### Report To East Area Planning Sub-Committee – List A – Applications For Decision

<table>
<thead>
<tr>
<th>Application No:</th>
<th>2014/2729</th>
<th>Application Type:</th>
<th>FULL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Case Officer:</td>
<td>Steve Elliott</td>
<td>Ward:</td>
<td>Weston Green</td>
</tr>
<tr>
<td>Expiry Date:</td>
<td>26/09/2014</td>
<td>Location:</td>
<td>Ewe Hampton Court Way Thames Ditton Surrey KT7 0JW</td>
</tr>
<tr>
<td>Location:</td>
<td></td>
<td>Proposal:</td>
<td>Single storey side extension (99.7sqm), installation of new ATM unit and alterations to boundary wall following demolition of existing conservatory</td>
</tr>
<tr>
<td>Applicant:</td>
<td>The Cooperative Group Food Ltd</td>
<td>Agent:</td>
<td>Alphega FAO Mr Jonathan Funnell 5 Dukes Court Bognor Road Chichester West Sussex PO19 8FX</td>
</tr>
<tr>
<td>Decision Level:</td>
<td>If Permit – Planning Committee</td>
<td>Recommendation:</td>
<td>Permit</td>
</tr>
</tbody>
</table>

**Representations:** 25 letters of representation have been received from 17 separate households and a separate petition containing 134 signatures. Three of the letters received raised no objections or supported the scheme, however, a request has been put forward in terms of imposing a number of restrictive conditions. In regard to those who objected to the scheme the following concerns were raised.

- A supermarket would detract on the views from within the Conservation Area
- Insufficient car parking spaces being provided
- Traffic implications due to the proximity of the single lane access road
- Conflict between delivery vehicles and other highway users, including emergency vehicles
- Additional pollution created by additional delivery vehicles
- Unsociable hours of opening and delivery times
- Oppose a large organisation using this site to the detriment of local businesses (two locally run convenience stores already exist)
- Any branding would detract upon the character of the Conservation Area

***This application qualifies for Public Speaking***

**Report**

**Description**

1. The application was previously used as a Public House situated in a prominent location on Hampton Court Way (A309), next to the junction with Alma Road. The majority of the site is within the Weston Green Conservation Area, with the car park being just outside. The car parking area is to the north of the PH accessed via a slip road from Hampton Court Way. Gainsborough Close is located to the west of the site. The northern boundary is provided by Esher Tyre & Exhaust.

2. The application site is located in Sub Area’s DHW08 and DHW09 within the Elmbridge Design & Character SPD (2012).
Constraints

3. The relevant planning constraints are:
   - Weston Green Conservation Area
   - Adjoins Green Belt (South of the site)

Policy

4. 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

CS8 – Weston Green
CS17 – Local Character, Density and Design

Replacement Elmbridge Borough Local Plan 2000

GRB27 – Development of Land Adjoining the Green Belt
HEN11 – Development within a Conservation Area
ENV2 – Standard of Design
MOV4 – Traffic Impact of Development Proposals
MOV6 – Off-Street Parking

Relevant Planning History

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014/0243</td>
<td>Single storey side extension (99.7sqm), installation of new ATM unit, new fenced plant enclosure and alterations to boundary wall following demolition of existing conservatory</td>
<td>Withdrawn</td>
</tr>
</tbody>
</table>

Proposal

5. Permission is sought for a single storey side extension (99.7sqm), installation of new ATM unit and alterations to boundary wall following demolition of existing conservatory.

6. Under the Town and Country Planning (Use Classes) Order 1987 (SI 764) pubs generally fall into use class A4 – drinking establishments. Supermarkets generally fall into class A1 – shops. The Town and Country Planning (General Permitted Development) Order 1995 (SI 418) sets out that planning permission is not required for a change of use from class A4 (pub) to class A1 (supermarket).

7. As with any application for a new supermarket, there is the high probability that new advertisements will be placed on the existing building. The applicant would need to submit a separate advertisement application to carry out any such works.

Consultations

8. Surrey County Council Transportation – Based upon the information supplied the Highway Authority has assessed the impact of the proposal on highway safety and capacity and raised
no objections subject to numerous conditions being imposed in respect of parking and transport management plans. The development is considered to be in accordance with saved policies MOV4 and MOV6 of the Replacement Elmbridge Borough Local Plan 2000.

9. Conservation Officer – Raised no objection to the proposed single storey side extension, however a concern was raised in relation to a replacement window within the original building. The plans were subsequently amended and as such addressed this concern.

10. Environmental Services (Pollution) – Raised no objection.

11. Weston Green CAAC – Raised no specific concerns, however, highlighted highway issues and the use of frosted glass of the bay window.

