Application No: 2017/2528  
Application Type: FULL
Case Officer: Patrycja Ploch  
Ward: Esher Ward
Location: 15 Lammas Lane Esher Surrey KT10 8PA
Proposal: Additional detached single storey house with basement and integral garage and part two/part single storey rear extension to existing house and conversion to 2 terraced houses with new access following demolition of existing garage and pool house
Applicant: Mr Duncan Harrison
Agent: Mr Marc Evans  
Vieo Ltd  
The Boathouse  
27 Ferry Road  
Teddington  
Middlesex  
TW11 9NN
Decision Level: If Permit – Sub-Committee  
If Refuse – Sub-Committee
Recommendation: Permit subject to affordable housing contributions

Representations: 9 letters of objection was received in relation to this application content of which can be summarised as follows:

- Unsympathetic and inappropriate design of Unit 3
- Back garden development
- Overdevelopment of the plot
- Light and noise pollution
- Parking and traffic issues
- The proposed Unit 3 is out of scale
- Loss of privacy
- Overlooking
- Loss of trees
- Insufficient amenity space for the dwellings created
- Neighbour consultation period was during August

This application has been promoted to East Area Sub-committee by Cllr Heaney if the recommendation is to permit.

Report

Description

1. The application site relates to a large detached two storey dwelling located in a large plot on the south side of Lammas Lane a busy ‘A’ road in Esher. The site falls within Sub Area ESH05: Esher Place in the ‘Design and Character Supplementary Planning Document (SPD) Companion Guide’. This identifies the character of the area as one of generally large houses set in generous plots and often displaying high architectural quality.

Constraints

2. The relevant planning constraints are:

- Air Quality Management Area
- Conservation Area
Policy

3. In addition to the National Planning Policy Framework and the National Planning Practice Guidance, the following local policies and guidance are relevant to the determination of this application:

Core Strategy 2011
CS2 – Housing Provision
CS9 – Esher
CS17 – Local Character, Density and Design
CS25 – Travel and Accessibility
CS28 – Developer Contributions

Development Management Plan 2015
DM1 – Presumption in favour of sustainable development
DM2 – Design and amenity
DM6 – Landscape and trees
DM7 – Access and parking
DM10 – Housing
DM12 – Heritage

Design & Character SPD 2012

Developer Contributions SPD 2012

4. Relevant Planning History

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>2004/0111</td>
<td>Two storey front extension following demolition of existing front entrance porch</td>
<td>Granted permission</td>
</tr>
<tr>
<td>2013/4362</td>
<td>Additional detached two storey house with associated access driveway following demolition of existing garage and pool house</td>
<td>Refused – Appealed – Allowed</td>
</tr>
<tr>
<td>2016/2153</td>
<td>Additional detached single storey house with rooms in the roofspace, dormer windows and integral garage and part two/part single storey rear extension to existing house and conversion to 2 terraced houses with new access following demolition of existing garage and pool house</td>
<td>Refused permission – Appealed - Allowed</td>
</tr>
<tr>
<td>2016/4175</td>
<td>Additional detached single storey house with rooms in the roofspace, dormer windows, integral garage and new access and part two/part single storey rear extension to existing house incorporating a dormer and alterations to fenestration and conversion to 2 terraced houses following demolition of existing garage and pool house</td>
<td>Granted permission</td>
</tr>
<tr>
<td>2017/0587</td>
<td>Confirmation of Compliance of Conditions: 3 (Materials), 5 (Hard &amp; Soft Landscaping), 7 (Tree Protection) and 8 (Construction Method Statement) of planning permission 2016/2153 allowed at appeal</td>
<td>Confirm compliance</td>
</tr>
<tr>
<td>2017/0919</td>
<td>Variation of Condition 2 (Approved Plans) of planning permission 2016/2153 (New house and division of existing house) to alter site entrance and parking layout, to reduce the footprint of the rear extensions to Units 1 &amp; 2 and to reduce the rear</td>
<td>Granted permission</td>
</tr>
<tr>
<td>2017/1971</td>
<td>Confirmation of Compliance with Conditions: 4 (Landscaping - Implementation) and 6 (Additional Tree Information and Pre-Commencement Inspection) of planning permission 2017/0919</td>
<td>Confirm in part- Refuse in part</td>
</tr>
<tr>
<td>2017/2814</td>
<td>Variation of Condition 1 (Approved Plans) to planning permission 2017/0919 (Variation of Condition to new house and division of existing house) to include internal alterations, alterations to fenestration and increase in size of rear dormer.</td>
<td>Under consideration</td>
</tr>
<tr>
<td>2017/2837</td>
<td>Variation of Conditions 4 (Landscape Implementation) and 8 (Parking and Turning) of planning permission 2017/0919 (Variation of Condition to new house and division of existing house) to alter wording of Condition 4 to allow a staged approach to landscaping and alter wording of Condition 8 to allow occupation of Unit 1 and 2</td>
<td>Under consideration</td>
</tr>
</tbody>
</table>

Proposal

5. This application seeks a planning permission for additional detached single storey house with basement and integral garage and part two/part single storey rear extension to existing house and conversion to 2 terraced houses with new access following demolition of existing garage and pool house

Consultations

6. Environmental Health (Noise & Pollution) – Raised no objection to the proposal

7. Planning Conservation – Whilst new building would have a larger footprint it would not extend closer to No.15 and it would have a flat sedum roof, thus reducing its height and impact. Although of contemporary design and materials, design guidance with the Council’s Conservation Area Character Appraisal and Management Plan does not preclude this, and given that there would be minimal impact on the street scene of the conservation area, there is no objection to the proposed development.

