



Newsletter No.47 – 13th November 2020

Dear Resident,

1. 2020/2340 – Clive House, 12-18 Queens Road, Weybridge, KT13 9XE

The applicant is seeking to add a floor to an existing 2 storey building. TRG's principal concerns are as follows:

1.1 The current building should not qualify for permitted development.

The applicant is attempting to justify permitted development by claiming that the basement constitutes a storey in order to comply with the amended regulations. As para 7.18 of the Explanatory Memorandum accompanying that legislation makes clear, such development rights would be limited to detached buildings of "three storeys or more above ground level".

In various planning applications since the 1970s Clive House has been described as a two storey building. Most recently, it has featured in three appeals. In each of them, it has been described by the Inspector as being a two storey building.

In the latest two, H Butcher BSc (Hons) MSc MRTPI an Inspector appointed by the Secretary of State, used the following wording:

Clive House is a wide, two storey, flat roofed office building, with a large rectilinear footprint.

J Ayres BA Hons, Solicitor, an Inspector appointed by the Secretary of State (Decision date, 19th February 2018 in Appeal Ref: APP/K3605/W/17/3184627) described the building as follows:

The existing building on the site, Clive House, is a two storey office block, with further accommodation in the basement.

The photographs submitted by the applicant on 14th October demonstrate incontrovertibly that the basement is substantially below ground level, and therefore is a basement and certainly not a storey above ground level.

The current building is substantial. The existing basement is a small adjunct to that building, probably around a quarter of its footprint. It certainly does not constitute a storey, as evidenced by an external examination of the building from its principal front elevations, i.e. from Queens Road and from York Road, which show it to be two storeys. There are no reasonable grounds for treating the existing Clive House as anything but a two storey building.

1.2 Contravention of Government's Space Standards

This application seeks to create 20 flats at 30m² each, well short of the minimum standards. The Government announced on 30 September 2020 its policy intention to clamp down on proposed development offering dwellings below the Nationally Described Space Standard which begins at 37m² of floor space for a new one bed flat with a shower room and 39m² for one with a bathroom.

1.3 Insufficient Off-street Parking

The 10 parking spaces proposed for this site would clearly be insufficient for 20 apartments in an area already suffering from high parking stress. 0.5 spaces per dwelling falls well short of the one space per one-bedroom flat standard set out in the extant Elmbridge Development Management Plan. DM7 states that where on-street parking stress is a particular problem "the Council will require one parking space per residential unit for new development in order to ensure that the existing pressure on nearby roads is not exacerbated".

1.4 Relationship between 2020/2173 and 2020/2340

These two applications (both of which propose apartments of only 30m² on this site) have been submitted by Silverline Architects on behalf of, apparently, two separate companies which have the same Directors - Oriel Express Ltd and Sheen Lane Developments Ltd, respectively. The relationship between the two companies and their applications is not clear. This in turn raises questions of viability in terms of how the proposals will operate in practice. Are they alternative proposals or put forward in the hope that both will be approved, raising the prospect of a 64 sub-standard dwellings? TRG contend that both applications must be considered together to clarify the situation and to enable Councillors, officials, and residents to consider the full implications.

We thank those residents who have already objected. To date, there are 43 objections, including 2 from TRG and 1 from the Weybridge Society, with the risk that Elmbridge will underestimate residents' concerns. It is essential, therefore, that residents express their views.

The closing date is 21st November 2020.

Residents can object by email to tplan@elmbridge.gov.uk, remembering to include the application details and number and your own name and address, or via the EBC portal at [2020/2340](#)

While the application (2020/2173) to convert the existing two storeys of Clive House into 44 apartments of 30m² has officially closed for comments, residents can continue to register their views until a decision is made. We would encourage them to do so via the EBC portal at [2020/2173](#) or by email (details as above).

2. 2020/2174 - Land to the North West of Campbell Cottage and No.1 Beacon Mews South Road Weybridge Surrey KT13 9DZ

3. 2020/2179 - Land to the North West of Campbell Cottage and No.1 Beacon Mews South Road Weybridge Surrey KT13 9DZ

These two very similar applications were refused on the following grounds:

The proposal by reason of its height, massing, and roof form would provide a jarring visual appearance detrimental to the character and appearance of the area. As a result, the proposal would result in adverse harm to the character of the street scene contrary to Policy CS17 of the Core Strategy 2011, Policy DM2 of the Development Management

Plan 2015, the Design and Character SPD 2012 and the NPPF 2019.

2 The proposed development, by reason of its zero parking provision for the building as a whole, would result in an increase in on-street parking stress, detrimental to the amenities of local residents. The proposal is therefore contrary to Policy DM7 b) of the Development Management Plan 2015.

TRG's main objections to the proposal based on DM2 and DM7 were therefore vindicated. The decision also gives further support to the continuing concerns of residents about parking in the area.

4. 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

(2020/1288) Change of use of part of the ground floor and first floor to provide 3 flats and a single-storey rear extension.

(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.

No off-street parking was proposed for any of the applications.

5. 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)

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