has been adapted to provide guidance for applicants in Runnymede on the design statement that they should provide in support of planning applications.
- 2.4.2 It also describes various aspects of best practice for involving local communities in design and the importance of establishing local design frameworks and producing design briefs for major sites.
- 2.4.3 Much of its guidance is reiterated in greater detail in 'Surrey Design – A Strategic Guide for Quality Built Environments' which relates it to the Surrey context. This document is described elsewhere in this Paper.
- 2.4.4 In relation to planning policies it states that plans should contain clear design policies which have been subject to public consultation. Where such policies are in place developers will be expected to comply with them in order to gain consent.

## **2.5 Better Places to Live – A Companion Guide to PPG3**

2.5.1 This was published in 2001 by DTLR and CABE (Commission for Architecture and the Built Environment) to provide more detailed guidance on how to achieve the objectives of PPG 3. This is done through the use of case studies of recent developments and examination of established successful residential areas.

2.5.2 The guide stresses the importance of good design in achieving the sustainability and density objectives of PPG3. It says there is a need to move away from exclusive housing developments which turn their back on the wider community. It says that previous reliance by local authorities on the use of highway and design standards to judge applications has resulted in poor quality developments that waste space and fail to create any sense of place or identity.

2.5.3 The following basic principles of good design for residential areas are illustrated in a range of contexts

- Movement – A movement framework that is safe, direct and attractive to all users.
- Mix – A rich mix of housing opportunities.
- Community – A sense of neighbourhood and community ownership.
- Structure – A coherent structure of buildings, spaces, landscape and routes for movement.
- Layout – Street layout and design which is appropriate to use and context.
- Place – Attractive and clearly defined public and private spaces.
- Amenity – Pleasant gardens and private amenity space.
- Parking – Convenient but unobtrusive car parking.
- Safety – A safe and secure environment.
- Space – Well planned homes which provide space and functionality
- Adaptability – Robust housing which is adaptable to changing requirements.

- Maintenance – An environment which can be well maintained over the long term.
- Sustainability – Housing designed to minimize resource consumption in its construction and use.
- Detail – Well considered detailing of buildings and spaces.

The document gives details of successful housing developments in a range of densities from 30 dwellings per hectare up to 100+ dwellings per hectare.

## **2.6 *A Better Quality of Life – A Strategy for Sustainable Development in the UK***

2.6.1 This document was published in 1999 by the Department of the Environment, Transport and the Regions (DETR). It sets out the four main aims of the government's strategy as follows:

- social progress which recognizes the needs of everyone
- effective protection of the environment
- prudent use of natural resources; and
- maintenance of high and stable levels of economic growth and employment.

2.6.2 It identifies a number of priorities for the UK. Of relevance to planning policy are:

- reducing the level of social exclusion
- directing development to protect and enhance the countryside and wildlife
- improving energy efficiency and tackling waste

## **2.7 *Local Quality of Life Counts – a handbook for a menu of local indicators of sustainable development.***

2.7.1 This document was published in 2000 by the DETR and provides ideas for measuring sustainable development and the quality of life of local communities. It is intended to assist local authorities, and their partners, when reporting on their Community Strategies. Where possible it

recommends indicators used for 'Best Value' but includes wider indicators where appropriate

2.7.2 The indicators are based on an assessment of the characteristics of a sustainable society. The characteristics identified in the document that are relevant to the built environment include those relating to

- Using natural resources with care
- Creating or enhancing spaces and buildings that work well, wear well and look well.
- Making settlements 'human' in scale and form.
- Valuing and protecting diversity and local distinctiveness and strengthening local community and cultural identity.

2.7.3 The indicators that follow from these are intended to provide a measure of the extent to which the desirable characteristics are being achieved. Some are directly relevant measures such as the use of energy (which should be measured in terms of the gas and electricity used per household) and domestic water use. Others are less directly related. For example the indicators for spaces, buildings, settlements, diversity and distinctiveness are:

- New homes built on previously developed land
- Public concern over noise
- Recorded crime
- Fear of crime

These are inevitably somewhat limited indicators of the achievement of the relevant characteristics though they are based on measurable statistics including some used for best value assessment.

### **3. Regional and County Context**

#### **3.1 Regional Planning Guidance for the South East (RPG 9)**

3.1.1 This guidance reinforces the government's objectives of securing urban renaissance through appropriate densities and high quality design. It has a section entitled 'Form and Design of Urban Development' which states that "Focusing development within urban areas will require careful

attention to the form and design of development. In the South East the design of redevelopment of parts of urban areas is as important as the location and design of new development.”

