

**23/00602/FUL** - 1A Langley Road And 77 Laleham Road, Staines-upon-Thames, TW18 2EH

**Proposal:** Demolition of existing buildings and construction of (1) A pair of two storey semi-detached houses with accommodation in the roof and (2) A two storey building with accommodation in the roof incorporating 2 x 1 bedroom and 1 x 2 bedroom flats together with appropriate parking and cycle spaces and refuse and recycling storage.

**Representation :** There is no evidence that access and facilities for disabled people has been considered in the design of these dwellings.

Step-free access must be provided to the ground floor and the internal layout must conform with building regulations, Part M4.

As a minimum the dwellings must conform with Part M4(2) : Category 2: Accessible and adaptable dwellings and the houses to Part M4(3) : Category 3: Wheelchair user dwellings.

Any planning permission must include a condition stating which dwellings are required to satisfy which category if satisfactory access and facilities for disabled people are to be achieved.

**23/00647/FUL** - 15 Station Road, Ashford, TW15 2UP

**Proposal:** Change of use of the first-floor front and rear from Commercial (Class E) to Residential (Class C3) to provide 5no. self-contained residential units. Details of refuse and recycling facilities and upgrades to the existing access.

**Objection:** As with previous applications for this premises, the access proposed to the rear flats is more suited to an industrial complex than residential.

The excessively long exposed external staircase and numerous changes in level will prove a hazard to able-bodied people and a complete barrier to physically disabled people.

There are numerous aspects of the flats which fail to satisfy even the minimum standards of Part M4 of the building regulations.

The flats should at least satisfy Part M4(2) : category 2: Accessible and adaptable dwellings. As shown the flats should not be approved under the building regulations as they do not satisfy even the minimum standard Part M4(1) : Category 1: Visitable dwellings.

My concerns have previously been disregarded and I do not expect any different response on this application.

**23/00681/FUL** - Sunnybank, Sandhills Meadow, Shepperton, TW17 9HY

**Proposal:** Demolition of the existing dwelling and garage and the erection of replacement house and garage.

**Representation;** Particularly as this new house is intended as a replacement home for the current owners it would be expected that the design will cater for their future needs. However the design does not provide access which complies with even the minimum requirement for access for visitors under Building Regulation Part M4 (1) : Category 1: visitable dwellings.

In any event it would be short sighted were the new house not be designed to at least Part M4(2) : category 2 : accessible and adaptable dwellings.

The design and access statement indicates that a lift could be provided at a later date but one should be incorporated in the current design to ensure it can be suitably integrated, even if not installed at the time the house is occupied.

**23/00687/FUL**

Osmanstead, Condor Road, Laleham, Staines-upon-Thames, TW18 1UG

**Proposal:** The demolition of existing house to be replaced by five dwellings.

**Objection :** The designer does not appear to have considered the needs of disabled people with no reference to the Equality Act 2010 or Part M4 of the building regulations.

All dwellings should have step free access at the main entrance with suitable approach to that point. Approach to dwellings 1 and 2 does not appear to satisfy even the minimum standard of Part M4 as the ramp from the road is excessively steep.

Based upon the original survey (I was unable to find proposed floor levels but presume them to be similar to the existing house) the ground floor levels will be at least 1.5m above the road, giving slopes of around 1in 8, or possibly steeper.

Access to the original house is off Condor Road and does not have this problem. As a consequence dwellings 1 and 2 are not 'visitable' in accordance with the minimum standard Part M4(1):Category 1):visitable dwellings.

As a minimum all 5 dwellings should be designed to satisfy Part M4(2)::category 2: accessible and adaptable dwellings. A planning condition must be imposed on any permission to ensure the

Building Control Body can enforce that optional requirement of Part M4 .

The matter cannot be left to building regulations alone by virtue of the link within the regulations to planning permission. I will be prepared to provide further justification to the need for disabled access if requested,

**23/00673/FUL** - Vivienne House, Budebury Road, Staines-upon-Thames, TW18 2BB

**Proposal:** Amended side extension and additional 3rd floor to provide eight additional flats together with additional car parking cycle storage, refuse and recycling and landscaping.