Positive and Proactive Engagement

12. 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.

Planning Considerations

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

- Impact upon the character of the Conservation Area
- Impact upon the neighbouring properties
- Highway safety and capacity

Impact upon the character of the Conservation Area

14. The existing detached building has historically been used as a Public House, served in a similar way to that of the proposed scheme, in terms of access and car parking arrangements, as a result the only potential impact that could be considered harmful upon the existing character of the Conservation Area, relates to the visual appearance of the single storey extension.

15. Whilst the design of single storey extension is flat roofed with floor to ceiling windows, it is considered that this design delineates the old from the new. The Conservation Officer has assessed the impact of the design and concluded that the most prominent view of this building would be along its side elevation and no adverse were raised in regards to its design. In addition the proposed scheme could also provide an opportunity to improve the appearance of the car park, which is just outside the conservation area boundary, with resurfacing and landscaping as its current appearance provides a poor setting for the Conservation Area.

16. A concern was, however, raised in relation to the proposed security bars, if they were to be painted black. Whilst these are internal features, they would detract from the visual appearance of the existing building. As a result of the comments the applicants have amended the plans to indicate that these bars would be painted white. This is considered to lessen their visual impact from the highway and as such would not be harmful upon the appearance of the existing building or detract upon the views from within the Conservation Area. It would however be appropriate to impose a condition to ensure that this takes place.

17. The agent has confirmed that the internal layout and the floor to ceiling windows within the proposed extension will be implemented in line with the applicants latest format ‘Gen2’, as a result no graphics will be placed on these windows, to aid views into the store. This would also create an active frontage, when viewed from within Hampton Court Way.

18. The application form indicates that the materials to be used on the external faces of the proposed extension will match the materials those of the existing building, this is considered acceptable and not adversely impact upon the character of the Conservation Area.
Impact upon the neighbouring properties

19 Due to the single storey nature of the proposed extension, in conjunction with its separation distance to the nearest habitable room windows within the neighbouring property (approx. 18m), it is considered that no adverse loss of light or privacy would be created.

20 The applicant has indicated that the intention is to open between 07:00 and 23:00 Monday to Sunday. Environmental Services was consulted in relation to this proposal and raised no objection. As a result it is considered reasonable to impose a condition to ensure that these hours are maintained in perpetuity.

21 The parking area as indicated is in an identical place to that of the existing. Whilst the usage of this parking area is likely to increase the hours of use of the shop will ensure that the late night noise will not be any worse than that of those who in the past would have used the Public House.

22 The applicant has provided a Service Management Plan to indicate the times in which deliveries will arrive and their respective turnaround times, no objections have been received in relation to the suggested times from Environmental Services.

23 The proposal includes an ATM machine, this would be included within the Hampton Court Way elevation and as such this would be a considerable distance away from the nearest neighbouring properties and as such is not considered to create any significant harm to their amenity.

Highway safety and capacity

24 Following a revised layout plan to indicate that the deliveries will take place through the shop as opposed to opposite the residential properties located within Alma Close, the Highway Authority considers this proposal acceptable, subject to a number of conditions being imposed; these include, the submission of a Construction Transport Management Plan and a Deliveries/Servicing (Including HGV’s movements) prior to the commencement of works and first occupation respectively. In addition to the suggested deliveries/servicing condition it is considered appropriate to ensure that delivery vehicles do not wait or are laid up in Alma Close, in order to protect the amenity of the neighbouring properties.

Other issues

25 The remaining issue relates to the impact upon the character of the adjoining Green Belt. Due to the location of the proposed extension being on the opposite side of the building from which the Green Belt adjoins, it is considered that this proposal will not result in any adverse impact being created upon the character of the Green Belt.

Matters Raised in Representations

26 The issues raised have been addressed above.

Conclusion

27 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 TIME LIMIT (FULL APPLICATION)
The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

2 LIST OF APPROVED PLANS
The development hereby permitted shall be carried out in strict accordance with the following list of approved plans: 1805/SL-27 Rev C received on 29 October 2014 30 Rev F and 31 Rev D received on 27 November 2014.

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

3 MATERIALS - APPROVED
The extension hereby approved shall not be erected other than in the materials detailed on the application form 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 saved Policies HEN11 and ENV2 of the Replacement Elmbridge Borough Local Plan 2000.

4 SECURITY BARS
The security bars indicated on the approved plans shall be painted white and thereafter maintained in perpetuity.

Reason: To ensure that a satisfactory external appearance is achieved of the development in accordance with saved Policies HEN11 and ENV2 of the Replacement Elmbridge Borough Local Plan 2000.