8. SCC Transport Development Planning – Raised no objection subject to addition of informative.


10. Esher and Lakeside Drive Conservation Area Advisory Committee – The proposed scheme has a better relationship to the existing dwelling fronting Lammas Lane than the previously consented scheme.

Positive and Proactive Engagement

11. In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of 186-187 of the NPPF by making available pre-application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.

12. Formal pre-application advice was sought prior to the submission of the previous application ref.2016/2153 with the reference PreApp1278608. Some concerns were raised with regards to cramped appearance of the development, especially to Plot 2. It was considered that subject to amendments to the single storey side element to Unit 2, the proposal would not have a significant adverse impact upon the street scene or character of the area and would still provide suitable private amenity space for future occupiers. Therefore on this basis it was recommended that an application be submitted to fully consider the proposal.
13. No further pre-application advice was sought for this particular scheme.

Planning Considerations

14. The main planning considerations in the determination of this application are:

- Previous planning history
- The principle of the development
- The design of the proposal and its impact on the character of the area and the streetscene
- Impact on amenity of neighbouring properties
- Provision of suitable residential environment
- Impact on highway/access
- Impact on trees
- Developers contribution

Previous planning history

15. The previous application ref.2016/2153 for conversion of existing dwelling into two terraced houses and additional detached dwelling at the rear was allowed at appeal. This has established the principle of an additional dwelling on the garden land to the rear of the site. This is an extant permission and there have been no material changes in policy which would alter this assessment. There have also been no significant changes on site or in the surrounding area which would alter this assessment.

The principle of the development

16. The proposed development is for the subdivision of the existing dwelling and an additional dwelling in the rear garden of the site. The NPPF seeks a presumption in favour of sustainable development with emphasis on the need to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as taking account of the character of different areas.

17. Whilst garden land does not fall within the definition of previously developed land the NPPF does not necessarily preclude development on such land, it is subject to considerations of the character and appearance of the development within the context of the area. As set out policy CS2 of the Council’s Core Strategy (2011) this need not be unacceptable subject to the other considerations above. In addition to this and as noted above it is considered that the principle of the additional dwelling in the rear garden has been established through the previous permission on the site.

The design of the proposal and its impact on the character of the area and the streetscene

18. The proposed development would not alter the design and appearance of Unit 1 & 2. The key alterations under this proposal are to Unit 3.

19. As with the previous schemes Unit 3 would be sited to the rear of the existing building which is accommodating Unit 1 & 2. The proposed dwelling would be single storey building with sedum roof and basement, providing accommodation over two floors. The basement would be partially visible as the ground levels would be altered to allow natural light and ventilation to the side elevations of the basement. The proposed development would increase the footprint of the previously approved dwelling located on this part of the site. Although the footprint of the building would be significant and occupies an extensive amount of the rear garden area, it is not considered that the proposal would lead to overdevelopment of the site. The resultant dwelling would maintain suitable proportions to the site and it would not appear at odds with other properties in the area.

20. The appearance of the proposed dwelling would be contemporary. Concerns have been raised with regards to the design of the dwelling and how it would fit in the street scene. The views from the surrounding area would be somewhat limited given the single storey scale of
the dwelling and the level of screening on the boundary and the proposed front boundary fence. The Conservation Officer and Esher and Lakeside Drive CAAC were consultant on this application and raised no objection to the proposed design of the dwelling.

21. With regards to landscaping, the current scheme has reduced the hard surface at the front of the Units 1, 2 and 3. This has improved the scheme as there is now softer surfacing.

The impact on the amenity of neighbouring properties

22. The neighbours potentially impacted by the proposal are the adjacent dwellings Nos. 8, 6 and 4 Wolsey Road located to the east, Nos.3, 5 and 7 Clive Road located to the west as well as the host dwelling No.15 (Unit 1 & 2) located to the north.

23. The proposed dwelling is situated at a significant distance from the nearest elevation of neighbouring properties and any habitable room windows of these neighbours. Whilst there may be some views of the proposed dwelling from these neighbour’s, it is considered that due to the single storey nature of the building, its siting, scale and design, there would be no significant loss of light or overbearing impact. In terms of privacy, it is considered given the single storey nature of the proposed dwelling that it would not result in a loss of privacy and overlooking given that the windows would be located at ground floor or at basement level.

Provision of suitable residential environment

24. The proposed dwellings would comply with the Technical housing standards – nationally described space standards. The habitable rooms would be afforded adequate natural light and outlook.