**Representation :**As the applicant states the new application to be "exactly the same as the refused scheme ref 23/00128/FUL except for one change" (sic) my comments will remain virtually unchanged.

The design statement now provided does not address access for disabled people. 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..

The matter cannot be left for a Building Control Body to resolve as the building regulations are enabled by the planning permission. I can provide additional justification if requested.

**23/00742/FUL**

Oakbank, The Creek, Sunbury-on-Thames, TW16 6BY

**Proposal:** Replacement dwelling following demolition of existing dwelling and garage.

**Representation :** Whilst the application considers steps to be the only practical means of access to the dwelling a short rise lift has not been considered. Only if accepted as shown with a floor level of 10.31m AOD will the flood mitigation proposals mean the

external steps can provide compliance with Part M4(1): Category 1: visitable dwellings. However step free access has not been shown at entrance doors and certain aspects of the internal layout fail to comply with Part M4(1).

In any event, as a minimum any planning permission granted must contain a condition requiring the house 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 this house being built to the minimum default standard of visitable.:

It has become routine for planning officers reports to include the incorrect and misleading statement that: ***"compliance with building regulations are reviewed through the Building Regulations and part M4(2) of the regulations is an optional standard for which a reasoned justification would be necessary were a planning condition to be recommended. No such justification has been provided."***

This is that justification, Furthermore the building regulation 'review' will only apply if the condition has been imposed. .

**23/00724/FUL** - Benwell House , Green Street, Sunbury-On-Thames, Surrey, TW16 6QS,

**Proposal:** Development of the vacant area at Benwell House for residential purposes with associated car parking, landscaping, access, services and facilities.

**Representation :** The planning application was submitted on behalf of Spelthorne Council, Despite the claimed limitations of the current Local Plan the Council must in this case have no resistance to imposing conditions on any planning permission to be granted stating which dwellings are to be constructed to Part M4(3):Category 3: wheelchair user dwellings and Part M4(2):Category 2:accessible and adaptable dwellings.

The inclusion of a lift will facilitate achievement of both of these categories.

Within the Design and Access Statement there are numerous references to the provision of facilities for disabled people, including :

Section 1 Client's Brief included the provision of "A high quality domestic environment in a naturally ventilated, robust and fit for purpose building with large outdoors amenity provision, accessible to all residents":.

Section 5 Scheme Design : "the proposed space accommodates a surface treatment designed for pedestrians with ramped access to accommodate residents of all needs Level access to accommodate all physical abilities will be an integral design consideration,"

Section 6 Access statement - "The design approach believes that access should take into account a wide range of environmental needs and not be limited to specific types of disability"

"The new proposals are designed to be accessible in accordance with Part M of the Building Regulations as a minimum".

Section 7 - Conclusion : "Create an inclusive environment which caters for diverse users including the visually impaired and disabled"

Whilst the reference to 'Part M' in Section 6 is inconclusive and despite the above references there are a number of aspects of the design which should be reviewed if the objectives are to be achieved:

No provision appears to have been made for parking sufficiently close to the new block (Phase 2) for drivers who use wheelchairs.

Provision of a drop -off point adjacent to the main entrance is desirable.

The footpaths are shown to be 'loose hoggin gravel'. This is potentially unsuitable for wheelchair users .

**23/00112/FUL** -Two Rivers Bar And Restaurant, 43 Church Street, Staines-upon-Thames, TW18 4EN

**Proposal:** Erection of a 4-storey building comprising 11 residential units, with a commercial unit on ground floor (Use Class E), associated parking and landscaping

**Representation :** Whilst the provision of a lift within this development is welcomed, the ramps providing access to it must not be too steep for wheelchair users to negotiate.

Other aspects of the internal layouts must similarly ensure accessibility and use by disabled people. Parking for wheelchair users must be included.

Whilst the emerging Local Plan has been paused the Council Planning Officers should nonetheless seek to ensure that all the flats comply with Policy H1 - "Homes for all" within that document.

Any planning permission granted for this development must include conditions as required by the Building Regulations 2010 identifying those flats which are to satisfy Part M4(3):Category 3: wheelchair users dwellings.

The remaining flats must be the subject of a condition requiring compliance with Part M4(2);Category 2: accessible and adaptable dwellings.

Further justification of this will be supplied upon request.