

Planning Application Comments On Behalf Of SCAN

Planning Application 23/01093/FUL

**Address: Park House 17 - 19 Park Road Sunbury-on-Thames
TW16 5BX**

Proposal: Demolition of existing 2 storey office building and proposed redevelopment of 3 storey building to provide 7 no. residential flats comprising 3 no. 1 bedroom flats and 4 no. 2 bedroom flats with associated parking amenity.

Comments: The presentation of this application is extremely poor with multiple drawings for the same floor plans without indicating if any are superseded or withdrawn. That makes assessing the proposal difficult.

However it appears that step free access is not intended and no lift has been proposed. No disabled parking is shown.

The design restricts access for disabled people. A lift should be provided in this 3-storey building.

Any planning permission must include a condition requiring the flats to be designed in accordance with Building Regulations Part M4(2) ; Category 2 : accessible and adaptable dwellings.

Provision must be made for a communal lift equivalent to or meeting the requirements of BS EN 81-70:2003 for a type 2 lift.

Unless such condition is applied these flats will be built with access limited to Part M4(1) :Category 1 : visitable dwellings, the lowest possible standard

Decision Refused Officer's comments Whilst these comments are noted, 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

Planning application 23/01206/FUL

Address: 5 Marlborough Road Ashford TW15 3PZ

Proposal: The erection of a pair of semi-detached dwellings including single storey rear conservatories, with associated parking and amenity space.

Comments: Step free access is not shown to these houses and the parking spaces potentially obstruct access to the front entrance door.

Any planning permission granted must include a condition that the houses are to be designed and built to Building Regulation Part M4(2); Category 2 : accessible and adaptable dwellings.

Failure to do so would result in the dwellings being constructed to the lowest standard of 'visitability' since there are several design deficiencies, including those noted above.

Decision Refused. Officer's comments: Part M4(1) would be considered at Building Regulations stage. It is also not considered reasonable to impose a condition to require the dwelling to comply with Part M4(2) of Building regulations as there is no current planning policy in the Council's Core Strategy requiring this standard to be met in new residential dwellings

Planning Application 23/01304/FUL

Address: 14 Rex Avenue Ashford TW15 2DA

Proposal: New build detached dwelling following the demolition of existing detached garage.

Comments: Step free access appears to be shown and the layout appears suitable for disabled people. Nonetheless any planning permission granted must include a condition that this house is to be designed and built to Building Regulation Part M4(2); Category 2 : accessible and adaptable dwellings.

Failure to do so would result in the dwelling being constructed to the lowest standard of 'visitability'.

Decision Refused. Officer's comments: none

Planning Application 23/01234/FUL

Address: Venture House 42 London Road Staines-upon-Thames TW18 4HF

Proposal: Proposed development comprising the construction of a single storey extension at roof level consisting of 5 no. self-contained residential units (Use Class C3); including provision of car parking, cycle parking and associated works.

Comments: In the design and access statement it is stated that the flats are design to comply with Building Regulation Part M4(2) : Category 2 : accessible and adaptable dwellings. In order that this can be ensured during construction, any planning permission must contain a condition requiring the flats to meet the requirements of that regulation.

As the applicant proposes that standard there is no reason not to include that condition, notwithstanding the status of the current and paused local plans.

Decision Awaiting decision

Planning Application 23/01337/FUL

Address: 32 Green Lane Shepperton TW17 8DR

Proposal: Conversion of existing dwelling house to accommodate 6 flats with associated amenity and parking areas.

Comments: 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 means this cannot be determined. However, step free access has not been shown, certain aspects of internal flat layouts are inappropriate, there is insufficient parking and none identified for disabled people. The omission of a lift means upper floors are only accessible by a staircase.

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 certain flats to be designed to Part M4(2):Category 2: accessible and adaptable dwellings. This should apply in particular to the ground floor flats

Decision Awaiting decision

Planning Application 23/01219/FUL

Address: Voyager House 44 London Road Staines-upon-Thames TW18 4HF

Proposal: Proposed development comprising the construction of a single storey extension at roof level consisting of 2 no. self-contained residential units (Use Class C3); including cycle parking and associated works.

Comments: The lack of increase in on-site parking to accommodate the two flats being constructed limits the occupancy by disabled people.

The payment for a car club for a period of 3 years means a significant increase in cost to disabled residents at the end of that time.

Decision Awaiting Decision

Planning Application 23/01339/FUL

Address: Wardle Dental Surgery 68 Church Road Ashford TW15 2TW

Proposal: First floor rear extension to create two new studio flats (including amendments to the parking layout granted in planning permission 22/00581/FUL).

Comments: Step free access to the entrances is not proposed and access to the first floor is via a staircase. No additional parking is

intended for the two additional dwellings. There remain 6 on-site parking spaces for the entire development of flats and the dental practice and the latest proposal effectively results in the loss of on-street parking where it is already under pressure due to adjacent parking restrictions. This further disadvantages disabled residents.

Decision Refused SCAN comments noted

Planning Application 23/01343/RVC

Address: 524-538 London Road Ashford TW15 3AE

Proposal: Variation of Condition 2 (Approved Plans) to allow for a reduction in the size of the building, a reduced number of car parking spaces, reduction in the height of the balcony balustrades and other associated alterations. Variation of Conditions 4 (Contaminated Land), 6 (Energy), 10 (Refuse), 16 (Highways Access Works), 18 (Construction Transport Management Plan).

Removal of Conditions 1 (Commencement), 15 (Access/Egress) and 17 (Closure of existing access to Kenilworth Road) of planning permission 17/00640/FUL for the erection of a building to provide 58 flats.

Comments: As in the comments made on behalf of SCAN to the original application 17/006840 none of the flats appear to be designed to provide access and facilities specifically for occupation by disabled people or by wheelchair users although lifts have been indicated.

The proposal needs to demonstrate suitable provision for disabled people at the planning stage. As far as I can tell there is no mention in either the original of this application for any of the flats being for Lifetime Living nor being adaptable or wheelchair user dwellings.

These matters cannot be introduced under the Building Regulations unless conditions are included within the planning permission. The planning officers who dealt with the original application did not understand the interrelationship between the building regulations and the planning acts and misleadingly stated in the officer's report: "the applicant will need to carry out the development in accordance with Part M of the Building Control regulations (sic) requirement (access to and use of building)".

As approved, the enforcement of the building regulations is limited to the lowest possible standard: Part M4(1):category1: visitable dwellings. This means that none of the flats can be required to be "accessible and adaptable" (Part M4(2)) or "wheelchair user" (PartM4(3)) dwellings. The conditions associated to an approval

need to include reference to Part M4(2) and Part M4(3) in relation to specific flats.

The reduction in the number of parking spaces and the provision of only 2 for disabled people further renders these flats inaccessible for disabled people for many of whom public transport is not an option.

Decision Awaiting decision

A minor amendment was suggested to 16.23 of the Licensing Policy so that it read “Where premises wish to place tables and chairs on the public highway adjacent to their premises, the person responsible for the premises, must obtain a pavement licence. Further information is available on our website.”