25. The proposed private amenity space would comply with the Council’s recommended minimum rear garden length. It is considered that proposed garden would provide adequate private amenity space for future occupiers.

Impact upon the highway/access

26. The proposed development would further widen the existing access from Lammas Lane. This would improve vehicular circulations for Units 1, 2 and 3. Surrey County Council has assessed the proposed scheme and do not consider that the proposal would result in a significant adverse impact upon highway safety or capacity. The proposed alterations to the access are considered an improvement as they would widen the access and improve the visibility splay. The proposed parking area would allow adequate space for vehicles to turn and leave the site in forward gear. As such it is not considered that the proposal would result in a significant impact upon highway safety or capacity.

27. In terms of parking the proposal includes two parking spaces to each unit on site. This is adequate for dwellings of this size and as the Council operates maximum parking standards there are no concerns with regards to this level of parking provision.

28. Representations have been made that the parking of the proposed development will over spill into Lammas Lane and neighbouring roads. Representations have also been made regarding road safety and the increase in traffic congestions in the Conservation Area. In this respect the proposed development shows it can accommodate parking within the application site and as such it is considered that there would be no over spill of parking in Lammas Lane or in other neighbouring roads. The proposed parking space on the application site would ensure there would be no significant impact on road safety and congestion in the Conservation Area.

Impact upon trees

29. An arboricultural report was submitted with the application and the Council’s Tree Officer has raised no objection to the proposal subject to the imposition of a condition relating to the tree protection. It was decided on further discussion with the Tree Officer that it would be necessary to impose a bespoke pre-commencement condition relating specifically to Unit 3.
This is because works have already begun on Unit 1 & 2 under permitted 2017/0919 application and there was a separate pre-commencement inspection between the Tree Officer and applicants arboricultural consultant. If the existing installed tree protection measures associated with development of Unit 1 & 2 are still present for the start of construction for Unit 3, no pre-commencement inspection shall be required. If however, existing tree protection measures are removed from site before the start of construction of Unit 3, the applicant should arrange another pre-commencement inspection. This would be secured by a condition.

30. Representations have been made on the loss of trees on site. The submitted arboricultural report details that a small number of trees and shrubs, all of which are not significant within the local and wider landscape are to be removed either due to poor condition or as part of the landscape improvement at the site. Any lost vegetation is to be replaced with the replacement planting indicated on the landscape drawing submitted.

Developer contributions

31. Section 70 subsection 2 of the Town and Country Planning Act 1990 (as amended) states that any local financial considerations are a matter to which local planning authorities must have regard to in determining planning applications; as far as they are material for the application. The weight to be attached to these considerations is a matter for the Council.

32. The New Homes Bonus is a grant paid by central government to local councils for increasing the number of homes and their use. The New Homes Bonus is paid each year for 6 years. It is based on the amount of extra Council Tax revenue raised for new-build homes, conversions and long-term empty homes brought back into use. There is also an extra payment for providing affordable homes. The Council’s New Homes Bonus Scheme Grant Determination for 2017/18 is £1.89m (approx.).

33. Local financial considerations are defined as grants from Government or sums payable to the authority under the Community Infrastructure Levy (CIL). This means that the New Homes Bonus is capable of being a material consideration where relevant. In the current case, the approval of the application would mean that the New Homes Bonus would be payable for the net increase in dwellings from this development.

34. Policy CS21: Affordable Housing of the Council’s Core Strategy (2011) requires that development resulting in the net gain of 1-4 residential units should provide a financial contribution equivalent to the cost of 20% of the gross number of dwellings on site as Affordable Housing.

35. Following a Court of Appeal decision which found in favour of the Government, paragraphs 012-023 of the National Planning Policy Guidance on planning obligations have been reintroduced. These paragraphs and the Ministerial Statement are now a material consideration, alongside local planning policy, against which the Council must consider all planning applications. However, given that the local plan remains the primary consideration against which decisions must be made, the Council is continuing to apply policy CS21 Affordable Housing as set out in the Core Strategy. Following receipt of legal advice, the Council has produced a statement to set out local evidence in support of continuing to apply policy CS21 to this application in light of the revised PPG. This is available to view on the Planning Services webpages.

36. A recent appeal decision (APP/K3605/W/16/3146699) in Elmbridge found in favour of the Council’s approach. The Inspector considered the approach in Policy CS21 to be consistent with Paragraphs 47 and 50 of the NPPF, which require local planning authorities to meet the full, objectively assessed needs for market and affordable housing and where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified.

37. The Inspector added that the application should be determined in accordance with the development plan unless there are material considerations which indicate otherwise, noting...
the WMS as a material consideration of considerable importance and weight. The Inspector notes that the intention of the WMS is to ensure that financial contributions do not become a disproportionate burden for small scale developers and thus frustrate housing supply, and that there is a conflict between the national threshold relating to the provision of affordable housing in the WMS and the PPG and the local thresholds set out in Policy CS21 of the CS, which he found to be consistent with the Framework. He states:

38. The effect of the national policy in the WMS is that it would normally be inappropriate to require any affordable housing below the thresholds stated. Nevertheless, whilst there is a presumption that a policy such as a WMS should be followed, especially as it postdates the CS, it is also important to acknowledge that a policy that is relevant to the matter in hand should not be applied rigidly or exclusively when material considerations may indicate an exception may be necessary. I therefore share the view of the Council that it is for the decision taker to weigh any conflict between relevant policies in light of material considerations, including local circumstances.