- 3.1.2 It encourages the use of creative solutions to maximise opportunities for renewal, and achieve a greater mix of building types, land uses and tenures. It also seeks to optimise development density in proximity to public transport hubs in and around existing centres and within a network of multi-functional open spaces. It says there is a need to embrace innovation, for example, in terms of designing energy efficient buildings or organising car-free neighbourhoods.
- 3.1.3 It also states that, at the same time, the best of the Region’s cultural and natural heritage needs to be protected and preserved. The future development of urban neighbourhoods must therefore be based on an understanding of their historic character, preserving and adapting historic buildings to accommodate new uses and provide a focus for urban communities and enhancing the urban rivers, parks and other green spaces
- 3.1.4 In respect of sustainability the Regional Guidance states “The design of individual developments will be a major influence on the extent to which they are sustainable.”
- 3.1.5 Aspects of sustainable design include:
- use of waste prevention and minimisation techniques;
  - installation of pollution abatement technology to reduce emissions to air and water;
  - control measures for surface water drainage as close to its source as possible;
  - building design which facilitates the use of renewable energy;
  - energy efficient installations, including passive solar design for buildings and improved insulation;
  - water-efficient installations, including the use of grey water systems;
  - use of renewable and recycled materials during construction and design to facilitate recycling systems, including combined heat and power and community heating schemes; and
  - use of ‘soft’ construction and maintenance techniques harnessing natural processes.
- 3.1.6 The guidance urges local authorities to provide a more sustainable pattern of development, reconciling the need for dwellings in the South East whilst avoiding unnecessary encroachment into the countryside by encouraging better design and resisting car dependent forms of development. It states that, in general, densities in SE England (outside London) have been

some of the lowest in the country, and this increases the amount of greenfield land taken for new development. There is, it says, considerable scope within the South East for accommodating homes in ways which preserve open land and create viable catchments for local services and public transport.

### **3.2 Sustainable Communities in the South East – Building for the Future**

3.2.1 This document was published by the Office of the Deputy Prime Minister in February 2003. It seeks to promote sustainable development in the south-east while supporting the regional economy, protecting the countryside and tackling social and economic disparities. It reinforces the need to tackle the housing shortage and to ensure that there is a better match between the predicted size of households and the housing provided.

### **3.3 Surrey Structure Plan – Deposit Draft December 2002**

3.3.1 This document is the latest version of the Surrey Structure Plan. The Adopted Surrey Structure Plan dates from 1994 and the Deposit Draft updates this to reflect recent changes to Government policy and changing lifestyles. The Deposit Plan will be subjected to assessment by an independent panel at an Examination in Public which was planned to have been held in Autumn 2001 but this timetable has now slipped.

3.3.2 In respect of the built environment the County's policy (No. SE3) is that "Development will be expected to contribute to improvements to the quality of urban areas. The design, both of buildings themselves and of the way they integrate with their surroundings, must be of a very high standard. The layout of development should enhance movement choice, giving emphasis to the needs of pedestrians, cyclists and public transport users. Development will be expected to retain existing features that contribute to sense of place and local character and distinctiveness should be strengthened rather than eroded. The local planning authorities will identify promote and safeguard a framework of open spaces and green corridors for each settlement."

3.3.3 In relation to conservation of the built environment Policy SE4 is "Surrey's valuable cultural heritage of buildings, sites and landscapes will be conserved and enhanced. Development that may harm these resources will only be permitted where it has been clearly demonstrated that the need for the proposal outweighs the heritage interest and that no alternative is possible". It also contains guidance on the need for archaeological assessments and the treatment of archaeological remains.

### **3.4 Surrey Design – A Strategic Guide for Quality Built Environments**

3.4.1 The Surrey Local Government Association has published 'Surrey Design – A Strategic Guide for Quality Built Environments'. This has been adopted by Surrey County Council as supplementary planning guidance following extensive public consultation and is therefore part of the Development Plan for Runnymede. It replaces the four volumes of the previous 'Roads and Footpaths: A Design Guide for Surrey'.

3.4.2 It provides guidance under the following chapter headings:

- *Process*

Objective – to promote good design through the development process.

- *Quality*

Objective – to create attractive and accessible places.

- *Character*

Objective – to ensure that all development contributes to local distinctiveness and character.

- *Resources*

Objective – to conserve energy and water, maintain biodiversity, and reduce waste and pollution.

- *People*

Objective – to encourage vibrant and mixed communities where people feel safe.

- *Movement*

Objective – to create places for people that are safe and easy to move through and are accessible to all.

- *Land*

Objective – to make the best use of available development land.

