



SPELTHORNE COMMITTEE ACCESS NOW (SCAN)

23/00247/FUL Garages To The East Of 3 Bracken Court, Station Approach, Sunbury-on-Thames, TW16 6SA

Demolition of existing 3 garages and erection of a 2 storey detached dwelling

Representation: Although the design and access statement indicates that "the front door will have a level threshold and will be sheltered from the elements by a porch roof" the elevation clearly shows a step.

A wc has not been shown on the ground floor and the house thus fails to comply with even the minimum standards of Part M of the Building Regulations. The house should, as a minimum, be accessible and adaptable for disabled people.

To ensure this any planning permission granted must include a condition that the house is to be built to comply with Part M4(2): Category 2: accessible and adaptable dwellings

23/00376/FUL 5 St Marys Crescent, Stanwell, Staines-upon-Thames, TW19 7HY

Erection of an attached two storey 1 no. bedroom dwelling house together with associated parking, cycle storage and bin store

Representation : Whilst the design and access statement suggests a ramp will be provided at the entrance, this is not demonstrated on the drawings, which do not indicate steep free access.

With no toilet facilities shown on the ground floor the design of this house fails to satisfy even the minimum requirements of Part M of the building regulations. In any event as a minimum this house should be designed and built to be accessible and adaptable in accordance with Part M4 (2): category 2 : accessible and adaptable dwellings.

Any planning approval issued must include a condition to that effect to ensure enforcement is possible

23/00388/FUL Multi Storey Car Park, Church Road, Ashford, TW15 2TY

Demolition of Multi-Storey Car Park and erection of a residential block for 42 no. residential units, with associated car parking, together with a further provision of public car parking spaces, and a ground floor commercial unit (Use Class E).

Landscaping/public realm and access arrangements.

Objection: Despite my response to the public consultation the documents accompanying this planning application make no reference to Part M of the building regulations, refer to the long superseded Disability Discrimination Act and fail to consider the policies of the Council's own emerging local plan. The parameters used are historic and disappointing.

Of the limited reference to wheelchair users, the terminology is ambiguous. Of the 42 new dwellings only 10% are noted to be 'wheelchair user compliant(sic)'. I would expect at least 10% of the flats to be designed and constructed to Part M4(3) : Category 3 : wheelchair user dwellings. The remainder should be to Part M4(2) :Category 2: accessible and adaptable dwellings.



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That means at least 5 dwellings to category 3 yet only 3 wheelchair parking spaces are proposed. All flats are shown to have baths, which severely limits their adaptability.

Given the emerging Local Plan the Council should take the opportunity to ensure that any planning approval it issues for this development includes conditions requiring the above Part M4 (3) and Part M4(2) standards to be satisfied in construction of these dwellings.

Indeed, the council may wish to include such matters within the Section 106 agreement, Failure to include the abovementioned conditions will prevent enforcement of the alternative provisions of Part M4

23/00423/FUL 56 Kingston Road, Staines-upon-Thames, TW18 4NL

Construction of three-storey building above existing car park to form two Houses of Multiple Occupation (HMOs)

Representation : No consideration has been made in the design to providing access and facilities for disabled people. These dwellings will need to satisfy Part M4 of the Building Regulations.

Without accommodation on the ground floor access to all rooms is via an internal staircase which means compliance with Part M4(2); Category 2: accessible and adaptable dwellings cannot be achieved.