39. The Inspector also addressed the Council’s Statement on the Written Ministerial Statement (referenced above) and the significant difficulty in the delivery of affordable housing in the least affordable authority in England outside of London, noting that small sites make a significant contribution towards the delivery of affordable housing in the Borough. He also noted that there was no substantive evidence to demonstrate that the requirements of Policy CS21 are placing an unreasonable or disproportionate burden on developers. As a consequence, whilst the WMS carries considerable weight, the Inspector did not consider it to outweigh the development plan given the acute and substantial need for affordable housing in the Borough and the importance of delivery through small sites towards this. He concluded:

Consequently, on the basis of the evidence before me, it appears that the need for the contribution sought by the Council arises from the development and satisfies the 3 tests in Regulation 122(2) of the Community Infrastructure Regulations 2010. Accordingly, the proposal should be determined in line with the development plan.

40. There have been further appeal decisions which have supported the Council’s position on this matter with the following appeal reference numbers; APP/K3605/W/16/ 3154395, 3156943 and 3156265.

41. The proposal would result in a total of 3 residential units on site. The applicant has submitted a viability report prepared by Turner Morum dated 1 August 2017 and received on 2 August 2017, which demonstrated that the proposal could not support the required affordable housing contribution or make a contribution towards affordable housing off site. They consider that such a provision would make the site unviable. The submitted report is being assessed by an independent viability assessor. The applicant has advised that they if they will be required to them will submit a Unilateral Undertaking prior to the determination of the application. On this basis the application would be acceptable in terms of the contribution towards affordable housing. An update on the Unilateral Undertaking will be provided at the sub-committee meeting.

42. The proposed development is liable for the Community Infrastructure Levy (CIL). All of the relevant forms have accompanied this application.

Other matters

43. Works on Unit 1 & 2 has already commenced under permitted development (2017/0919). Whilst this is standalone application it is not considered appropriate to impose time limit condition.

Matters raised in Representations

44. Matters raised in the representation have been addressed in the officer report above.
45. Representations have been made on the fact that the neighbour consultation period was undertaken during summer holiday when most people are away. Each neighbour was notified and given a statutory period of 21 days to express their views on the proposed development. It is noted that within the given 21 days the Council received 9 representations on this application.

**Conclusion**

46. On the basis of the above, and in light of any other material considerations, the proposal is considered to be in accordance with the development plan. Accordingly, the recommendation is to grant permission.

**Recommendation:** Grant Permission

**Conditions/Reasons**

1. **LIST OF APPROVED PLANS**
   The development hereby permitted shall be carried out in strict accordance with the following list of approved plans:
   - Proposed Site Plan - Basement Drawing No.P_004 Rev A
   - Proposed Site Plan - Ground Floor Drawing No.P_003 Rev A
   - Proposed Site Plan - First Floor Drawing No.P_006 Rev A
   - Proposed Ground Floor Plan - Units 1 & 2 Drawing No. P_011 Rev A
   - Proposed Second Floor & Roof Plans - Unit 1 & 2 Drawing No.P_015 Rev A
   - Existing & Proposed Elevations - Unit 1 &2 Drawing No.P_020 Rev A
   - Units 1 & 2 - Existing and Proposed Drawing No.P_030 Rev A
   - Proposed Basement Floor Plan - Unit 3 Drawing No.P_018 Rev A
   - Proposed Ground Floor Plan - Unit 3 Drawing No.P_017 Rev A
   - Proposed Roof Plan - Unit 3 Drawing No.P_019 Rev A
   - Proposed Side Elevation - Unit 3 Drawing No.P_025 Rev A
   - Proposed Side Elevation - Unit 3 Drawing No.P_028 Rev A
   - Received on 2 August
   - Proposed Site/Roof Plan Drawing No.P_008 Rev B
   - Unit 3 - Proposed Front Elevation Drawing No.P_024 Rev B
   - Unit 3 - Proposed Rear Elevation Drawing No.P_027 Rev B
   - Unit 3 - Proposed Section 4 Drawing No.P_026 Rev B
   - Unit 3 - Proposed Side Elevation 2 Drawing No.P_028 Rev B
   - Received on 7 August 2017.

   **Reason:** To ensure that the development is carried out in a satisfactory manner.

2. **MATERIALS - APPROVED**
   The development shall not be erected other than in the following materials for
   - Unit 1 & 2 the external walls should be Ceresit Ceretherm insulated externally with silicone render in light grey (Nebraska 2); the roof should be constructed using Marley Eternit Acme double camber plain clay tiles in burnt flame; the cast stone used should be from Southcoast Stoneworks Ltd in portland grey and for Unit 3 the external walls should be constructed using render, timber cladding and brickwork; the roof would be made out of flat asphalt membrane and wildflower sedum roof; windows and doors would be aluminium framed windows, or such other materials as have been approved in writing by the borough council.

