



Approval

Application No: 2021/2579

Type: Prior Approval Additional
storeys above existing block of flats

Mr Martin Dale
Design Work Studios
Unit A
59 The Overhangs
Peach Street
Wokingham
RG40 1XB

Town and Country Planning Act 1990

Prior Approval

Proposal: **Prior Approval Schedule 2, Part 20, Class A: Additional storeys above existing block of flats to create 10 dwellings.**

Applicant: **Lorienwood Limited**

Location: **Beechwood Court Station Avenue Walton-On-Thames Surrey KT12 1LT**

The decision of Elmbridge Borough Council on the proposal received as valid by the Council on 16/07/2021 and described above is **Prior Approval**, subject to the following conditions, if any, set out below:

Conditions/Reasons

1 **List of approved plans**

The development hereby permitted shall be carried out in strict accordance with the following list of approved plans: 1413-00-LP, 1413_PREL and 1413_PRGA received on 16/07/2021 and 1413 PRBS Rev B received on 17/08/2021.

Reason: To ensure that the development is carried out in a satisfactory manner.

2 **Materials to match**

The materials to be used in the construction of the external surfaces of the extension shall match as nearly as is practically possible those of the existing building to which it is attached, in colour, type, finish and profile.

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

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3

Cycle Parking

The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for cycles to be parked. Thereafter the parking area shall be retained and maintained for its designated purposes.

Reason: The above condition is required to satisfy policy DM7 of the Development Management Plan 2015 and policy CS25 of the Core Strategy 2011, and in recognition of the NPPF 2021.

4

Construction Transport Management Plan

No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) measures to prevent the deposit of materials on the highway
- (g) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (h) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users. The above condition is required to satisfy policy DM7 of the Elmbridge Development Management Plan April 2015 & CS25 of the Elmbridge Core Strategy 2011, and in recognition of the National Planning Policy Framework 2021.

5

Construction Management Plan

No development shall commence until a Construction Management Plan, to include details of:

- (a) Hours of operation
- (b) How any adverse impacts of noise, dust, and vibration on occupiers of the building and adjoining owners or occupiers will be mitigated.

Reason: The above condition is required so as to minimise the impact of construction of the proposed development upon existing occupiers and occupiers of neighbouring properties. The above condition is required by Paragraph A.2. (3) of Part 20, Class A of the General Permitted Development Order (2015) (as amended).

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6 **Noise and Insulation Standard - BS 8233:2014**

The design and structure of the development shall be of such a standard (BS 8233:2014) that it protects residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason: To avoid adverse impacts on health and quality of life from noise in accordance with paragraph 185 of the National Planning Policy Framework and the Noise Policy Statement for England.

7 **Internal Noise Assessment**

Prior to first occupation, the applicant shall carry out a post completion internal noise assessment, and submit this in writing to the planning Authority, to show that the development complies with the requirements of BS 8233:2014 in that it protects residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason: To avoid adverse impacts on health and quality of life from noise in accordance with paragraph 185 of the National Planning Policy Framework and the Noise Policy Statement for England.

Informative(s): (if applicable)

1 **Construction phase only - Noise and Pollution**

To control noise and pollution during the construction phase where sensitive premises are nearby it is advised that:

- (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
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.

2 **Other works to the highway**

The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the

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highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see: surreycc.gov.uk/roads-and-transport/permits-and-licences/traffic-management-permit-scheme. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see: surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleared wheels or badly loaded vehicles. The County Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980, Sections 131, 148, 149).

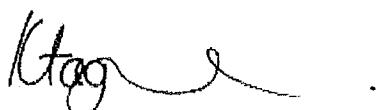
Charge for damage to highway

Section 59 of the Highways Act permits the highway authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The highway authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

Statutory Utility Works

The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant Utility Companies and the Developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users.

Please read the important notes attached.



Kim Tagliarini
Head of Planning Services

Date: 10 September 2021

Important Notes

Approval of details reserved by 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. In the case of a reserved matters approval you must also take account of the conditions imposed on the outline permission.

Appeals to the Secretary of State