3.4.3 It also has a Technical Appendix with detailed guidance on design and layout for pedestrian, cycle and vehicular movement.

### **3.5 Managing Urban Areas**

- 3.5.1 As part of the process of reviewing the Surrey Structure Plan, the County Council has also been looking at how the forecast increases in housing can be accommodated with particular reference to the quality and quantity of existing and proposed infrastructure.
- 3.5.2 This work raises common concerns about the lack of capacity of existing infrastructure to cope with significant housing increases in terms of transport capacity, health service capacity etc. It identifies the problem that it is generally easier to secure significant new infrastructure provision as part of major urban extensions rather than through the smaller scale developments likely to result in the proposed approach of building within the urban areas on brownfield land.
- 3.5.3 The approach suggested is that of Comprehensive Urban Strategies (CUSs). A CUS would be based on a comprehensive overview of the needs and priorities of the local authority area. The CUS would help deliver the objectives of the Community Strategy.
- 3.5.4 The suggested components for a CUS include a long term vision linked to the Community Strategy to help deliver urban renaissance, improved design, better use of land, mixed uses and enhancing the urban environment.

## **4. Local Policy Context**

### **4.1 The Local Plan**

- 4.1.1 The main planning policy document for Runnymede is the Borough Local Plan which was adopted in April 2001. This covers design and density issues in a number of its policies.
- 4.1.2 Policy BE2 'Townscape Character' seeks to ensure that developments in the urban area respect their townscape setting by reference to the following matters, existing buildings, street pattern, plot sizes and ratios, building lines, topography, street scene, building height, roof treatment, boundary treatment, open space, trees and landscaping. It encourages visually interesting schemes
- 4.1.3 There are a number of aspects of existing local plan policy that are deficient in the light of current government guidance. These are

- The inclusion of density guidelines in the comment to Policy HO9 that are in conflict with the guidance on density in PPG3
- The inclusion of a minimum garden depth of 10.6 metres does not allow the flexibility of design and the best use of land required by PPG3 and there is no reference to amenity space for flats / apartments.
- There is ambiguity in Policy BE2 about where the policy applies. In practice it has been in general use throughout the urban area of the Borough for development control purposes and this is clearly desirable in order to achieve high quality design in all developments. The policy (or its equivalent in the LDF) should be worded to make it clear that this is the case.
- The design policies in the plan are not presently based on an assessment of the character of the Borough's built and natural environment and do not take account of the defining characteristics of each local area, as required by PPG1 (Annex A). There is clearly a need for any design policies in the LDF to be supported by such an assessment.
- The present policies do not set out any requirements in relation to achieving sustainable development which should underpin all policies in the LDF.
- The existing policies have not been subject to an environmental appraisal which will be an integral part of the development of Local Development Framework policies.
- Existing policies do not set out the requirements under PPG1 and the Disability Discrimination Act to achieve accessible developments.

## **4.2 Supplementary Planning Guidance**

- 4.2.1 The Council has adopted a number of Supplementary Planning Guidance notes (SPGs). These fall into two main types – site or area specific briefs and strategies and those that relate to a specific type of development such as residential extensions.
- 4.2.2 Site-specific SPGs include planning briefs for the Category 1 and Category 2 sites identified in local plan policy HO6 and the Town Centre Strategy for Addlestone (which includes specific guidance for the Civic Offices / Garfield Road site and the Safeways site)

- 4.2.3 SPGs covering specific types of development include guidance on residential development, a householders guide, guidance on shop security and satellite antennae and on trees, woodlands and hedgerows.
- 4.2.4 Under the new format Local Development Frameworks there will be a continuing role for SPGs to augment the core policies. Some of what we would presently refer to as SPGs might become action area plans under the new system – this could include guidance on specific areas such as town or village centres or conservation areas.

## **5. Issues for Runnymede**

### **5.1 Achieving Consistently High Standards of Design**

- 5.1.1 The government stresses in a number of documents the priority that should be given to achieving good design in new developments. It also provides guidance on what information local planning authorities should require from applicants in support of their proposals.
- 5.1.2 In order to achieve consistency in raising design standards there is a need to introduce clear policies in the local plan setting out the need for good design, the requirement for applicants to justify their designs and the criteria by which design will be assessed including accessibility. This should be supported by an assessment of the Borough's built and natural environment including consideration of any particular local characteristics.

#### **5.1.3 Suggested Approach**

Adopt a clear set of design policies setting out

- the basic design principles to be followed in new development;
- the need for developers to provide a design statement setting out their approach to the design of their development and how it complies with the relevant development plan policies and any other relevant guidance;
- the need to comply with other relevant guidance such as 'Surrey Design', supplementary planning guidance and site-specific development briefs; and
- the need to make new developments and extensions to existing developments accessible.