   **Reason:** To ensure that a satisfactory external appearance is achieved of the development in accordance with Policy DM2 of the Elmbridge Development Management Plan 2015.

3. **FLAT ROOF - NO OTHER USE**
   The flat roof to the extension hereby permitted shall not at any time be altered or adapted to form a balcony, roof garden or similar amenity area without the grant of a further specific permission from the Borough Council.

4 LANDSCAPING - IMPLEMENTATION

THE REAR GARDENS TO UNIT 1 & 2 AND THE PROPOSED SOFT LANDSCAPE BED TO THE FRONT OF UNIT 2 SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED DETAILS SUBMITTED WITHIN THIS APPLICATION, BEFORE THE END OF THE FIRST PLANTING AND SEEDING SEASON FOLLOWING OCCUPATION OF UNIT 1 & 2.

ALL REMAINING HARD AND SOFT LANDSCAPING SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED DETAILS SUBMITTED WITH THIS APPLICATION, BEFORE THE END OF THE FIRST PLANTING AND SEEDING SEASON FOLLOWING OCCUPATION OF UNIT 3 TO THE REAR OF THE SITE.

ANY TREES OR PLANTS, WHICH WITHIN A PERIOD OF FIVE YEARS FROM THE COMMENCEMENT OF THE WHOLE DEVELOPMENT AS PER THE TIMETABLE AGREED ABOVE DIE, IS REMOVED, OR BECOMES SERIOUSLY DAMAGED OR DISEASED IT SHALL BE REPLACED ON THE NEXT PLANTING SEASON WITH A TREE OR SHRUB OF SIMILAR SIZE, SPECIES UNLESS OTHERWISE AGREED IN WRITING BY THE LOCAL PLANNING AUTHORITY.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015.

5 TREE PROTECTION AND PRE-COMMENCEMENT INSPECTION

If the existing installed tree protection measures associated with the approved application 2017/1971 relating to Unit 1 & 2 are still present for the start of construction for Unit 3 which is permitted under this application (2017/2528), no pre-commencement inspection shall be required. If however, existing tree protection measures are removed from site before the start of construction of Unit 3. The applicant shall arrange a pre-commencement meeting after the installation of the tree protection between the borough council and the applicant's project arboriculturist to allow inspection and verification of the protection measures.

Reason: This permission is granted on the basis that the trees would remain on site to mitigate the impact of the development and to preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015. It is considered necessary for this to be a pre-commencement condition because the demolition and construction works could have implications for the future health and amenity of retained trees within the site.

6 TREE PROTECTION

In this condition "retained tree" means an existing tree, which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the first occupation of the development.

a) no retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Borough Council. Any pruning shall be carried out in accordance with British Standard 3998 (tree work) and in accordance with any supplied arboricultural method statement.

b) if any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Borough Council.

c) tree protection shall be maintained in-situ and not moved or removed until all construction has finished and equipment, materials, or machinery are removed from site.

d) any arboricultural protection information and plans submitted as part of the application, and listed in the approved plans condition, or submitted to meet a condition of consent shall be implemented and adhered to at all times during the construction process unless otherwise
agreed in writing with the Borough Council. This shall include any requirement for arboricultural supervision and site monitoring. This condition may only fully be discharged on completion of the development subject to satisfactory written evidence of contemporaneous supervision and monitoring of tree protection throughout construction by the appointed arboriculturist.

Reason: This permission is only granted on the basis that the trees would remain on site to mitigate the impact of the development and to preserve and enhance the visual amenities of the locality in accordance with Policy DM6 of the Elmbridge Development Management Plan 2015.

7 PARKING AND TURNING/RETENTION OF PARKING AND TURNING
No dwelling hereby permitted shall be occupied until its own associated parking spaces have been laid out in accordance with parking locations shown on drawing P_004_revD. Units 1 & 2 are permitted to make use of the temporary parking surface until the final hard surfacing is installed following the completion of Unit 3. The site must at all times allow for cars to be parked and for vehicles to be turned so that they may enter and leave the site in forward gear. Once the final parking surface is installed, the parking and turning areas shall thereafter be kept available at all times for those purposes.

Reason: In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy DM7 of the Elmbridge Development Management Plan 2015.

8 METHOD OF CONSTRUCTION STATEMENT
NO DEVELOPMENT SHALL COMMENCE TO UNIT 3, UNTIL A CONSTRUCTION METHOD STATEMENT HAS BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE LOCAL PLANNING AUTHORITY. THE STATEMENT SHALL PROVIDE FOR:

" PENDING OF VEHICLES OF SITE OPERATIVES AND VISITORS;
" LOADING AND UNLOADING OF PLANT AND MATERIALS;
" STORAGE OF PLANT AND MATERIALS USED IN CONSTRUCTING THE DEVELOPMENT;
" PROGRAMME OF WORKS;
" MEASURES TO PREVENT THE DEPOSIT OF MATERIALS ON THE HIGHWAY;
" DELIVERY, DEMOLITION AND CONSTRUCTION WORKING HOURS;
" MEASURES FOR TRAFFIC MANAGEMENT, INCLUDING ON-SITE TURNING FOR CONSTRUCTION VEHICLES.

