



Newsletter No.48 – 25th November 2020

Dear Resident,

**1. 2020/2340 – Clive House, 12-18 Queens Road, Weybridge, KT13
9XE (Additional storey comprising 22 apartments, each of 30m²)**

We are pleased to report that application [2020/2340](#) was refused by Elmbridge on the basis that the proposed development *would not comply with the provisions of Article 3, Schedule 2, Part 20, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as above ground level, the building is less than three storeys in height...* The decision goes on to say that *The LPA has not assessed all other matters under A.A.1 and A.A.2 and the application may also fail to comply with these parts of the Order.*

Our thanks to residents for their 55 objections (not including 2 from TRG and 1 from the Weybridge Society) which reflected the strength of feeling against this application.

**2. 2020/2173- Clive House, 12-18 Queens Road, Weybridge, KT13
9XE (Conversion of the existing two storeys of Clive House into 44
apartments, each of 30m²)**

We are also pleased to report that application [2020/2173](#) was refused by Elmbridge. The grounds were that *the proposed development would not comply with the provisions of Article 3, Schedule 2,*

Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as it has not been demonstrated that the proposal would provide an adequate provision of natural light in all habitable rooms of the dwelling houses.

Regrettably the Government has now confirmed that homes delivered through permitted development rights will not be required to meet space standards until 6th April 2021. This argument cannot therefore be considered as part of the current application, even though it provides a clear indication of the Government's intentions.

It is also concerning that lack of off-street parking provision was not included as a reason for refusal. Indeed, in his report, the Planning Officer appears to accept that DM7 points towards one space per flat and appears to accept that this is an area of parking stress, but goes on to assert that the Inspector's judgement on Wessex House and the Surrey County Highways Authority's argument that public transport provision is adequate mean that the development will not attract that many cars and there will be no additional parking stress.

3. Old Café Rouge site, 85 Queens Road Weybridge Surrey KT13 9UQ (2020/0265, 2020/0473 & 2020/1288)

Appeals have been lodged in respect of the three applications for this site which were refused by Elmbridge on 25th August 2020. These are:

(2020/0265) Change of use of part ground floor and first and second floors to provide 5 flats and single storey rear extension. (Appeal reference: APP/K3605/W/20/3259759)

(2020/1288) Change of use of part of the ground floor and first floor to provide 3 flats and a single-storey rear extension. (Appeal reference: APP/K3605/W/20/3259762)

(2020/0473) A mansard roof extension incorporating 2.4m increase in ridge height, front, rear and side dormer windows and front balcony to

create 1 additional dwelling. (Appeal reference:
APP/K3605/W/20/3259760)

The appeal will be determined on the basis of the exchange of written representations.

Full details of the appeal can be found on the EBC Planning Portal under each planning application reference number.

Residents are encouraged to submit their comments to the Inspector. This can be done on-line at <https://acp.planninginspectorate.gov.uk> or by writing to: The Planning Inspectorate, C Eagle 3rd Floor, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

The closing date for comments is 15th December 2020.

4. TRG Committee & Communications

Triangle residents who would like to join the Committee or participate in TRG activities should email trgweybridge@gmail.com or speak to Nick Thripp on 01932 855579.

TRG normally communicates with residents via email. Please let us know at trgweybridge@gmail.com if you would like to be added to our e-mailing list.

The TRG Committee (Nick Thripp, Dave Arnold, Ferdi Fischer, Greg Popper and Alan Wright)

trgweybridge@gmail.com Website: www.trgweybridge.com