## 5.2 Achieving High Densities in the Runnymede Context .

- 5.2.1 Runnymede, in common with other Surrey districts, has many suburban areas that are characterised by lower densities than those now required by PPG3, including many relatively recent developments. This is recognised in the Regional Guidance (RPG 9) which identifies the south-east (excluding London) as having had some of the lowest development densities in the country.
- 5.2.2 Planning permissions for residential development in Runnymede during the calendar years 2001 and 2002 were at an average density of 10.9 units per hectare. However, this figure includes a number of replacement dwellings in the Green Belt where the government's density target is not applicable.
- 5.2.3 The County Council's analysis of District data for the completion of housing units show that on larger sites (those with over ten units gross) the average density achieved in Runnymede from April 2000 to June 2001 was 31.6 units per hectare which is just within the government target. The Runnymede figure is very close to the average for the County as a whole which was 30.5 units per hectare. *Note: More detailed data for Runnymede is being prepared to provide an accurate overall density figure for recent residential planning consents within the Borough's urban area.*
- 5.2.4 The current parking standards in the Borough are significantly reduced from historic levels and this has enabled higher densities to be achieved for residential and commercial developments, especially where the sites are accessible by other means of transport.
- 5.2.5 Low-density development is undesirable for a number of reasons. It is wasteful of scarce development land and increases pressure on greenfield land, it creates greater car dependence. It does not create sufficient critical mass of population within an area to support a wide range of other land uses which would contribute to local sustainability.
- 5.2.6 There will inevitably be instances where it would conflict with other planning policies to develop at densities of 30 units per hectare or more. Such cases could include development within certain parts of conservation areas or where it would affect the setting of a listed building. It would not therefore be appropriate to require such densities in every instance.
- 5.2.7 There may also be instances where development at 30 units per hectare or more would be out of character with existing residential character. This does not of itself justify refusal of a high-density scheme. PPG3 makes it

clear that densities of over 30 units per hectare should be the norm. It may also be possible to increase densities without harming an area's important townscape characteristics. A development of apartments, for example, could have a similar scale, setting and boundary treatment to a large detached dwelling and provide a significantly higher density without undue harm to the area's character.

- 5.2.8 For example the sub-division of large dwellings can increase density without changing the built form. Provided car parking is sensitively handled this can be an acceptable form of development. It is important to understand which features and characteristics provide the special character of an area. It is these characteristics that should be preserved and enhanced through new developments.
- 5.2.9 Runnymede does not in general have high quality public transport. Travel patterns in the Borough are complex, and there are very high levels of car ownership, factors which tend to result in high levels of car usage. For many of the Borough's residents, relatively low density development is one of the attractions of living in the area and there is resistance to further increases.
- 5.2.10 In some parts of the Borough the tendency has been for incremental increases in the density of residential areas largely through small scale developments of windfall sites, often in the form of infilling. This type of development is in some ways more acceptable than large scale schemes in that each small scheme has, on its own, a relatively minor impact. Over time, such developments can lead to significant change in the character of residential areas and traffic levels, yet because of their piecemeal nature they do not provide any significant contribution to local infrastructure or services.
- 5.2.11 There are a number of town and district centres in the Borough offering a range of shopping, public transport and other services. Close to such centres, densities should be as high as possible, subject to considerations of amenity and good design.
- 5.2.12 The existing local plan guidance on density zones (in the comment to Policy HO9) is in conflict with PPG3. The density zones are not based on any reasoned justification. Their purpose is to seek to preserve the spacious character of certain suburban areas. The impact of these policies is to continue developing at the unacceptably low densities that are criticized in the regional planning guidance. There is a need for a more flexible approach to density. A proper townscape assessment of such areas may identify a range of factors rather than just their density that contribute to their character.

5.2.13 The achievement of higher densities of residential development may increase the need for public amenity space as it is likely that less private amenity space will be provided within the curtilage of residential units. Because of the higher densities being sought and the overall strategy of providing for new housing from within the urban area, more units are likely to be provided on smaller sites. This means that fewer large sites are likely to be developed in the future and it is the larger sites which have generally been the most effective for securing amenity space and other facilities.

5.2.14 There is a need to ensure that the provision of an increasing proportion of new housing on smaller sites does not prevent the achievement of planning benefits including public amenity space. A flexible approach may be most appropriate whereby commuted sums contributed from smaller sites might be used to achieve benefits in areas of need in the Borough. This will require review of the threshold development size at which contributions are required and an appropriate formula for their calculation.

