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London
SE4 1JU

**TOWN AND COUNTRY PLANNING ACT 1990
Town And Country Planning (Development Management Procedure)(England) Order 2015**

Decision Notice:	GRANT PERMISSION (subject to conditions)
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Application Number: RU.25/0184

Proposal: Two storey and part single storey side and rear extensions with additional second floor accommodation in expanded roofspace, and landscaping of front garden .

Location: 8 Manorcrofts Road, Egham, TW20 9LU

Runnymede Borough Council in pursuance of their powers under the above mentioned Act and Order **GRANT** permission for the above development in accordance with the details given on the application form and approved plans. Permission is given subject to the following **CONDITIONS**:

1. Full application (standard time limit)

The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with 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 not be carried out except in complete accordance with the following approved plans:

129.01.00 - Location plan, 129.02.21 - Proposed Front elevation, 129.02.22 - Proposed Side elevation, 129.02.23 - Proposed rear elevation, 129.02.03 - Proposed Second Floor plan, 129.02.04 - Proposed Roof plan, 129.02.11 - Proposed section AA, 129.02.01 - Proposed Ground floor plan, 129.02.02 - Proposed First floor plan, received 12/02/2025, and 129.02.00 Rev B - Proposed Site Plan and 129.02.30 Rev A - Proposed Front Elevation indicating Boundary treatment received 23/04/2025

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF

3. The development hereby permitted shall be completed with external materials of a similar appearance to those used in the construction of the exterior of the existing building to which it is attached and in accordance with the details annotated on the approved plans.

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

4. Tree protection

The works shall be carried out in accordance with an updated arborocultural method statement to be submitted for approval in writing prior to the commencement of works with the exception of demolition and site clearance. The approved arborocultural method statement shall be followed for the duration of the works. Any protective measures shall remain in place until all works are complete and all machinery and materials have finally left site. Nothing shall be stored or placed in any area fenced in accordance with this condition, nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access, other than that detailed within the approved plans, be made without the written consent of the LPA.

There shall be no burning within six metres of the canopy of any retained tree(s). Where the approved protective measures and methods are not employed or are inadequately employed or any other requirements of this condition are not adhered to, remediation measures, to a specification agreed in writing by the LPA, shall take place prior to first occupation of the development, unless the LPA gives written consent to any variation.

Reason: To protect the trees to be retained, enhance the appearance and biodiversity of the surrounding area and to comply with Policies EE1, EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.

5. Balconies

Notwithstanding the provisions of Classes A, B and C of Schedule 2, Part 1 and of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any orders amending or re-enacting that Order with or without modification, the flat roof areas of the extensions hereby approved shall not be used as a balcony, roof terrace, sitting out area or similar amenity area, nor shall any railings or other means of enclosure be erected on top of, or attached to, the side of the extension without the grant of further specific permission from the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of adjoining residential properties and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

Informatives

1. The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

2. The applicant is advised that the development may be liable for CIL and further information is available to view on the Council's website.

3. Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

4. Party Wall Act 1996

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

5. Tree Preservation Order

The applicant is advised that this site is covered by a Tree Preservation Order No 5E.

6. Hours of Construction Works

The applicant is advised that the council has established the following guideline hours for noisy works:

8am to 6pm Monday to Friday; and
8am to 1pm on Saturday.

There should be no noisy work on Sundays or Public Holidays.

Further information is available from the Council's Environmental Health Department.

7. The applicant is advised that planning permission would be required for a large house of multiple occupancy. For the avoidance of doubt this is defined as 7 or more unrelated persons sharing facilities such as a kitchen or bathroom.

Signed:

Ashley Smith

Date of decision:

22 May 2025

Ashley Smith

Corporate Head of Planning, Economy and Built Environment

Your attention is drawn to the following notes:

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 with the following timescales:

Householder Applications

If you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Minor Commercial

If you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Full Applications

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Enforcement Applications (land already the subject of an enforcement notice)

A planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

Enforcement Applications (land which has an enforcement notice served)

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#)

Appeals must be made using a form which you can get from the Secretary of State online at <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

A copy of the appeal form and any accompanying details should be sent to the Head of Planning at planning@runnymede.gov.uk.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.

Further Advice

Further correspondence regarding this application should bear the application number quoted on the attached decision notice.

Other consents

The applicant is advised that the attached decision notice refers only to the application made and does not convey any other consent or permission.

Applicants should satisfy themselves that any other relevant permissions are obtained before any work commences. This might include approval under the Building Regulations, consent under the Environment Agency Byelaws (in areas of floodplain) the release of any restrictive covenants on the land or permission of any landowners.

If the property is or was a council owned property; you are required to contact the Borough Housing Manager at the Civic Centre address to ascertain consent for any alterations or works. Consents should be sought prior to any works starting

Applications for the change of use of land

Permission in these cases is given for the change of the use of the land only. It does not give consent for building or engineering operations, or to any layout or to any other matter, and it will be necessary to submit a further planning application for permission to carry out such building or engineering operations which might either be an application in 'outline' or a detailed application containing, as appropriate, particulars of any buildings to be constructed and other relevant matters.

Fire Brigade Access

Attention is drawn to Section 20 of the Surrey Act 1985 together with Approved Document B to the Building Regulations which require that when a building is erected or extended proper provision shall be made for the Fire Brigade to have means of access to the building and any neighbouring building.

Surrey Act 1985 – Section 20

Building Plans: Access for Fire Brigade

1. Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:
 - a. that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

- b. that the building or, as the case may be, the extension of the building, will not render inadequate existing means of access for the fire brigade to a neighbouring building.
2. No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971 unless notice of the provisions of this section is endorsed on or accompanies the planning permission.
3. Section 16 (6) and (7) of the Building Act 1984 shall apply to plans mentioned in subsection (1) above as they apply to plans mentioned in those subsections and section 36(2) to (6) of the Act shall apply as if this section were a section of Part I of that Act.
4. A person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.
5. In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

Please note should this Planning Permission contain any conditions that need to be discharged then you should submit an –“Application for approval of details by reserved condition” together with the appropriate fee.