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TOWN & COUNTRY PLANNING ACT 1990

GRANT OF PLANNING PERMISSION

PROPOSAL: Single storey side extension, 0.9m increase in ridge height incorporating front and rear dormer windows and two static moorings
APPLICANT: Mr Mark Joel
LOCATION: Riverside Church Walk Weybridge Surrey KT13 8JT

The decision of Elmbridge Borough Council on the application registered as valid by the Council on 14/02/2017 and described above is to GRANT PERMISSION subject to the conditions (if any) set out below:

Conditions/Reasons

- 1 **TIME LIMIT (FULL APPLICATION)**
The development hereby permitted shall be begun before the expiration of three years from the date of this permission

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.
- 2 **LIST OF APPROVED PLANS**
The development hereby permitted shall be carried out in strict accordance with the following list of approved plans: 00/1 rev D, 00/2 rev D, 21 rev I, 22 rev G, 23 rev H, 24 rev F, 32 rev E, and 90 received on 10th February 2017 and 31 rev J and 33 rev I received on 14th February 2017.

Reason: To ensure that the development is carried out in a satisfactory manner.
- 3 **MATERIALS - APPROVED**
The development shall not be erected other than in the materials listed on the application form or such other materials as have been approved in writing by the borough council.

Reason: To ensure that a satisfactory external appearance is achieved of the development in accordance with Policy DM2 of the Elmbridge Development Management Plan 2015.

4 PERSONAL FLOOD PLAN

Prior to the commencement of the development the applicant shall submit for the written approval of the Local Planning Authority:

- (a) Details of safe access and egress including a plan showing the proposed route of escape away from the site.
- (b) Provide a Personal Flood Plan. The plan must comprise a checklist of things to do before, during and after a flood and a place to record important contact details.

The approved details are to be fully implemented prior to occupation and thereafter retained as such.

Reason: To ensure the development is safe in a time of flood and reduces the overall and local risk of flooding in order to comply with policy CS26 of the Core Strategy 2011 and the Flood Risk Supplementary Planning Document 2016.

5 FLOOD RISK

The development hereby approved shall be carried out in accordance with the details set out within the Flood Risk Assessment received 23rd March 2017.

Reason: To ensure compliance with Policy CS26 of the Core Strategy 2011 and the Flood Risk Supplementary Planning Document 2016.

6 PD LIMITATION

Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 (or any Order revoking or re-enacting that Order) no development falling within Part 1 Classes A and B of Schedule 2 to the said Order shall be carried out within the curtilage of any dwellinghouse, unless planning permission is first granted by the Borough Council.

Reason: To safeguard the character and amenities of the premises and adjoining properties and to comply with Policy DM2 of the Elmbridge Development Management Plan 2015.

Informative(s): (if applicable)

ENVIRONMENTAL PERMIT

This development may require an Environmental Permit from the Environment Agency under the terms of the Environmental Permitting (England and Wales) (Amendment) (No. 2) Regulations 2016 for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated 'main rivers'. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. An Environmental Permit is in addition to and a separate process from obtaining planning permission. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

If any revisions are made to the moorings on site, the an application for a new Environmental Permit must be made.

MINIMISING ENVIRONMENTAL IMPACT OF THE WORKS

Measures will need to be taken to minimise the environmental impact of the works, considering both potential disturbance and pollution:

- (a) Pollution prevention measures to prevent contaminants, including sediment, entering the watercourse which is designated as a Site of Nature Conservation Importance (Local Wildlife Site) for its ecological interest
- (b) Avoid clearing vegetation during the bird nesting season which is March to August inclusive or otherwise only following a thorough check to confirm that no active birds' nests are present at the

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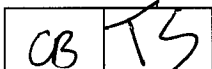
time. Should birds commence nesting upon or within buildings at any time then all works likely to impact upon such nests should be delayed until the nests are no longer occupied.

(c) If any piling works are required then these should be undertaken and programmed to avoid impacting on sensitive fish. Silent or vibrational piling methods should always be used where possible. If impact piling is required, this should avoid the key fish spawning and migration period, i.e. March to September (inclusive), and should ensure a gradual start up (over 5 minutes) to encourage fish away from the area before piling begins.