#### 5.2.15 *Suggested Approach*

- Adopt policies which seek to achieve development at as high a density as possible commensurate with environmental and amenity considerations. This should be based on a target of achieving an average density in new residential developments across the urban area of the Borough within the range 30 to 50 units per hectare as required by PPG3. Given the suburban character of much of the Borough and nature of its town centres (which are limited in area and are characterised by generally small scale buildings) it is likely that the overall density achievable will be at the lower end of this range, probably around 35 dwellings per hectare.
- Devise policies to encourage high standards of design to achieve higher densities without causing undue harm to the amenity of residents.
- Introduce greater flexibility into design policies so that imaginative solutions to designing at higher densities can be implemented.

### **5.3 Identifying and Preserving the Character of Attractive Residential Areas in the Borough**

5.3.1 There are some parts of the Borough that have a well established and attractive character which is worthy of retention and enhancement. Some of these are already protected through their designation as conservation areas. Other areas, such as parts of Virginia Water and Woodham do not

have conservation area status but do have distinctive and attractive character, often due to the dominance of mature trees and hedges, wide verges, large plot sizes and in some cases attractive houses (notably the Tarrant houses on the Wentworth Estate, several of which have been lost through redevelopment).

- 5.3.2 In order to preserve (and if possible enhance) the character of such areas it will be necessary to identify those elements that make up the attractive character and draw up and adopt policies to ensure that they are not harmed by new development. This would help to preserve some elements of these areas' character, but existing houses cannot be protected from demolition unless they are statutorily listed or lie within a designated conservation area. A local listing (which can be made by the Council) does not provide any protection against demolition unless the building lies within a conservation area.
- 5.3.3 The assessment of these areas may identify potential conservation areas which could be designated in accordance with the procedures set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### 5.3.3 *Suggested Approach*

- Identify 'Areas of High Residential Quality' in the Borough
- Carry out townscape analysis to identify the characteristics that make them attractive.
- Assess whether identified areas meet the criteria for designation as conservation areas and if appropriate seek their designation.
- Develop policies to ensure that important elements and characteristics of identified areas are not harmed by new developments.

### **5.4 Ensuring that Design and Density Policies Contribute to the Achievement of Sustainable Development**

- 5.4.1 There are few established national indicators for the impact on sustainability of the built environment. One indicator is the percentage of housing units built on brownfield land which is related to a government national target.
- 5.4.2 The achievement of higher densities and the use of high standards of design to enable habitable high density development should contribute to

sustainability. Higher densities in locations close to facilities make it easier for more people to access those facilities on foot and they increase the viability of local facilities such as shops. Higher density forms of housing such as apartments and terraced housing are more energy efficient than detached dwellings.

5.4.3 There is a need to establish local indicators, based on the environmental assessment of the Borough to monitor the effectiveness of the policies and guide the review process.

5.4.4 *Suggested Approach*

- Carry out a sustainability assessment of draft policy proposals to identify their likely impact on sustainability.
- Revise, delete or add policies to optimize sustainability performance.

## 5.5 **Setting Targets and Monitoring Performance**

5.5.1 A range of targets for the design and performance of the built environment should be established and this should be based on a broad consensus of what sort of Borough people want in the future and what they see as the problems at present. The setting of such broad targets is an area where the Community Strategy will have a key role in involving the local community in establishing long-term targets which can be translated into policy.

5.5.2 It is a requirement in the Planning Bill that LDFs will be subject to regular review including an annual review of key parts of the framework.

5.5.3 *Suggested Approach*

- Use the Community Strategy process to help establish and review targets for the development of design and density policies in the forthcoming Local Development Framework.
- Ensure that data relating to the quality and performance of the built environment (including design quality and density) is included in the base-line environmental assessment of the Borough.
- Use data relevant to the built environment from the base-line environmental assessment of the Borough as a basis for monitoring the ongoing performance and review of policy

PLANNING APPLICATIONS DETERMINED BY  
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 DIRECTOR OF TECHNICAL SERVICES  
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**FROM 16TH TO 27TH JUNE 2003**

