



SPELTHORNE COMMITTEE ACCESS NOW (SCAN)

22/01712/FUL

102 Petersfield Road, Staines-upon-Thames, TW18 1DL

Erection of new 3 bed house

Representation

The information provided with this planning application is insufficient for it to have been validated let alone to provide meaningful comment on the design.

The absence of dimensions results in the room sizes etc. being unavailable whilst elevations are no more than indicative. It does not appear that the new dwelling has been designed to even the lowest standard of Part M of the building regulations.

If this proposal were to be considered for approval once detailed drawings have been submitted to the council, any approval must contain a condition requiring the dwelling to be design and built to at least Part M4(2): Category 2: accessible and adaptable dwellings

23/00128/FUL

Vivienne House, Budebury Road, Staines-upon-Thames, TW18 2BB

Erection of an extension to the existing building, including an additional third and part fourth floor to provide eight additional flats together with additional car parking cycle storage, refuse and recycling and landscaping.

Objection;

The application appears to be incomplete and has several duplications. Significantly there is no design and access statement on file. A lift appears to be provided for new flats 5 -8 although it is not annotated as such. A section has not been provided indicating step free access to the stairwell.

Car parking for wheelchair users has not been shown, with a step-free access route to the building. Flats 1 - 4 only have staircase access. As a minimum all flats should comply with Building Regulations Part M4(2): Category 2: accessible and adaptable dwellings.

Any planning permission issued must include a condition stating which flats are to comply with Part M4(2) and which (those with lift access?) to Part M4(3): Category 3: Wheelchair users dwellings .

If this is not done the lift need not be provided as the flats default to Part M4(1): Category 1: Visitable dwellings, which is unacceptable.

23/00158/RVC

5 Marlborough Road, Ashford, TW15 3PZ

Variation to Condition 2 (approved plans) imposed upon planning permission 21/00804 for the erection of a pair of semi-detached dwellings following the demolition of the existing, to allow for amended elevations and roof structure.

Objection:

My comments on the approved planning application were not discussed in the planning officer's report. My comments to that original application remain valid and indeed more so on this latest submission. The revised design still avoids providing level access and



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moving the front doors forward results in virtually no space between them and parking bays.

The draughtsman has modified the layouts to avoid emphasising this issue. A pedestrian may have difficulty squeezing past a parked car and a disabled person will almost certainly be obstructed. There are other aspects of the design which fail to satisfy Part M of the Building Regulations.

I note that the increased size of these houses now effectively provides 5 bedrooms (it should be noted that the study has a larger footprint than two of the rooms shown as bedrooms) whereas the planning application proposed only 3 bedrooms.

A crown roof originally proposed was removed as it was considered unsuitable by the planning officers but has been reinstated. Whilst not of direct concern to Spelthorne Committee for Access Now, it is another example of this applicant seeking planning permission for what they intended by increments. Should a new application not be required?..

Although this submission may not allow it I again request that the revised design has a condition that each house is required to comply with Building Regulation Part M4(2) : Category 2 : Accessible and adaptable dwellings as a minimum

23/00170/FUL

136 Staines Road East, Sunbury-on-Thames, TW16 5AY

Erection of 4 bedroom detached dwelling with associated car parking spaces on land adjacent to 136 Staines Road East and the creation of a new dropped kerb access.

Representation:

In the design and access statement submitted with this planning application it is stated that dwelling will satisfy the Lifetime Homes Standard. However there are several aspects of the current design which do not satisfy the intended standard.

In order that these matters can be addressed during the Building Regulation process any planning permission issued must include a condition requiring compliance with either Part M4(2); Category 2: accessible and adaptable dwellings or Part M4(3): Category 3: wheelchair users dwellings.

It is noted that ambiguous parking arrangements have been proposed and whichever is to be adopted should include sufficient space for a wheelchair user.

23/00189/FUL

32 Green Lane, Shepperton, TW17 8DR

Part demolition of existing building and extension to accommodate 7 flats

Representation:

The proposal does not appear to consider the provision of access and facilities for disabled people although the absence of a design and access statement (a planning requirement?) means this cannot be determined. However step free access has not been shown, certain aspects of internal flat layouts are inappropriate, there is lack of parking and the omission of a lift.



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In order that appropriate aspects of these design errors may be applied during the enforcement of Building Regulations, any planning approval issued must include conditions indicating which flats are to be designed to Part M4(2): Category 2: accessible and adaptable dwellings or Part M4(3): category 3: Wheelchair user dwellings

23/00192/FUL - 56 Kingston Road, Staines-upon-Thames, TW18 4NL

Construction of Mansard roof to form 7 dwellings

Representation

Any planning approval for these flats must contain a condition requiring each one to be designed and built to at least Building Regulations Part M4(2) :Category 2 : accessible and adaptable dwellings.

This should be the very minimum standard and without such condition the flats can only be required to be visitable under Building Regulations

23/00193/FUL

Scout Hut, Wood Road, Shepperton, TW17 0DX

Demolition of the existing hut on site and the erection of two semi-detached three bed houses with car parking

Representation:

These houses must be designed to be accessible to disabled people and as shown on the drawings the ramps giving access to the front entrances appear to be steep and the doors themselves do not appear to have step-free access.

To ensure access to these dwellings will be provided for disabled people, any planning permission granted must include a condition that these houses are, as a minimum, to satisfy Building Regulations Part M4(2): Category 2: accessible and adaptable dwellings.

23/00212/FUL

Land To Rear Of 176 And 178 Feltham Road, Ashford, TW15 1AD

Erection of 2 no. two storey semi-detached houses with parking and amenity space.

Representation

As far as the access and facilities for disabled people the current proposal appears to be same as the earlier planning application 22/01673/FUL.

Although I raised an objection to that design on behalf of SCAN and that was acknowledged it does not appear on the file nor is mention made of it in the officer's report.

MY COMMENTS ON 22/01673/FUL HAVE BEEN COMPLETELY AND NEGLIGENTLY DISREGARDED .

The new design and access statement even omits to make reference to compliance with building regulations and level access. The elevations clearly show the steps up at all entrances. Step free access should be created to these houses.



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In any event It appears that the designer intends achievement of barely the minimum standard of access for disabled people, 'visitable'.

These new houses should be designed to a higher standard, than that and should be at least in accordance with Approved Document M4(2): Category 2, accessible and adaptable dwellings.

Any planning approval must have a condition to that effect to ensure that that standard can be required by the enforcing Building Control Body.