

[Ref: Amended proposals for PA 2022 / 3796 – site at 16-18 Oatlands Drive, Weybridge](#)

This representation is to register my objection to the proposed amendments to the upper floor fenestration on the side-elevations of both buildings (i.e. south-west and north-east facing sides). (Note: the upper floor on the front building is 2nd Floor whereas on the rear building it is 1st Floor.)

The amended plans dated October 2023 propose the replacement of 3 doors along each side elevation (opening onto flat roof areas) plus 1 non-specified glazed aperture, with 4 non-opening windows. According to information provided by Elmbridge Planning these non-opening windows will be full length, but it should be noted that details of their lengths are not actually provided in any of the architects' drawings.

The number of revised drawings submitted by the applicant makes assessment of all the relevant changes confusing. It is also less than helpful that the numerical sequence of the drawing numbers does not follow a chronological sequence. An analysis of the drawing numbers and their proposals is therefore documented, for information, at the end of this representation.

None of the architects' drawings show the lower part of the glazed apertures; these are obscured by the parapet constructions down the sides of both buildings. Consequently, it is impossible to ascertain from the drawings the overall size of the glazed areas. I assume this was a deliberate tactic.

As may be seen from the following analysis, the first plans submitted in Dec 2022 showed 4 non-specified glazed apertures on the side elevations of both buildings, with an "obscure glazing" annotation on each. The "obscure glazing" annotation was, however, removed in the same month (Dec 2022) with the first revision of these plans.

Further revisions in Dec 2022 replaced the 4 non-specified glazed apertures on each side with 3 doors opening onto flat roof areas plus 1 non-specified glazed aperture.

On 24 October 2023 the applicant's agent, Savills, wrote to Elmbridge BC stating that ***"the applicant has agreed to omit the opening doors to the roofs previously shown on the plans, in favour of non-opening windows."***

The resulting revisions, dated 18 October 2023, now propose 4 non-opening 1 metre wide clear-glazed windows along each side elevation, instead of the 3 opening doors and 1 non-specified glazed aperture.

This change of heart by the applicant appears to be in response to compliance issues currently being investigated at Riverside Gardens (8-14 Oatlands Drive) where permission to create roof terraces was firmly refused by the council. Despite the argument regularly quoted that every planning application must be considered on its own merits, in this instance the Planning Officer has clearly acknowledged the comparison between the sites at nos. 8-14 and 16-18, at least as far as the issue of roof terraces is concerned.

Since the applicant appears to have accepted that amenity-space terraces on the flat roof areas will not be approved at this site should planning permission be granted, it begs the question why they propose to install "non-opening windows" rather than the windows stipulated in condition 4 of the Planning Officer's Report (which was made public before Savills wrote their letter on 24 October.)

Condition 4 states that the windows in question should be glazed with obscure glass and only openable above a height of 1.7m above the internal floor level of the rooms they serve. Why has the applicant opted for non-opening windows rather than windows with normal cills and upper-level openers that would provide ventilation?

This question leads to a further – wholly justified – comparison between this proposed site and the development currently under construction at nos. 8-14, given that the same group of developers are behind the applications on both sites. At 8-14 the comparable upper floor “windows” that have already been installed are in fact not windows at all but unapproved sliding doors that open on to flat roof areas. Although technically I understand that no breach of planning has yet occurred (because the properties are not yet occupied), the issue is nevertheless a compliance matter that is creating additional work and problems for the Elmbridge Planning department. It is therefore in the LPA’s own interests that a similar situation should be avoided at 16-18 if planning permission is granted.

Scrutiny of the drawings indicates that, should the applicant be serious in the proposal to install non-opening windows, the middle (bed)room in each apartment will have no source of ventilation. This is clearly unacceptable and must surely, by itself, constitute a reason for refusal of the amended proposals.

Furthermore, in all rooms, these windows would be the largest area of glazing, so for the comfort, ventilation and safety of future residents, they should be openable windows.

In summary, for the living conditions of future residents and to avoid the possibility of any potential compliance issues similar to those at 8-14 Oatlands Drive (the same group of developers), I request that full details of these “non-opening windows” be provided by the applicant and documented by the LPA before any decision is made regarding these amendments to planning application 3796. Failing that, I request that a very specific constraint be included in any planning permission granted, requiring these windows to have obscure glass and raised cills (i.e. so they cannot be converted to doorways), with any opening fanlights no less than 1.7m above floor level.

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Architects' drawings by number, revisions and dates:

MA 212 253 – proposed 1st Floor plans, rear building

Revisions: P5 (Dec 2022), P6 (June 2023), P9 (18 Oct 2023)

MA 212 254 – proposed 2nd Floor plans, front building

Revisions: P5 (Dec 2022), P6 (June 2023), P9 (18 Oct 2023)

MA 212 360 – proposed side elevations and section 01 A-A

Revisions: P1 (Dec 2022), P2 (June 2023)

MA 212 361 – proposed side elevations and section 02 B-B

Revisions: P1 (Dec 2022), P2 (June 2023)

MA 212 370 – proposed side elevations front building

Revisions: P1 (Dec 2022)

MA 212 371 – proposed side elevations rear building

Revisions: P1 (Dec 2022)

MA 212 400 – proposed floor plans front building

Revisions: P1 (Dec 2022), P2 (18 Oct 2023)

MA 212 410 – proposed floor plans rear building

Revisions: P1 (Dec 2022), P2 (18 Oct 2023)

Analysis:

MA 212 253

Revisions P5 and P6 show 3 doors on each side elevation, opening onto flat roof areas, plus 1 non-specified window aperture.

Revision P9 shows 4 **non-opening** windows along each side elevation (see Savills letter of 24.10.23)

MA 212 254

Revisions P5 and P6 show 3 doors on each side elevation, opening onto flat roof areas, plus 1 non-specified window aperture.

Revision P9 shows 4 **non-opening** windows along each side elevation (see Savills letter of 24.10.23)

MA 212 360

Revisions P1 and P2 show 4 non-specified window apertures. No “obscure glazing” annotation.

MA 212 361

Revisions P1 and P2 show 4 non-specified window apertures. No “obscure glazing” annotation.

MA 212 370

Revision P1 shows 4 non-specified window apertures with “**obscure glazing**” annotation on each.

MA 212 371

Revision P1 shows 4 non-specified window apertures with “**obscure glazing**” annotation on each.

MA 212 400

Revision P1 shows 3 doors on each side elevation, opening onto flat roof areas, plus 1 non-specified window aperture.

Revision P2 shows 4 **non-opening** windows along each side elevation (see Savills letter of 24.10.23)

MA 212 410

Revision P1 shows 3 doors on each side elevation, opening onto flat roof areas, plus 1 non-specified window aperture.

Revision P2 shows 4 **non-opening** windows along each side elevation (see Savills letter of 24.10.23)