5 HOURS OF OPENING
The use hereby permitted shall not be open to customers outside the following times Monday to Sunday 07:00 - 23:00 hours.

Reason: To safeguard the amenities of the locality in accordance with the National Planning Policy Framework.

6 PARKING AND TURNING/RETENTION OF PARKING AND TURNING
(a) The development hereby approved shall not be first opened for trading unless and until space has been laid out within the site in accordance with the approved plans for patrons vehicles / cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / turning area shall be retained and maintained for their designated purpose.

Reason: In order to ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users.
7 DELIVERY VEHICLES
The development hereby approved shall not be first opened for trading unless and until space has been laid out within the site in accordance with the approved plans for the loading and unloading of no more than one vehicles at any one time. Thereafter the loading and unloading area shall be retained and maintained for its designated purpose.

Reason: In order to ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users.

8 METHOD OF CONSTRUCTION STATEMENT
NO DEVELOPMENT SHALL COMMENCE UNTIL A CONSTRUCTION TRANSPORT MANAGEMENT PLAN, TO INCLUDE DETAILS OF [DELETE WHERE APPROPRIATE]:
(A) PARKING FOR VEHICLES OF SITE PERSONNEL, OPERATIVES AND VISITORS
(B) LOADING AND UNLOADING OF PLANT AND MATERIALS
(C) STORAGE OF PLANT AND MATERIALS
(D) PROGRAMME OF WORKS (INCLUDING MEASURES FOR TRAFFIC MANAGEMENT)
(E) PROVISION OF BOUNDARY HOARDING BEHIND ANY VISIBILITY ZONES
(F) HGV DELIVERIES AND HOURS OF OPERATION
(G) VEHICLE ROUTING
(H) MEASURES TO PREVENT THE DEPOSIT OF MATERIALS ON THE HIGHWAY
(I) BEFORE AND AFTER CONSTRUCTION CONDITION SURVEYS OF THE HIGHWAY AND A COMMITMENT TO FUND THE REPAIR OF ANY DAMAGE CAUSED
(J) NO HGV MOVEMENTS TO OR FROM THE SITE SHALL TAKE PLACE BETWEEN THE HOURS OF 8.30 AND 9.15 AM AND 3.15 AND 4.00 PM NOR SHALL THE CONTRACTOR PERMIT ANY HGVS ASSOCIATED WITH THE DEVELOPMENT AT THE SITE TO BE LAID UP, WAITING, IN ALMA ROAD AT ANY TIME
(K) ON-SITE TURNING FOR CONSTRUCTION VEHICLES HAS BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE LOCAL PLANNING AUTHORITY. ONLY THE APPROVED DETAILS SHALL BE IMPLEMENTED DURING THE CONSTRUCTION OF THE DEVELOPMENT.

Reason: In order to ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users.

9 DELIVERIES/SERVICING
THE DEVELOPMENT HEREBY APPROVED SHALL NOT BE FIRST OPENED FOR TRADING UNLESS AND UNTIL A SCHEME SPECIFYING ARRANGEMENTS FOR DELIVERIES TO AND REMOVALS FROM THE SITE, TO INCLUDE DETAILS OF:
(a) THE TYPES OF VEHICLES TO BE USED AND HOURS OF THEIR OPERATION
(b) THE DESIGN OF DELIVERY AREAS WITHIN THE DEVELOPMENT SITE
(c) THE DIMENSIONS AND LAYOUT OF LORRY PARKING AREA(S) AND TURNING SPACE(S)
(d) CLARIFICATION THAT AT NO TIME WILL DELIVERY VEHICLES WAIT OR ARE LAID UP IN ALMA ROAD

HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY THE LOCAL PLANNING AUTHORITY. THEREAFTER THE APPROVED DETAILS SHALL BE IMPLEMENTED.

Reason: In order to ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users.
Planned improvements include:

- **Existing Canopy and Fence Removed**
- **New Extension with Flat Roof**
- **Concrete Boundary Fence**
- **New Fence with Gate**
- **External Courtyard Paved Over**
- **Existing Canopy and Fence Removed**
- **No. New Cycle Stands**

**Important Notes:**

- **DO NOT SCALE FROM THIS DRAWING.** All dimensions relating to subcontractors or suppliers' work must be checked and agreed between the general contractor and the subcontractors and suppliers.
- **ALL DIMENSIONS ARE IN MILLIMETRES. IF IN DOUBT ASK. THIS DRAWING MAY BE SCALED FOR PLANNING PURPOSES ONLY.**
- **ALL WORKS OR MATERIALS INDICATED ON THE DRAWING ARE TO THE LATEST BRITISH STANDARDS AND ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE OR RECOGNISED TRADE ASSOCIATION RECOMMENDATIONS AND PUBLICATIONS.**

**Contact:**

The Co-operative Group Ltd
The Ewe
Hampton Court Way
Thames Ditton
Telephone: 08708 712270
Email: office@alphega.org

© This drawing is the copyright of Alphega.
Proposed South Elevation

Boundary wall
Existing ground floor windows and doors retained with white coloured security bars fitted internally.

