



Appeal Decision

Site visit made on 6 June 2023

by N Praine BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30 JUNE 2023

Appeal Ref: APP/Q3630/W/23/3315257

9 Kingswood Close, Englefield Green, Surrey TW20 0NQ

- 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 J Dale against the decision of Runnymede Borough Council.
 - The application Ref RU.22/1269, dated 8 August 2022, was refused by notice dated 6 December 2022.
 - The development proposed is described as demolish existing dwelling and build new replacement dwelling.
-

Decision

1. The appeal is allowed and planning permission is granted for demolish existing dwelling and build new replacement dwelling at 9 Kingswood Close, Englefield Green, Surrey TW20 0NQ in accordance with the terms of the application, Ref RU.22/1269, dated 8 August 2022, subject to the conditions set out in the attached schedule.

Preliminary Matters

2. There is some dispute over the height of the proposed dwelling in relation to its neighbours particularly the accuracy of street elevation drawing number JDKC-PLN-004. I have not been made aware of any dispute surrounding the remaining other drawings.
3. On this basis, I have visited the site and walked up and down Kingswood Close. I was able to fully appreciate the street scene and notwithstanding any alleged inaccuracies in street elevation drawing number JDKC-PLN-004, I am satisfied that I can fully understand the effect of the proposed development on the character and appearance of the area using the remainder of the other drawings.

Main Issue

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

Reasons

5. The appeal site currently incorporates a bungalow, however, the character of the wider area comprises a mix of single storey and two storey dwellings of varied appearance. In addition, eaves and roof heights also vary adding further interest and diversity to this street scene.
6. The proposed development would introduce a two-storey dwelling, while it would be flanked by bungalows, the development as proposed would be

experienced within the wider context of Kingswood Close. This wider context features dwellings of varying appearance as set out above.

7. The proposed development would increase both the eaves height and ridge height when compared to the existing dwelling on site. I acknowledge the proposed development would therefore sit assertively within this street scene.
8. However, when viewed in the wider and varied street scene, the form, scale, and mass of the proposed development follows the design cues of the wider diverse street scene and would therefore respond sympathetically to this context by adding a further layer of interest.
9. Accordingly, the proposed development would not appear overbearing or over dominant and it would be sympathetic to the character and appearance of the area.
10. The proposed development would therefore comply with the relevant provisions of Policy EE1 of the Runnymede 2030 Local Plan 2021, the Runnymede Supplementary Planning Document on Design 2021 and the National Planning Policy Framework (the Framework). All of which seek, amongst other things, to ensure that development responds to the character and appearance of the area.

Conditions

11. The Council has suggested a list of conditions which I have considered and where necessary amended in line with national policy and guidance.
12. I have attached conditions on the time limit for development and proposed plans in the interests of certainty. The materials and landscaping conditions are also necessary to ensure the development is in keeping with the character and appearance of the area.
13. The glazing condition is necessary to protect the living conditions of neighbouring occupants and a condition to provide electric charging is also necessary to promote sustainable travel. Finally, details of drainage works are necessary as a means of managing surface water on and off site.

Conclusion

14. For the above reasons, having regard to the development plan as a whole, the approach in the Framework and all other relevant considerations, the appeal is allowed.

N Praine

INSPECTOR

Schedule of Conditions (7 in Total)

- 1) The development shall be begun within three years of the date of the permission.
- 2) The development shall be carried out entirely in accordance with the following approved drawings: JD KC – PLN – 003 (Block Plan and Location Plan) and JD KC – PLN – 005 (Proposed Plans and Elevations) and shall be retained as such for so long as the development remains in existence.
- 3) An electric vehicle charging point shall be provided. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The charging points shall be retained for the lifetime of the development.
- 4) Prior to commencement of any works below ground level, of the development hereby approved, details of surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority (LPA). Once approved the works shall be implemented and retained in accordance with the approved details.

Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the LPA. The submitted details shall:

- a) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc;
 - c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected;
 - d) Details of drainage management responsibilities and maintenance regimes for the drainage system; and
 - e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.
- 5) Prior to commencement of any works above ground level, of the development hereby approved. Details of the materials to be used in the external elevations shall be submitted to and approved in writing by the

Local Planning Authority. Once approved, development shall be carried out in accordance with the approved details and retained as such.

- 6) a. Prior to commencement of any works above ground level, of the development hereby approved, full details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority (LPA). This scheme shall include indications of all changes to levels, hard surfaces, walls, fences, access features, minor structures, the existing trees and hedges to be retained, together with the new planting to be carried out and details of the measures to be taken to protect existing features during the construction of the development.
- b. All hard and soft landscaping works shall be carried out in accordance with the approved details. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development; otherwise, all remaining landscaping work and new planting shall be carried out prior to the occupation of any part of the development or in accordance to the timetable agreed with the LPA. Any trees or plants, which within a period of five years of the commencement of any works in pursuance of the development die, are removed, or become seriously damaged or defective, shall be replaced as soon as practicable with others of similar size and species, following consultation with the LPA, unless the LPA gives written consent to any variation.
- 7) Prior to first occupation of the building hereby approved, the first-floor side window(s) in the eastern elevation(s) shall be fitted with obscured glazing (at Pilkington Glass Level 4 or equivalent) and any part of the window(s) that are less than 1.7 metres above the floor of the room in which they are installed shall be non-opening and fixed shut. The window(s) shall be permanently retained in that condition thereafter.

End of Schedule