



Newsletter No.79– 28thNovember 2024

1. [2024/2864](#) - 1 Princes Road, Weybridge, KT13 9TU

This is an application for the demolition of the existing office building and the erection of a new 70 bed care home.

The mass of the proposed development will increase substantially. The internal floorspace of 3873m² represents an increase of 2300m² on the floor space of the current building (1573m²). Much of this results from adding a wing to the side and some extension to the back at the expense of current parking space.

However, the appearance of mass has been largely mitigated by setting back from the road the projection to the side, by not increasing the ridge height, by setting back the top storey and by design features sensitive to the developments on either side.

However, there may be concerns about the potential for further adding to the intolerable levels of parking stress in the Triangle.

Only 28 parking spaces would be provided compared with 87 available in the current office building.

6 of those spaces would be reserved for staff, 10 for visitors and 2 for disabled people. 25-30 staff would be on the premises at any one time along with an indeterminate number of service deliverers (medical, maintenance etc.) and visitors.

DM7 of the Elmbridge Management Development Plan is clear that where new development occurs parking provision should be “appropriate to the

development and [does] not result in on-street parking stress that would be detrimental to the amenity of local residents”. This is supported by parking standards which include, for a development of this nature (C2) 1 car space per 2 residents or individual justification and assessment to make a case for any variation. The presumption is that a strong justification would be needed to vary the parking standards.

The proposed development would be occupied, at full capacity, by 70 residents indicating a need for at least 35 spaces compared to the 28.

The applicant seeks to justify the proposed off-street parking provision by reference to other care homes but provides insufficient detail of their situations to know whether they are valid comparators.

The applicant claims to have identified 64 on-street car parking spaces within 500m walking distance of the site (Transport Statement para 5.11.4). However, what we know from other parking surveys is that occupancy rates on unregulated sections of Princes Rd, New Rd, Pine Grove, York Rd, for example, are 100%+ for a significant part of the day. These are the closest roads to the proposed development. Properties in Princes Rd, including those immediately adjacent to and opposite Consort House, will be particularly sensitive to any additional pressures they might be exposed to from inconsiderate parking.

It is not clear how far the York Rd car park has been factored into the survey calculations. The separate table provided suggesting only 19-23 spaces occupied out of 43 available is scarcely credible to those with experience of trying to park there.

The spare capacity in the overall on-street occupancy rate claimed by the applicant is only achieved by identifying spaces in Cavendish Rd, Clevedon, Old Avenue, St Georges and the end of York Rd furthest from Queens Rd. All of these are well beyond the 200m walking distance from their destination most drivers are prepared to accept. All would also involve walking along the busy A317 (Queens Rd) to get to the destination. Triangle Residents are familiar with seeing people driving around looking for a parking space. It is doubtful that most would consider exiting from Princes Rd onto the A317 Queens Rd (particularly with the awkward right turn) as part of this activity.

At the time of writing, 3 objections have been lodged.

Residents can make representations to EBC by email to tplan@elmburgh.gov.uk, remembering to include the application details and number and their own name and address, or via the [EBC portal](#).

The closing date for submissions is 6th December 2024

2. 2024/0604 Land South of Suffolk House, 19 Princes Road, Weybridge, Surrey, KT13 9BH

This application seeks approval in principle for change of use of a single storey outbuilding in the rear garden of Suffolk House to a separate dwelling with associated parking, hard and soft landscaping.

At the time of writing, 22 objections from separate households in Elmbridge had been posted on the EBC portal plus one from TRG.

10 submissions have also been registered in support of the application. All are from residents of Suffolk House. In addition, 2 were submitted from the same non-Elmbridge address. These respondents say they are leaseholders.

The closing date for submissions was Friday, 15th November 2024 but residents' views submitted after that date but before the Planning Meeting will still be collated and summarized to the Planning Committee.

Clearly, the more objections submitted, the more likely the Planning Committee will be to understand the strength of local feeling.

Residents can make representations to EBC by email to tplan@elmbridge.gov.uk, remembering to include the application details and number and their own name and address, or via the EBC portal at [2024/0604](#).

3. Traffic and Parking in the Triangle

Certain roads in the Triangle, in particular Princes Road, York Road and New Road, have become accustomed to saturation on-street parking during normal working hours. Continuing development in and near the Triangle has only increased the pressures and resulted in parking behaviour which is inconsiderate (overhanging or even blocking driveways) and sometimes dangerous (obscuring sight lines so that passing cars and, in particular, cyclists are put at risk by residents trying to emerge from their driveways without being able to see what is coming.)

Meanwhile, Pine Grove continues to suffer from drivers taking a short cut between Queens Road and Hanger Hill travelling at dangerous speeds and imperilling pedestrians, cyclists and other road users.

The TRG Committee will meet with Tim Oliver and County Highways Officials on 20th December 2024 to share these concerns and seek solutions.

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 0750 0549178.

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-mail list.

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

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