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23rd March 2024

Runnymede Borough Council Planning Dept

Addlestone

Surrey KT15 2AH

via e-mail

Planning Application RU.24/0241 – 24 Brox Rd, Ottershaw – ONF Comments

Dear Planning,

We refer to the above Planning Application which we recommend should consider the following issues prior to approval and if/where relevant through the imposition of planning conditions.

General

1. The proposed development replaces the existing building and associated garage. The new building has been squared on its plot, has similar area with the ridge height being dropped significantly, close to the height of surrounding buildings and removes the front dormer. The building occupies a similar position on its plot. All these aspects we consider acceptable and overall an improvement to the streetscene close to the village centre.
2. The development offers 4 x 1 bed accommodation which we consider positive at this location in the village centre.

Property Line

3. There appears to be a discrepancy between the Land Registry sourced site plan and the new development site plan. We believe the site boundary is a straight line which is the fenceline which lies behind foliage each side of the driveway on Ottermead Lane and not the encroached line as shown on the proposed new site plans including all the vegetation. It is unclear who the owner of the hedging is given this and the uncertainty of the status of the lane. The true alignment should be established and the correct alignment shown on the plans.

Character & Styling of Residential Units

4. The proposed exterior elevations we feel are a little lacking in character. We would recommend some further brickwork detailing or tiled hanging is considered to improve the façade. The side elevations could also be improved in a similar manner as they have minimal fenestration.

Parking

5. The proposal offers 4 parking spaces, 1 per unit. Whilst this meets standards, it is our view that at this location in the village centre with minimal local on road parking and none in front of the property or on Ottermead Lane, one further visitor space should be provided thus totalling 5 spaces. If this can be achieved this would greatly benefit the area.
6. All parking spaces should have EV provision as per the RBC Parking SPD, this has not been specified.

Access

7. Access to 24 C and D at the rear is currently via a forward facing gate beside 24A. As such all entries are through the front. It may be better to have a separate entryway for 24C and D adjacent the driveway. This would also be easier for access to the bin stores.

Bin & Cycle Stores

8. The cycle storage proposed should be sufficient to accommodate 2 cycles. It is likely that couples will occupy the units and it is a reasonable assumption that each will have a bicycle. There is no alternative for storage in a housing unit of these proportions. This would likely require the unit to be made slightly wider.
9. The doors for the bike storage for 24A block the entry gate to 24C when open. If the entrance to 24C and D is to remain here (see comments on Access) we recommend an end entry store is used.
10. The cycle storage must include power sufficient to charge E-cycles. This then removes the risk of any in-house charging.

Sustainability

11. The provision of only 4 solar PV panels per unit is minimal and could be increased somewhat to improve sustainability subject to roofspace.
12. The services and heating solutions are not specified and we consider should be. In order to future proof these properties it is recommended that the heating provision is either air source heat pump (dependent upon noise & budget) or electric.

Wildlife & Ecology

13. There is no indication of any consideration for any wildlife in the proposal. Given its proximity adjacent to the Chaworth Copse SANG it is recommended that the following are included.
- a. Boundary treatment. Some proportion of soft/vegetated boundary is encouraged and as a minimum, “hedgehog” corridors in fencing to allow small animals to traverse.
 - b. A “bird friendly” design incorporating swift boxes/bricks or similar around soffit level.

Signed electronically:

ROliver

Bob Oliver

Treasurer/Project Manager – ONF

For and on behalf of the Ottershaw Neighbourhood Forum