(d) Avoid lighting that impacts on the watercourse as it can disrupt the natural nocturnal behaviours of a range of wildlife using and inhabiting the river and its corridor, such as bats. To reduce light spill into the river corridor, all artificial lighting should be directional and focused with cowlings (for more information see Institute of Lighting Professionals (formerly the Institute of Lighting Engineers) 'Guidance Notes for the Reduction of Obtrusive Light.')



Ray Lee
Strategic Director



Date: 24 May 2017

N.B. THE ATTENTION OF THE APPLICANT AND AGENT IS DRAWN TO THE FOLLOWING INFORMATIVES WHICH PROVIDE IMPORTANT INFORMATION.

STANDARD INFORMATIVES – GUIDANCE FOR APPLICANTS

1 APPEALS

If an applicant is aggrieved by the decision of the Local Planning Authority to grant permission or approval subject to conditions, an appeal may be made to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act, 1990. This must be done within six months of the date of the decision notice. Appeals must be made on a form which is obtainable from the Planning Inspectorate Registry/Scanning, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, Tel: 0303 444 5000. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the Local Planning Authority, having regard to Section 79 of the Town & Country Planning Act, 1990, the provisions of the Development Order, and to any directions given under the Order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

2 COMPLIANCE WITH CONDITIONS

Attention is drawn to the conditions that have been attached to the planning permission together with the reason for their imposition. Particular attention is drawn to those conditions that require the submission of further information to the Local Planning Authority and its approval of such further information before building works commence. You should be aware that under the amendment to the Fee Regulations in 2008 (Amended Nov 12) this approval, or other confirmation of compliance with conditions, attracts an additional fee of £28 for conditions placed on application for householder planning permission and £97 for conditions

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on all others. Such submissions **must** be made on the appropriate National Application form which is available to download from the Council's website www.elmbridge.gov.uk/planning. Additional information can be viewed in the Planning-related Fees Circular on the Government website www.communities.gov.uk. In the case of a reserved matters approval you must also take account of the conditions imposed on the outline permission.

The above decision makes reference to the saved Replacement Elmbridge Borough Local Plan policies. Should you wish to read the wording and content of any of these policies, the information can be accessed at the Town Planning Reception at the Civic Centre, Civic Centre, High Street, Esher, Surrey. KT10 9SD or on the Planning Portal Website at the following address www.planningportal.gov.uk

3 VARIATIONS IN APPROVED PLANS

The Local Planning Authority's decision relates strictly to the development described in the application and shown on the approved drawings as listed in the conditions above. This decision is based on the reasonable assumption that those details are correct and indicate accurately not only the size and appearance of the works and/or buildings (if relevant) but also their siting in relation to the boundaries of the land, and to any other features shown on the drawings such as existing trees and neighbouring buildings.

You are strongly advised to make a careful check of the approved drawings before proceeding with any works to ensure that all the details are correctly shown. Any discrepancies should be notified at once to the Town Planning Division (01372 474474). In addition, should you wish to vary the development in any way you should send revised drawings to the Town Planning Division and await a written response before starting work since this may require a fresh planning application. Only in this way is it possible to avoid a situation in which unlawful work takes place, leading to the possibility of enforcement action by the Council.

4 BUILDING REGULATION APPROVAL

If the proposal, as detailed in the Decision Notice, involves the erection of a new building, or the extension or material alteration of an existing building or the putting of an existing building to a different use then the BUILDING REGULATIONS 2000 (as amended) will apply, and an application will be required. If you are unsure of the requirements of the Regulations and require any advice, you are strongly recommended to contact the Building Control Division.

5 ACCESS AND EGRESS FOR THE DISABLED

Your attention is drawn to the Chronically Sick and Disabled Persons Acts, 1970 and 1976 together with the Disability and Discrimination Act of 1995 and the Code of Practice for Access for the Disabled to Buildings (British Standard 8300:2004) regarding the provision of means of access, parking facilities and sanitary conveniences for the needs of persons visiting, using or employed at the buildings or premises who are disabled and to The Building Regulations, Part M - Access and Facilities for Disabled People. For further assistance; Tel: 01372 474779.