<u>APP. NO.</u>	<u>LOCATION AND PROPOSAL FOLLOWED BY DECISION</u>
02/0272	Land r/o 96 & 98 Liberty Lane, Addlestone, Surrey Erection of two storey detached dwelling following demolition of existing single garage, with access off The Grove. (Revised description 26/03/03). <b>DECISION: GRANT</b>
03/0294	The New Bungalow, Ruxbury Farm, St Anns Hill Road, Chertsey Occupation of bungalow without compliance with conditions 4 and 8 of planning permission RU.85/0294 and siting of two dwellings contrary to condition 5 of RU.85/0294 <b>DECISION: GRANT CERTIFICATE OF EXISTING LAWFULNESS</b>
03/0338	39 Amberley Drive Erection of single storey side and rear extension to form garage, roof alterations with insertion of three dormers and half gable in the front elevation and canopy above front door. (Revised plans received 15/04/03). <b>DECISION: REFUSAL</b>
03/0399	195 Eastworth Road, Chertsey, Surrey Alterations to the roof including a dormer window to the side. <b>DECISION: GRANT CERTIFICATION OF PROPOSED LAWFULNESS</b>
03/0416	1 Woodlee Cottages, Callow Hill, Virginia Water, Surrey Felling of Horse Chestnut tree subject to Tree Preservation Order No.280. <b>DECISION: GRANT</b>
03/0417	6 Colebrook, Ottershaw, Surrey Erection of rear conservatory and first floor rear extension to create additional accommodation. <b>DECISION: REFUSE</b>
03/0434	Woolwich, 87-89 Station Road, Addlestone, Surrey New shopfront and formation of external ramp for disabled access to the front. <b>DECISION: GRANT</b>
03/0438	Painesfield Allotments, R/O 128-138 Eastworth Road, Chertsey Change use from allotments to residential and erection of 58 dwellings including one, two and three storey and a mix of one, two, three and four bedroom units with associated parking, roads and landscaping (Revised plans recd 8/5/03). <b>DECISION: GRANT</b>

- 03/0441 Land at Roakes Avenue, Addlestone, Surrey  
Demolition of 63 flats, 20, 3 bed houses and 85 pre-fab garages and erection of 106 dwellings comprising 21, one bedroom flats, 47 two bedroom flats, 7 two bedroom houses, 24 three bedroom houses and 7 four bedroom houses.  
**DECISION: GRANT**
- 03/0452 Garfield Car Park, Garfield Road, Addlestone, Surrey  
Part single, part two storey community hall to replace existing facility in Station Road with rearranged car parking layout following demolition of existing public conveniences.  
**DECISION: GRANT**
- 03/0460 25 Birchwood Road, West Byfleet, Surrey  
Erection of single storey extension.  
**DECISION: NO OBJECTION**
- 03/0461 33 Dickens Drive, Addlestone, Surrey  
Erection of single storey rear extension and loft conversion to form habitable accommodation incorporating 3 side velux windows and rear window following demolition of existing garage.  
**DECISION: GRANT**
- 03/0465 The Castle Public House, 222 Brox Road, Ottershaw, Surrey  
Erection of single storey side extension to form family room.  
**DECISION: GRANT**
- 03/0467 The Castle PH, 1 Fordwater Road, Chertsey, Surrey  
Erection of railings on perimeter of ground floor rear extension.  
**DECISION: REFUSE**
- 03/0468 133 Almers Road, Lyne, Surrey  
Erection of rear conservatory  
**DECISION: GRANT**
- 03/0479 St Peters Hospital, Guildford Road, Chertsey, Surrey  
Installation of a vent pipe and flue pipe on the north east façade of the outpatients block.  
**DECISION: GRANT**
- 03/0485 Collingwood, Ruxbury Road, Chertsey, Surrey  
Erection of two storey rear extension and roof alteration to side  
**DECISION: REFUSE**
- 03/0488 11 The Retreat, Englefield Green, Surrey  
Erection of two storey side and rear extension and single storey side and rear extensions following demolition of existing garage.  
**DECISION: GRANT**
- 03/0489 10 Slade Road, Ottershaw, Surrey  
Erection of single storey dwelling on land to the rear to 10 Slade Road, alterations to existing access and the provision of additional driveway and parking access.  
**DECISION: REFUSE**

