

SETPLAN

town & environmental planners

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Date: 27 April 2017
Our Ref: WEY17/02
Your Ref: 2017/0445

Head of Town Planning
Elmbridge Borough Council
Civic Centre
High Street Esher
Surrey KT10 9SD

Dear Sir/Madam,

**Re: Single Storey Side Extension, 0.9m increase in ridge height incorporating front and rear dormer windows and two static moorings.
Site at Riverside, Church Walk, Weybridge, Surrey
Town and Country Planning Act 1990 (As Amended)**

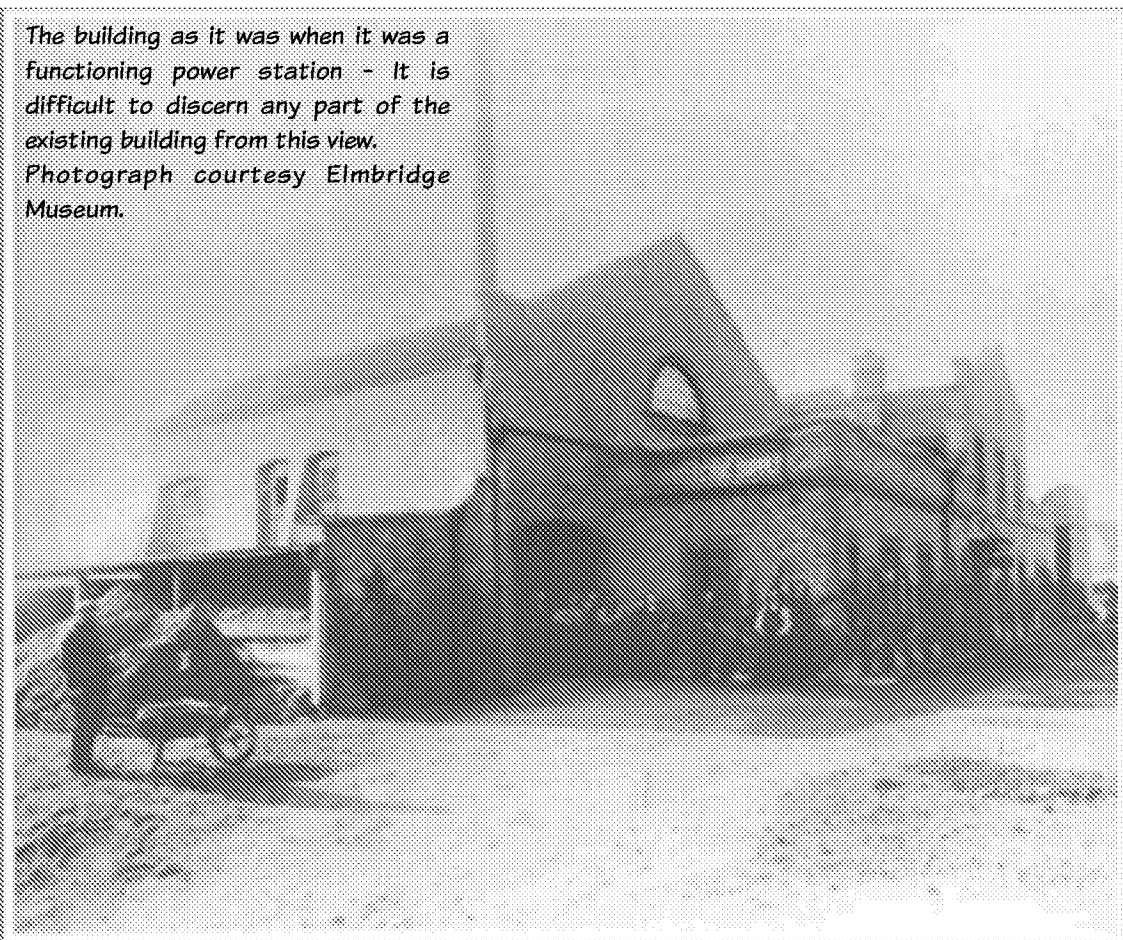
I am asked by the applicant Mark Joel to comment on the town planning implications of the above and the points made by objectors.

The purpose of the planning system is the protection of the public interest. In planning terms an objection is only material where it addresses issues which are in the public interest. The objectors raise issues of neighbouring amenity, scale and character, car parking arrangements and flooding. Some of the objections raise issues beyond the usual remit of the planning system.

Certificates of Lawfulness have been issued subject to EBC Ref. 2013/4255 and 2016/1274 for the sites residential use (Class C3). Since Certificates for residential use are not subject to the Governments 2015 Nationally Described Space Standards the existing building could lawfully be subdivided into eight substandard residential studios with car parking provided on site. The building is not statutorily listed nor does it fall within a conservation area or the Green Belt.

The above application, however, provides Elmbridge with the opportunity to permit two houses exceeding the Governments standards at a sustainable

and amenity rich location. The refurbishment and extension entail high quality imaginative design enhancing the buildings existing features well as streetscape, views from the River Wey, pedestrian bridge and opposite bank. The increased eaves and ridge height will correspond to the neighbours existing levels so that the resulting building will form a harmonious and concordant part of the streetscape.



Many of the objectors point to the sites location in Flood Risk Zone 3. This issue is addressed in the revised Flood Risk Assessment issued further to the Environment Agencies comments in their letter of 15/03/17. The FRA concludes that; “The planning application complies with the requirements of Elmbridge Council Core Strategy CS26, Environment Agency Standing Advice and National Planning Policy Framework.”

With regard to car parking the Highways Authority concedes that since the site can accommodate car parking as part of its lawful residential use the proposed arrangements are acceptable.

Objectors residing opposite the site object to alleged the loss of light and outlook. The building, however, lies on the northern side of Church Walk so there will be no increase in overshadowing or loss of daylighting whilst the ridge height is only increased by 1.5m and the eaves by 0.5m over the existing.

Elmbridge in December 2016 released its “Elmbridge Local Plan: Strategic Options Consultation”. The Consultation is based on the findings of a number of specialist reports which include a Strategic Market Housing Assessment (SMHA) which identified an objectively assessed need for 9,480 new homes by 2035 (more than doubling the 2011 Core Strategies annual figure).

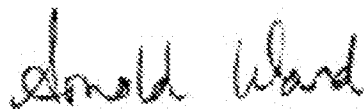
The Department of Communities and Local Government (DCLG) has, subsequent to the Consultations issue, released the 2017 Housing White Paper “Fixing our broken housing market” (HWP) which sets out its strategy for meeting the national housing shortfall by proposing significant amendments to the National Planning Policy Framework. These include to (emphasis as original):

“Make efficient use of land and avoid building homes at low densities where there is a shortage of land for meeting identified housing requirements”, “address the particular scope for higher-density housing in urban locations”, and “take a flexible approach in adopting and applying policy and guidance that could inhibit these objectives”.

Since the proposal is for two homes suitable for families it will make a material contribution to helping Elmbridge to meet the challenging housing target established by the SMHA - in accordance with the amended NPPF.

On the basis of the foregoing I commend the application scheme to Elmbridge Borough Council and respectfully request that it be granted planning permission.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Arnold Ward". The signature is written in a cursive style with some loops and flourishes.

ARNOLD WARD