

## **Planning Comments On Behalf Of SCAN**

**23/00274/FUL Address: Scout Hut, Wood Road, Shepperton, TW17 0DX**

**Proposal:** Demolition of existing hut and erection of 2 bungalows with associated amenity space and parking

**Representation:** These dwellings are incorrectly described as bungalows yet each has a bedroom at first floor so are in fact houses. The planning file available to the public does not include the required design and access statement although one is listed on the list of documents submitted.

The drawings supplied contain no dimension other than some ceiling heights and floor levels relative to garden level. It is evident that for the purpose of the flood risk assessment these houses are raised up to approximately 900mm above ground level.

The drawing suggest ramps are to be provided up to the main entrances although these appear excessively steep for disabled people, particularly House B, and do not appear to provide step free access at the doorway.

In the absence of any detail on these designs any planning permission to be granted must contain a condition requiring these houses satisfy the optional requirements of Part M4 of the building regulations.

As a minimum that condition must require both houses to comply with Part M4(2): Category 2 : Accessible and adaptable dwellings.

**23/00310/FUL Address: 22 Church Road, Ashford, TW15 2UY**

**Proposal:** Demolition of existing garages and erection of 3 no. 2 bedroom terrace houses. and erection of 3 No. 2 Bedroom Terraced house.  
(resubmission of 20/01098/FUL)

**Representation:** Step free access has not been shown to these houses. Any planning permission granted must contain a condition requiring the houses to be designed and build to a standard to comply with Building Regulation Part M4(2) : Category 2 : Accessible and adaptable dwellings. Failure to do this will result in these houses being built to the minimum default standard of visitable.

**23/00336/OUT Address: 15 Station Road, Ashford, TW15 2UP**

**Proposal:** Outline Planning Application for the conversion of the first floor, front and rear massing, from commercial (Class E) to residential (Class C3). Outline application determining appearance, layout and scale only.

**Representation :** Access to the new units via the existing staircases is unsatisfactory and does not satisfy even the lowest optional requirement of Part M4 of the building regulations.

The internal stair serving units 4 and 5 is required to be a general access stair, The external staircase serving units 1 -3 appears to have been intended for maintenance purposes and should not be considered suitable for use by residents of the units.

Those units then have further steps up at the entrance doors. Any planning approval must include a condition requiring all units to be designed and built to the standard of Part M4(2) : category 2 : accessible and adaptable dwellings. No parking provision has been shown..

**23/00382/FUL Address: Land To The Rear Of Eaglehurst And Ashill, Stanwell New Road, Staines-upon-Thames, TW18 4HY**

**Proposal:** An erection of 2 new semi-detached houses with associated parking and landscaping.

**Representation:** Step free access has not been provided and the internal layouts do not ensure accessibility for disabled people. As a minimum these houses must be designed to building regulation Part M4(2): Category 2: accessible and adaptable dwellings. To ensure the dwellings are built to this optional standard, any planning permission must include a condition requiring Part M4(2) is satisfied.

**23/00421/FUL Address: 62 Junction Road, Ashford, TW15 1NQ**

**Proposal:** demolition of no.s 62, 64 and 66 Junction Road to allow construction of a detached three bed house and a pair of two bed semi detached houses at the front of the site and a terrace of 3 no. two bed houses at the rear, together with new access road, amenity space, car parking, refuse and recycling storage and landscaping.

**Representation :** The design statement of these houses indicates that only the very minimum provision for disabled people is intended with them being designed to Part M4(1) : Category 1: visitable dwellings. In fact the drawings indicate that even that low standard cannot be achieved in all cases, with step free access not being provided to plot 3 (150mm shown) and access to plot 2 being severely restricted when the car parking space in front of that plot is in use. All these new houses must be required by a condition on any planning permission granted to be built to at least Part M4(2): category 2: Accessible and adaptable dwellings.