THE APPROVED CONSTRUCTION METHOD STATEMENT SHALL BE ADHERED TO THROUGHOUT THE CONSTRUCTION PERIOD FOR THE DEVELOPMENT.

Reason: In order that the development should not prejudice highway safety, the free flow of traffic nor cause inconvenience to other highway users in accordance with Policy DM7 of the Elmbridge Development Management Plan 2015. It is considered necessary for this to be a pre-commencement condition because the demolition and construction works could have implications on highway safety and amenity and should be agreed before any works begin.
Proposed Site Plan - First Floor

PROJECT:
No.15 Lammas Lane, Esher, KT10 8PA

SCALE: 1:250 @ A3

DRAWING NAME:
Issued for Planning

DRAWING NO: P_006

DATE: July 2017

REV: A

DRAWN BY: marc@vieoprojects.com

CHECKED BY: Mr Duncan Harrison

CLIENT:
Mr Duncan Harrison
No.15 Lammas Lane, Esher, KT10 8PA

020 8973 0050
marc@vieoprojects.com

the boathouse design studio    27 ferry road     teddington     tw11 9nn
PROPOSED NEW DESIGN TO UNIT 3
CURRENT PLANNING APPLICATION - PLANNING APPROVAL 2017/0919
UNIT 1 & 2 IDENTICAL TO EXTANT REAR GARDENS AND DESIGN OF SHARED ACCESS, PARKING, FRONT & 2500
UNIT 1 (as approved)
UNIT 2 (as approved)
1.8m high
cfb
1.8m high
cfb
1.8m high
cfb
2.0m high
dropped
cfb
1.5m high
cfb
1.5m high
cfb
NEW HEDGE PLANTING
NEW HEDGE PLANTING
EXISTING 2m high boundary wall to be renewed in dark grey
REPLACEMENT ENTRANCE PLANTED ALONG BOUNDARY
REPLACEMENT ENTRANCE PLANTED ALONG BOUNDARY
EXISTING TREES TO FRONT
REPLACEMENT TREES TO BE
3m high
SHRUB
31.07.2016
The boathouse design studio 27 ferry road teddington tw11 9nn
Proposed Site Plan - Ground & Upper Ground Floor
PROPOSED NEW DESIGN TO UNIT 3

CURRENT PLANNING APPLICATION - PLANNING APPROVAL 2017 / 0919

UNIT 1 & 2 IDENTICAL TO EXTANT REAR GARDENS AND DESIGN OF SHARED ACCESS, PARKING, FRONT & REAR GARDENS AND DESIGN OF UNIT 1 & 2 IDENTICAL TO EXTANT PLANNING APPROVAL 2017 / 0919

Proposed Site Plan - Roof Plan

This drawing is copyright of Vieo Limited on site prior to commencing any works, with any discrepancies to be reported to this office immediately. Do not scale from this drawing. Use marked dimensions. All dimensions, heights, levels etc to be confirmed.

GENERAL NOTES:

JOB NO DRAWING NO SCALE DATE REV.
V37 P_008 1:250 A3 July 2017 B

Mr Duncan Harrison
No.15 Lammas Lane, Esher, KT10 8PA

Proposed Site Plan - Roof Plan

Planning
Approved scheme

Proposed scheme
IMAGE 2 - site section & front elevation of Unit 3
IMAGE 3 - site section & rear elevation of Unit 3
IMAGE 7 - view from Unit 1 rear garden

Approved scheme

Proposed scheme
IMAGE 11 - indicative view from No.6 Wolsey Road
No. 15 Lammas Lane, Esher

Approved scheme

Proposed scheme

IMAGE 12 - indicative view from No.4 Wolsey Road
EXISTING 1.8m TIMBER FENCE
EXISTING 3m HIGH EVERGREEN FIR HEDGE
HIGH HEDGE
EXISTING 3m
TRELLIS
TIMBER
NEW 0.6m
FILL SMALL GAP
NEW TREE TO EXISTING 1.8m TIMBER FENCE
NEW 0.6m TIMBER TRELLIS
NEW 0.6m TIMBER TRELLIS
EXISTING 1.8m TIMBER FENCE
REAR GARDEN TO No.11 LAMMAS LANE
REAR GARDEN TO No.4 WOLSEY ROAD
REAR GARDEN TO No.6 WOLSEY ROAD
BOUNDARY TO IMPROVE SCREENING
NEW TREES PLANTED ALONG REAR GARDEN TO No.5 CLIVE ROAD
REAR GARDEN TO No.3 CLIVE ROAD
REAR GARDEN TO No.1 CLIVE ROAD

This drawing is copyright of Vieo Limited
Do not scale from this drawing. Use marked dimensions. All dimensions, heights, levels etc to be confirmed on site prior to commencing any works, with any discrepancies to be reported to this office immediately.