- 03/0490 Ensign House, Brighton Road, Addlestone, Surrey  
Demolition of existing three storey office building and erection of three storey residential blocks comprising twenty four x 2 bedroom apartments.  
**DECISION: REFUSE**
- 03/0492 1 Woodham Lane, New Haw, Surrey  
Change of use of ground floor office B1 (Business Use) to restaurant A3 (Food and Drink) use.  
**DECISION: REFUSE**
- 03/0493 Gosau, Moated Farm Drive, Addlestone, Surrey  
Insertion of rear dormer and velux windows to create accommodation in roofspace.  
**DECISION: GRANT**
- 03/0494 Upper Childown, Accommodation Road, Chertsey, Surrey  
Demolition of existing dwelling and erection of replacement dwelling for staff accommodation.  
**DECISION: REFUSE**
- 03/0495 Royal Holloway University of London, Egham Hill, Egham  
Crown thinning two Ash trees by 15% and remove 2 lower branches of tree from one Ash tree and remove 1 lower branch of the second Ash tree.  
**DECISION: GRANT**
- 03/0499 Whitedale, Tite Hill, Englefield Green, Surrey  
Erection of a first floor side extension over existing attached garage with insertion of three dormer windows in roof.  
**DECISION: GRANT**
- 03/0500 11 Denham Road, Egham, Surrey  
Erection of single storey side and rear extension following demolition of existing rear conservatory.  
**DECISION: GRANT**
- 03/0504 Hala House, 59 Chertsey Lane, Staines, Middlesex  
Erection of detached bungalow with rooms in the roof following demolition of existing fire damaged dwelling. (Rebuilding dwelling on same footprint).  
**DECISION: GRANT**
- 03/0507 12 Riverside, Egham, Surrey  
Erection of two storey dwelling and detached triple garage following demolition of existing bungalow and outbuildings.  
**DECISION: GRANT**
- 03/0509 5 Rangers Walk, Monks Crescent, Addlestone, Surrey  
Erection of rear conservatory  
**DECISION: GRANT**
- 03/0510 46 Sayes Court, Addlestone, Surrey  
Erection of single storey side and rear extension following demolition of existing garage.  
**DECISION: GRANT**

- 03/0511 35 Spinney Hill, Addlestone, Surrey  
Erection of two storey side and single storey front extension following demolition of existing single storey front extension.  
**DECISION: GRANT**
- 03/0512 35 Dickens Drive, Addlestone, Surrey  
Erection of single storey front extension and alterations to the roof to form first floor accommodation incorporating a front window, side and rear dormers and velux windows.  
**DECISION: REFUSE**
- 03/0513 5 Otter Close, Ottershaw, Surrey  
Erection of single storey rear and side extension, front porch and detached garage following demolition of existing side extension and garage.  
**DECISION: GRANT**
- 03/0515 7 Farm Close, Lyne, Surrey  
Erection of front porch extension and formation of pitched roof over extension.  
**DECISION: GRANT**
- 03/0516 Land at Chobham Road, Ottershaw, Surrey  
Formation of vehicular crossover and erection of gates.  
**DECISION: GRANT**
- 03/0519 16 Murray House, Murray Road, Ottershaw, Surrey  
Erection of single storey side and rear extension incorporating velux windows.  
**DECISION: GRANT**
- 03/0520 The Hollow, 26 Rowhill, Addlestone, Surrey  
Erection of rear and side single storey extension with rooflight to rear.  
**DECISION: GRANT**
- 03/0521 Lime Lodge, Tite Hill, Englefield Green, Surrey  
Pruning lower branches of Horse Chestnut trees along the rear boundary of the site.  
**DECISION: GRANT**
- 03/0522 24 Harvest Road, Englefield Green, Surrey  
Loft conversion comprising a rear dormer window and front rooflight window.  
**DECISION: GRANT**
- 03/0524 Hill Lodge, Wellington Avenue, Virginia Water, Surrey  
Erection of two storey detached dwelling and detached triple garage with staff accommodation above and pergola link following demolition of existing house and garage.  
**DECISION: REFUSE**
- 03/0525 46 Trumps Green Avenue, Virginia Water, Surrey  
Erection of detached garage to side of property following removal of existing shed.  
**DECISION: GRANT**

- 03/0528 14 Ambleside Way, Egham, Surrey  
Erection of conservatory to rear of property.  
**DECISION: GRANT**
- 03/0530 230 Chertsey Lane, Staines, Middlesex  
Erection of two storey side extension with conservatory to the rear.  
**DECISION: GRANT**
- 03/0531 10 Stephen Close, Egham, Surrey  
Erection of single storey rear and side extension.  
**DECISION: GRANT**
- 03/0534 123 Pooley Green Road, Egham, Surrey  
Erection of part two storey and part single storey rear extension.  
**DECISION: GRANT**
- 03/0535 119 Thorpe Lea Road, Egham, Surrey  
Erection of single storey rear extension following demolition of existing outbuildings.  
**DECISION: GRANT**
- 03/0536 Coach House, Spencer Gardens, Englefield Green, Surrey  
Erection of a first floor side extension and internal alterations.  
**DECISION: GRANT**
- 03/0539 2 Simmons Place, Staines, Middlesex  
Removal of regrowths from the crown of the Lime tree subject to T.P.O. previous pruning points.  
**DECISION: GRANT**
- 03/0545 89 Harvest Road, Englefield Green, Surrey  
Change of use of ground floor offices to a self contained 2 bedroom flat.  
**DECISION: GRANT**
- 03/0548 32 The Orchard, Virginia Water, Surrey  
Erection of conservatory to the rear of the property.  
**DECISION: GRANT**
- 03/0549 35 Wilson Road, Egham, Surrey  
Erection of single storey rear extension following demolition of existing conservatory.  
**DECISION: GRANT**
- 03/0550 Sainsburys, The Causeway, Staines, Middlesex  
Display of 6no. x non illuminated signs in and around customer car park, 9 no x non illuminated signs at the petrol filling station and new signage for two ATM's on front elevation of store.  
**DECISION: CONSENT**
- 03/0551 3 Bourne Cottages, Herrings Lane, Chertsey, Surrey  
Felling of silver birch.  
**DECISION: NO OBJECTION**