6 ACCESS BY THE FIRE BRIGADE

Notice of the provisions of Section 20 of the Surrey County Council Act 1985 is hereby endorsed on this planning permission. Copies of the Section may be obtained from the Council Offices or from County Hall. Section 20 of this Act requires that when a building is erected or extended proper provision must be made for the Fire Brigade to have means of access to the building or to any neighbouring buildings. There are also requirements relating to access and facilities for the fire service contained in Part B of the Building Regulations 2000 (as amended).

7 CLIMATE NEUTRAL DEVELOPMENT

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The Council is keen to encourage sustainable development and would strongly commend attention to the following measures (as appropriate to the scale of the development) in addition to the mandatory requirements of the Building Regulations:

Transport

- New development should include facilities to support the use of low or zero carbon fuelled vehicles, such as the charging of electric vehicles from green electricity sources and the provision of bicycle storage

Site Layout and Building Design (see also BREEAM and EcoHomes Standards)

- The development should maximise the potential for passive solar gain
- Landform and landscaping should be used to optimise the benefits of shelter (such as shading of car parks and summer shade generally) but avoid overshadowing of buildings
- Buildings should be specified to maximise the capture and use of passive solar energy, whilst avoiding excessive solar gain in summer
- Buildings should be specified to optimise thermal comfort in summer without needing air conditioning through techniques such as window design and location, shutters and sun screens

Energy Reduction

- Buildings should be specified to be less dependent on grid distributed energy and fossil carbon fuels
- A greater proportion of the energy requirements of new development should be from renewable sources (minimum 10%) or from on-site sustainable generation
- Schemes should use combined heat and power or similar technology (mandatory on developments in excess of 5000 sqm floorspace)

Waste Recycling

- The development should provide adequate space for storing and servicing recycling collection bins
- The development should maximize the potential for home composting facilities

Sustainable Drainage to Cope with Increased Rainfall

- New development should include sustainable drainage systems (SUDS) for the disposal of surface water
- Opportunities should be taken to develop SUDS that provide multi-use benefits such as public amenity and wildlife improvements, and are combined with water conservation measures

Water Conservation/Recycling

- Developments should include measures to reduce water consumption and provide facilities for rainwater collection and recycling of grey water
- There should be an integrated approach linking water demand and rainwater disposal

Building Materials

- Developments should include a greater proportion of building materials from renewable sources
- Re-use of building materials should occur where opportunities arise
- Demolition of buildings should be preceded by a method statement identifying opportunities for the re-use of materials and the sustainable disposal of those not re-used

8 CONTROL OF POLLUTION AND NOISE DURING CONSTRUCTION

The Environmental Health team would offer the following advice to control noise and pollution during the construction phase where sensitive premises are nearby:

- (a) Work which is audible beyond the site boundary should only be carried out between the following hours:
Monday to Friday 08:00 hrs to 18:00 hrs

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Saturday 08:00 hrs to 13:00 hrs
and not at all on Sundays or Bank Holidays.

- (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels.
- (c) Deliveries and collections should only be received within the hours detailed above.
- (d) Adequate steps should be taken to prevent dust causing nuisance beyond the site boundary. These could include the use of hoses to damp down stockpiles of materials which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes.
- (e) There should be no burning on site that causes nuisance to local residents.
- (f) Only minimal security lighting shall be used outside the hours stated above.

Further advice is available on our website www.elmbridge.gov.uk/pollution

9 BUILDING MATERIALS, MACHINERY & CONTRACTORS' VEHICLES

The Council is keen to ensure that developments do not cause obstruction or block visibility on the highway. As such, it is advised that building materials and machinery shall not be stored on the highway and contractors' vehicles shall be parked with care so as not to cause an obstruction or block visibility on the highway.

10 SITE SECURITY

In furtherance of its responsibilities under Section 17 of the 1998 Crime and Disorder Act, the Borough Council will expect measures to be taken to ensure that your construction site is safe and secure and deters crime at all times. Further details and advice can be obtained from Surrey Police Crime Prevention Design Advisor (Tel: 101 or 01483 571212).

11 SITE NOTICES

In the interests of protecting the character of the environment, you are requested to remove any Planning Notice that may have been posted outside your site.

12 POSITIVE AND PROACTIVE ENGAGEMENT

The Council confirms that in assessing this application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.