

Planning Application Comments On Behalf Of SCAN

Planning Application: 23/01412/SCC (Surrey County Council) **Address:** 2 The Elmsleigh Centre Staines-upon-Thames Surrey TW18 4QB

Proposal: Change of use from Class E Retail to Class F1 Community Hub (including library and museum space, community space and office space) and associated works -

Comments: The access to and egress from the building from the south is not clear with almost the entire face enclosed with fencing, which appears to have only a single gate adjacent to the main entrance lobby. This is of concern as this is shown as a main fire escape route. The area within the fencing is stated to have a "permeable rubber matting" and it is essential to ensure that the matting is suitable for wheelchair users, with minimal rolling resistance.

Although it does not appear to be considered in the planning statement, a lift is shown between ground and first floors. It is essential to ensure this lift is suitable/adapted for wheelchair users or their access to services unique to the first floor will be compromised

Decision No objection with comment re matting passed to SCC. Other matters considered to be building regulation issues

Planning Application 23/01470/FUL

Address 13 Thetford Road Ashford TW15 3BW

Proposal Proposed demolition of existing property, garage and associated outbuildings to allow construction of 1 no. two bed detached house and a pair of three bed semi detached houses with associated parking, landscaping and amenity space

Comment: There does not appear to be a Design and Access statement associated with this planning application.

In order to ensure these dwellings are accessible and adaptable for disabled people any approval must contain a condition requiring compliance with at least building regulation Part M4(2): Category 2: accessible and adaptable dwellings. Failure to do so will mean that the Policy HO4 of the existing local plan may not be satisfied and the objectives of the paused local plan disregarded.

Decision Awaiting decision

Planning Application 23/01493/FUL

Address 16- 18 High Street Staines-upon-Thames TW18 4EE

Proposal Erection of a new floor on top of existing and on top of a proposed new first floor rear extension, change of use of first

floor from Use Class E to Class C3 Residential to provide 6 no flats.

Comment: The proposals make no provision for disabled people and there is no provision of a lift. As the development is also intentionally car free the flats will be unsuitable for many people.

In order to ensure these dwellings have optimum accessibility and adaptability for disabled people, any approval must contain a condition requiring compliance with at least building regulation Part M4(2): Category 2: accessible and adaptable dwellings.

Failure to do so will mean that Policy HO4 of the existing local plan will not be satisfied and the objectives of the paused local plan disregarded.

Decision Awaiting decision

Planning Application 23/01225/FUL

Address Land To The East Of 16 Birch Green Staines-upon-Thames TW18 4HA

Proposal Change the use of land and the siting of 2 mobile homes and associated works for visitor accommodation purposes (Use Class C1).

Comment: The drawings accompanying this application are at odds with the description of the works recorded by the Council.

The information submitted by the applicant is also ambiguous, referring to both cabins and mobile homes. Cabins and mobile homes are not interchangeable in planning terms, the latter being prefabricated structures "built in a factory on a permanently attached chassis before being transported to site".

The result is that the ground floor level of a mobile home is raised some distance above ground in order to accommodate the wheels and chassis, typically 400mm - 500mm.

The drawings fail to demonstrate this. In order to ensure mobile homes are accessible to disabled people a suitable ramp needs to be provided. The lack of parking will also limit access for disabled people.

As these units are intended to provide visitor accommodation it would be reasonable to apply the Equality Act 2010. As proposed the units fail to satisfy that Act

Decision Awaiting Decision

Planning Application 23/01536/FUL

Address: Fir Tree Place, Church Road, Ashford TW15 2PH

Proposal Construction of an additional floor to create 7 no self contained flats.

Comment: The Design and Access Submission Statement makes no provision for disabled people despite concerns raised on earlier applications which were withdrawn or refused.

The Statement notes that the most recent refused proposal (23/001038/FUL) was stated by the case officer to be in accordance with Policy HO4 of the Council's current development plan.

The statement extracted the following from the officer's report on that application: "Policy HO4 states that the Council will ensure that the size and type of housing reflects the needs of the community by requiring developments, including conversions, that include four or more dwellings, include at least 80% of their total as one- or two-bedroom units.

As the application proposes 7 x 1-bedroom units, the proposal is considered the proposal would be in accordance with policy HO4. However, this is not considered to outweigh the design harm of the scheme."

However the planning officer only applied part of Policy HO4 and failed to consider paragraph c): "encouraging the inclusion within housing schemes of a proportion of dwellings that are capable of meeting the needs, as occupiers, of people with disabilities."

The lack of a lift means access to the proposed fourth floor flats fails to include provision for people with disabilities and therefore does not comply with Policy HO4.

Furthermore as a minimum the flats should be designed in accordance with the intentions of the paused local plan and any planning permission must contain a condition requiring them to be designed and built to at least the standard of building regulation PartM4(2); Category 2: Accessible and adaptable dwellings. Failure to do this will result in the flats failing to achieve this standard and Policy HO4

Decision Awaiting decision

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.

Comment The following comments are in addition to the earlier comments. The latest proposals for parking are not consistent with the statement that all the Flats will comply with Part M4(2): Accessible and adaptable. If the occupant of a flat misses out on the 'first come first served' parking allocation, that flat will not comply with Part M4(2) - see paragraph 2.12. As SCAN's previously comment, any planning permission must contain a condition relating to Part M4(2). I would further note that the communal bin compound appears to be of limited access for disabled people and requires approach from a vehicle area.

Decision Awaiting decision