- 03/0561 Coltscroft, Rosemary Lane, Thorpe, Surrey  
Erection of detached 5 bedroom, two storey dwelling with accommodation in the roof and detached garage with vehicular access off Rosemary Lane.  
**DECISION: REFUSE**
- 03/0563 Cedar Wood, Wick Lane, Englefield Green, Surrey  
Erection of single storey side and rear extensions.  
**DECISION: GRANT**
- 03/0564 Units 3 & 4 Thames Edge Court, Clarence Street, Staines  
Display of illuminated advertisements along the front and side elevations of the building.  
**DECISION: GRANT**
- 03/0567 Beechland, Trumps Green Road, Virginia Water, Surrey  
Retention of a single storey side extension.  
**DECISION: GRANT**
- 03/0568 21 Pooley Avenue, Egham, Surrey  
Erection of first floor rear, single storey side extensions and conservatory to rear following demolition of existing garage.  
**DECISION: GRANT**
- 03/0570 36 Crown Road, Virginia Water, Surrey  
Reduction in height of Conifer Tree by 4.5 metres subject to Tree Preservation.  
**DECISION: GRANT**
- 03/0571 1 Upper Walk, Virginia Park, Virginia Water, Surrey  
Removal of deadwood from red Oak tree.  
**DECISION: REFUSE**
- 03/0575 50 Wheatash Road, Addlestone, Surrey  
Erection of part two and part single storey side extension and single storey rear extension following demolition of existing detached garage.  
**DECISION: GRANT**
- 03/0576 6 Ottershaw Park, Ottershaw, Surrey, KT16 0QG  
Felling of Silver Birch tree  
**DECISION: GRANT**
- 03/0583 122 Selbourne Avenue, New Haw, Surrey  
Erection of rear conservatory.  
**DECISION: GRANT**
- 03/0585 3 Otter Close, Ottershaw, Surrey  
Erection of rear conservatory following demolition of existing conservatory.  
**DECISION: GRANT**
- 03/0586 22 Silver Birch Close, Woodham, Surrey  
Erection of rear conservatory following the demolition of existing.  
**DECISION: GRANT**

- 03/0590 2 Amberley Drive, Woodham, Surrey  
Erection of two storey side extension, roof alterations, front & rear dormers to create further accommodation at first and second floor level, erection of front porch and attached double garage following demolition of existing garage.  
**DECISION: REFUSE**
- 03/0592 23 Huntingfield Way, Egham, Surrey  
Erection of two storey side extension.  
**DECISION: GRANT**
- 03/0595 11 Wilson Road, Englefield Green, Surrey  
Erection of single storey rear extension.  
**DECISION: GRANT**
- 03/0605 24 Bois Hall Road, Addlestone, Surrey  
Erection of side and rear extension with roof lights and dormer to the rear to create accommodation at first floor level.  
**DECISION: GRANT**
- 03/0603 62 Wheatash Road, Addlestone, Surrey  
Erection of part two storey, part single storey front extension.  
**DECISION: GRANT**

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

- 03/0440 13 Hummer Road, Egham, Surrey  
Erection of two-storey side extension  
**DECISION: GRANT**
- 03/0506 18 Simons Walk, Englefield Green, Surrey  
Erection of a two-storey rear extension  
**DECISION: GRANT**
- 03/0514 22 Warren Road, New Haw, Surrey  
Erection of rear conservatory  
**DECISION: GRANT**
- 03/0537 19 Abbots Drive, Virginia Water, Surrey  
Erection of a two-storey rear extension and conservatory, formation of open store to side and addition to roof of existing garage following the demolition of the existing conservatory.  
**DECISION: GRANT**
- 03/0557 Stables Cottage, Coopers Hill Lane, Englefield Green  
Erection of part two-storey, part first floor rear extension and new pitched roof over existing attached garage  
**DECISION: GRANT**