VIEO
the boathouse design studio
Ltd: 27 ferry road teddington tw11 9nn
L: 322 8973 6000
e: marc@vieoprojects.com

General Notes:
Scale: 1:250 @ A3
Date: 31/07/2016
Issued for Planning

Mr Duncan Harrison
No.15 Lammas Lane, Esher, KT10 8PA
Unit 1 & 2 - Proposed Ground Floor Plan

NOTE: Identical to extant planning approval 2017 / 0919

* AS PREVIOUSLY APPROVED *

Mr Duncan Harrison
No.15 Lammas Lane, Esher, KT10 8PA

PROJECT NAME:
Unit 1 & 2 - Proposed Ground Floor Plan

DRAWING NAME:
V37

DRAWING NO:
P_011

SCALE:
1:100 @ A3

DATE:
July 2017

REV:
A
Unit 2 - Mezzanine level

Unit 1 & 2 - Proposed Roof Plan

NOTE: Identical to extant planning approval 2017 / 0919

PROJECT:
Mr Duncan Harrison
No.15 Lammas Lane, Esher, KT10 8PA

DESCRIPTION
Issued for Planning

DRAWING NAME:
Unit 1 & 2 - Proposed Roof Plan

REV:
1

DATE:
31.07.2017

DRAWING STATUS:
Planning
Unit 3 - Proposed Lower Ground Floor & Basement Plan
EVERGREEN FIR HEDGE
EXISTING 3m HIGH
EXISTING 1.8m TIMBER FENCE

TIMBER FENCE
EXISTING 1.8m

TIMBER TRELLIS
NEW 0.6m

D2
D1
B
W3
R3
R1

Vande Moortel Infinitum 7012 facing brickwork
vertical timber fins
light grey render wall

PPC aluminium front door with glazed side panel
(Vande Moortel Infinitum 6013 facing brickwork)

external glass balustrading
to garden planters (brick size 510 x 100 x 40mm)

PPC aluminium fascia (light grey)
PPC aluminium coping (dark grey)
single ply membrane to flat roof
wildflower sedum roof
Velux flat roof window
PPC aluminium window set behind vertical fins
PPC aluminium curtain walling to staircase
PPC aluminium full height door with frameless
glass juliet rail
full height sliding doors to be PPC aluminium with
minimal frame and metal lined reveals (dark grey)
PPC aluminium window with minimal frame
and metal lined reveals (dark grey)
PPC aluminium full height door with frameless
glass juliet rail
full height sliding doors to be PPC aluminium with
minimal frame and metal lined reveals (dark grey)

FIGURED DIMENSIONS
Do not scale from this drawing. Use marked dimensions. All dimensions, levels etc to be confirmed on site prior to commencing any works, with any discrepancies to be reported to this office immediately. This drawing is copyright of Vieo Ltd.
Unit 3 - Proposed Rear Elevation

MATERIALS KEY
A light grey self-cleaning render
B vertical timber fin fixed to light grey render wall
C Vande Moortel Infinitum 7012 facing brickwork (brick size 210 x 100 x 40mm)
D Vande Moortel Infinitum 7012 facing brickwork to garden planters (brick size 510 x 100 x 40mm)
E external glass balustrading
F PPC aluminium front door with glazed side panel
G sliding / folding garage doors with horizontal timber cladding
H PPC aluminium full height door with frameless glass juliet rail
I PPC aluminium full height door with frameless glass juliet rail and metal lined reveals (dark grey)
J PPC aluminium window set behind vertical fins
K PPC aluminium window with minimal frame and metal lined reveals (dark grey)
L PPC aluminium window behind vertical fins
M PPC aluminium window behind vertical fins
N PPC aluminium window behind vertical fins
O PPC aluminium window behind vertical fins
P wildflower sedum roof
Q Velux flat roof window
R1 windflower sedum roof
R2 single ply membrane to flat roof
R3 PPC aluminium fascia (light grey)
R4 PPC aluminium coping (dark grey)
S PPC aluminium fascia (light grey)
T PPC aluminium coping (light grey)
U PPC aluminium coping (dark grey)
V PPC aluminium coping (dark grey)
W PPC aluminium coping (dark grey)
X PPC aluminium coping (dark grey)
Y PPC aluminium coping (dark grey)
Z PPC aluminium coping (dark grey)

GENERAL NOTES:
- Do not scale from this drawing. Use marked dimensions. All dimensions, levels etc to be confirmed on site prior to commencing any works, with any discrepancies to be reported to this office immediately. This drawing is copyright of Vieo Ltd.

