This application has been referred to the Sub-Committee for determination as it is an application on behalf of the Council.

Report

Description

1. The application site is sited to the east of the public car park serving Brooklands Community Park.

Relevant Planning History

2. None.

Proposal

3. A Lawful Development Certificate for a Proposed Development is being sought for a single storey free-standing public convenience that would serve the adjoining play area and public space to the east. It would provide 1 WC and 1 disabled WC.

4. The proposed public convenience would have a dual pitched roof with a maximum height of 2.9 metres and an eaves height of 2.4 metres. It would have a width of 4.3 metres and a depth of 2.5 metres.

Consultations

5. None.

Positive and Proactive Engagement

6. The National Planning Policy Framework requires local planning authorities to work with the applicant in a positive and proactive manner to resolve problems before the application is
submitted and to foster the delivery of sustainable development. This requirement is met within Elmbridge through the availability of pre-application advice.

7. Pre-application advice was sought under the reference PreApp92892214.

Planning Considerations

8. The relevant planning considerations for permitted development are set out in The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Schedule 2 Part 12 of the GPDO 2015 sets out the permitted development rights for ‘Development by local authorities’. Class A of Schedule 2 Part 12 allows for the erection or construction and the maintenance of any small ancillary building on land belonging to or maintained by a local authority that is required for the purposes of any function exercised by them on that land, other than as statutory undertakers.

9. The site and the adjoining land are in the ownership of Elmbridge Borough Council and are operated for the purpose of providing public space for the enjoyment of residents of the borough. The provision of the public convenience is considered to operate as ancillary to the use of the public space, which includes a children’s play area and green space. The proposed public convenience is considered to increase the usability and accessibility of the public space and as such is required for and enhances the function exercised by the local authority on the site and the adjoining land in the ownership of the local authority. The proposed public convenience meets the requirements for a small ancillary building as the height would not exceed 4 metres and the capacity would not exceed 200 cubic metres.

Matters raised in Representations

10. None.

Conclusion

11. The proposed development complies with the conditions, limitations and restrictions applicable to development permitted by Class A, Part 12 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), consequently the proposal would be lawful.

The proposed development does not require a CIL payment

Recommendation: Grant Lawful Development Certificate - Proposed Use

Informatives

1. REASONS FOR GRANT OF CERTIFICATE
The proposed development constitutes permitted development under Schedule 2, Part 12, Class A of the General Permitted Development Order 2015 as amended. The proposed development is considered lawful and as such planning permission from the Local Planning Authority is not required.
Brooklands Community Park, Weybridge KT13 0XF

Site Plan shows area bounded by: 506504.97, 161498.51 506704.97, 161698.51 (at a scale of 1:1250), OSGridRef: TQ 6606159. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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DETAIL B (Connection to external waste tank) SCALE 1 : 15

SECTION A-A
Toaletthus med tanker

Entreprenørgrense DANFO

Tank til ferskvann

Tank til kloakk

Solpanel for støm til toalettene
Endres i retning