Existing ground floor windows retained with white coloured security bars fitted internally

Existing bay window retained

Proposed East Elevation

New ATM Existing Boundary wall and hit & miss fence panels retained.
New delivery ramp.
Existing Conservatory removed.
New dummy mansard roof to proposed extension
New full height shopfront

Proposed North Elevation

West Boundary wall
South Boundary fence Car Park
Existing doorway to be in-filled to match external appearance

Existing ground floor windows and doors retained with white coloured security bars fitted internally

Existing window retained

Proposed West Elevation

New dummy mansard roof to proposed extension

Decorative wall omitted for clarity

Proposed Section A-A

PLANNING REV DATE DRN DESCRIPTION

1805 The Ewe Proposed Rev09 PLANNING.dwg

A 04/02/14 AJG Colours amended.
B 26/03/14 AJG Window & door treatments.
C 18/06/14 DB Elevations amended to reflect revised external layout.
D 08/08/14 AG Northern elevation updated to show timber fence
E 03/09/14 DB Window reverted back to original on East elevation.
F 17.11.14 DB Security bars noted as white in colour

NOTE
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS RELATING TO SUB-CONTRACTORS OR SUPPLIERS WORK MUST BE CHECKED AND AGREED BETWEEN THE GENERAL CONTRACTOR AND THE SUB-CONTRACTORS AND SUPPLIERS. ALL DIMENSIONS ARE IN MILLIMETRES. IF IN DOUBT ASK. THIS DRAWING MAY BE SCALED FOR PLANNING PURPOSES ONLY. ALL WORKS OR MATERIALS INDICATED ON THE DRAWING ARE TO THE LATEST BRITISH STANDARDS AND ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE OR RECOGNISED TRADE ASSOCIATION RECOMMENDATIONS AND PUBLICATIONS.

© THIS DRAWING IS THE COPYRIGHT OF ALPHEGA. The Ewe Hampton Court Way Thames Ditton

Proposed Elevations & Section 1805/SL-30 F Jan 2014 LO/AJG 1:100 @ A1

Materials

Roof - Mansard roof - Brown clay tiles to match existing
Flat roof - grey Sarnafil
Walls - Smooth faced red brick to match existing
Windows - Ex GF: painted gloss grey and frames Ex FF: painted gloss grey
New: Timber to match existing. Painted Gloss grey. with fake timber lintel painted matt grey.
Doors and frames. Existing painted gloss grey.
Rear Fire escape door - PPC Steel. Colour: Grey
Shopfront window - PPC aluminium. Colour: Grey
Shop entrance door - PPC aluminium. Colour: Grey
Soffits/Fascias - Existing - painted gloss grey.
New - Timber to match existing. Painted gloss grey
Rainwater goods - Metal painted gloss grey
Existing feature support - Painted matt grey posts, beams & lintels
Enclosure fence - 2.4m high "hit and miss" fence with gate, stained

Materials

Bevel - Mansard roof: Brown clay tiles to match existing
Pant - grey Sarnafil
Walls - Smooth faced red brick to match existing
Windows - Ex GF: painted gloss grey and frames Ex FF: painted gloss grey
New: Timber to match existing. Painted gloss grey. with fake timber lintel painted matt grey.
Doors and frames. Existing painted gloss grey.
Rear Fire escape door - PPC Steel. Colour: Grey
Shopfront window - PPC aluminium. Colour: Grey
Shop entrance door - PPC aluminium. Colour: Grey
Soffits/Fascias - Existing - painted gloss grey.
New - Timber to match existing. Painted gloss grey
Rainwater goods - Metal painted gloss grey
Existing feature support - Painted matt grey posts, beams & lintels
Enclosure fence - 2.4m high "hit and miss" fence with gate, stained

Soffits/Fascias - Existing - painted gloss grey.
New - Timber to match existing. Painted gloss grey
Rainwater goods - Metal painted gloss grey
Existing feature support - Painted matt grey posts, beams & lintels
Enclosure fence - 2.4m high "hit and miss" fence with gate, stained