DRAWING NAME: UNIT 3 - Proposed Rear Elevation
PROJECT: No.15 Lammas Lane, Esher, KT10 8PA
CLIENT: Mr Duncan Harrison
JOB NO: V37
DRAWING NO: P_027
REVIEW: B
DRAWING STATUS: Planning
DATE: July 2017

DRAWN BY: ME
CHECKED BY: 
 SCALE: 1:100 @ A3

BOATHOUSE DESIGN STUDIO 27 FERRY ROAD TEDDINGTON TW11 9NN
t 020 8973 0050
e marc@vieoprojects.com
MATERIALS KEY

A  light grey self-cleaning render
B  vertical timber fins fixed to light grey render wall
C  Vande Moortel Infinitum 6013 facing brickwork (brick size 510 x 100 x 40mm)
D  Vande Moortel Infinitum 7012 facing brickwork to garden planters (brick size 512 x 100 x 40mm)
E  external glass balustrading
F  PPC aluminium front door with glazed side panel

D1  sliding / folding garage doors with horizontal timber cladding
D2  sliding / folding garage doors with horizontal timber cladding
D3  PPC aluminium full height door with frameless glass juliet rail
D4  full height sliding doors to be PPC aluminium with minimal frame and metal lined reveals (dark grey)
W1  PPC aluminium window with minimal frame and metal lined reveals (dark grey)
W2  PPC aluminium curtain walling to staircase
W3  PPC aluminium window set behind vertical fins
W4  fixed to light grey render wall
W5  PPC aluminium window set behind vertical fins
R1  windflower sedum roof
R2  single ply membrane to flat roof
R3  PPC aluminium fascia (light grey)
R4  PPC aluminium coping (dark grey)
R5  PPC aluminium fascia (light grey)
R6  PPC aluminium coping (dark grey)
R7  PPC aluminium fascia (light grey)
R8  PPC aluminium coping (dark grey)
R9  PPC aluminium fascia (light grey)
R10  PPC aluminium coping (dark grey)

CLIENT: Mr Duncan Harrison
PROJECT: No.15 Lammas Lane, Esher, KT10 8PA
DRAWING NAME: UNIT 3 - Proposed Side Elevation 2
DRAWING STATUS: Issued for Planning
DATE: July 2017

GENERAL NOTES: Do not scale from this drawing. Use marked dimensions. All dimensions, levels etc to be confirmed on site prior to commencing any works, with any discrepancies to be reported to this office immediately. This drawing is copyright of Vieo Ltd.
Unit 3 - Proposed Side Elevation 2

MATERIALS KEY

A  Light grey self-cleaning render
B  Vertical timber fins fixed to light grey render wall
C  Vande Moortel Infinitum 8012 facing brickwork (brick size 215 x 102 x 65mm)
D  Vande Moortel Infinitum 7012 facing brickwork to garden planters (brick size 215 x 102 x 65mm)
E  External glass balustrading
F  PPC aluminium front door with glazed side panel
G  Sliding / folding garage doors with horizontal timber cladding
H  PPC aluminium fully height door with frameless glass Juliet rail
I  Full height sliding doors to be PPC aluminium with minimal frame and metal lined reveals (dark grey)
J  PPC aluminium window with minimal frame and metal lined reveals (dark grey)
K  PPC aluminium window set behind vertical fins
L  PPC aluminium fascia (light grey)
M  PPC aluminium coping (light grey)
N  Velux flat roof window
O  PPC aluminium curtain walling to staircase
P  Single ply membrane to flat roof
Q  Wildflower sedum roof
R  PPC aluminium window with minimal frame and metal lined reveals (dark grey)
S  PPC aluminium window with frameless glass Juliet rail
T  PPC aluminium full height door with frameless glass Juliet rail
U  PPC aluminium full height door with frameless glass Juliet rail
V  PPC aluminium full height door with frameless glass Juliet rail
W  PPC aluminium full height door with frameless glass Juliet rail
X  PPC aluminium full height door with frameless glass Juliet rail
Y  PPC aluminium full height door with frameless glass Juliet rail
Z  PPC aluminium full height door with frameless glass Juliet rail

CLIENT: Mr Duncan Harrison
PROJECT: No.15 Lammas Lane, Esher, KT10 8PA
JOB NO: V37
DRAWING NO: P_028
DRAWING NAME: UNIT 3 - Proposed Side Elevation 2
DRAWN BY: ME
CHECKED BY: -
DATE: July 2017
SCALE: 1:100 @ A3
DRAWING STATUS: Planning

Do not scale from this drawing. Use marked dimensions. All dimensions, levels etc to be confirmed on site prior to commencing any works, with any discrepancies to be reported to this office immediately. This drawing is copyright of Vieo Ltd.
Existing Site Section - Pool House

Unit 3 - Extant Planning Approval (ref: 2016 / 2153)

Unit 3 - Proposed Site Section 2
IMAGE 15 - view of Unit 3 front facade
Approved scheme

IMAGE 20 - view of proposed rear amenity space

Proposed scheme
Image 21 - proposed scheme

Image 22 - proposed scheme

IMAGE 21 - relationship with approved Unit 1 & 2  IMAGE 22 - view from lower terrace of Unit 3
IMAGE 23 & 24 - view from kitchen / dining space of Unit 3