



Newsletter No.54 – 3rd April 2021

Dear Resident,

1. **[2020/2438](#)– Clive House, 12-18 Queens Road, Weybridge, KT13 9XE (additional storey comprising 9 apartments, with 7 off-street car parking spaces)**

This application was refused by the South Area Planning Committee on 31st March 2021 by 9 votes to nil, with one abstention on the grounds of design – scale, height, bulk and mass (CS4 &17 and DM2 & 12) and parking (DM7) as well as a couple of more unresolved legal/technical issues.

88 letters of objection had been registered prior to the Committee Meeting. These no doubt helped to shape the Committee’s discussions.

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

The Inspector’s decision in respect of these 2 appeals has just been published. Both have been **refused**.

(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)

The Inspector’s report is attached **here**.

(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 Inspector's report is attached [here](#).

The Inspector's comments with respect to parking in APP/K3605/W/20/3259759 (see paragraphs 5-13 and 23-24) are particularly helpful and will be useful in future applications where inadequate /no off street parking provision is proposed

3. Clive House, 12-18 Queens Road Weybridge Surrey KT12 9XE [2021/0904](#)

Prior Approval is sought under permitted development regulations by the Pegasus Group for a change of use to allow 29 apartments in the existing 2 floors.

These would be made up of:

Studios (30m ²)	8
1-bed apartments(32-34m ²)	3
2 bed apartments (from 43m ²)	18

All of these will be below minimum space standards and, taken together with 2021/0411, would mean a development of 31 flats in total.

In its submission, Pegasus says that '*Whilst the ground and first floors benefit from Prior Approval for 39 units (application [2020/3256](#))the proposed mix subject of this application is the preferred arrangement of this building.*'

26 car parking spaces are proposed for the 29 (or 31) apartments with no provision for visitors.

TRG and only 2 residents so far have objected to this application.

The application is currently 'under consideration' by Elmbridge. Residents can still object by email tplan@elmbridge.gov.uk, remembering to include the application details and number and your own name and address, or via the EBC portal at [2021/0904](#)

4. 12-18 Clive House Queens Road Weybridge Surrey KT12 9XE
[2021/0411](#)

Prior Approval is sought for a change of use in the basement of Clive House to allow 2 self-contained dwellings. This must be seen in the context of the developer's proposals for 29 flats on the two floors above (2021/0904) and the permitted development proposal [approved by officials under delegated powers] for 39 flats.

No additional provision is made for off street parking.

TRG and only 6 residents have objected to this application.

The application is currently 'under consideration' by Elmbridge. Residents can still object by email tplan@elmbridge.gov.uk, remembering to include the application details and number and your own name and address, or via the EBC portal at [2021/0411](#)

5. 85 Queens Road, Weybridge, Surrey, KT13 9UQ – Application
[2020/3289](#)

The application for a roof extension creating a fourth floor on top of the former Café Rouge building, incorporating a roof ridge height of 2.4m to create a 2-bedroom 3-person apartment with a front balcony is still under consideration. This is a variant on the already refused application (2020/0473) described above.

Our thanks to the 35 residents who, in addition to TRG and the Weybridge Society, objected to this application.

While it is still under consideration, residents can continue to submit their views. They can do this 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 [2020/3289](#)

6. Land North West Of Campbell Cottage And 1 Beacon Mews South Road Weybridge Surrey KT13 9DX (Applications [2020/3188](#) [2020/3190](#) and [2020/3213](#))

Applications for what used to be Café Rouge's rear car park are still under consideration:

[2020/3188](#) Outline application for a detached two-storey building to provide offices for use by the visually impaired (16 objections to date)

[2020/3190](#) Outline application for a detached two-storey building to display works of art (not for sale) (16 objections to date)

[2020/3213](#) Outline application for a detached two-storey building to provide 4 flats (19 objections to date)

No off-street parking is proposed in any of these applications. If any of were to be approved, the parking burden would fall on already saturated local roads, principally Princes Road, York Road and Oatlands Avenue.

TRG has objected to all three applications. More objections are required in order to demonstrate residents' concerns to the Planning Committee

Residents can still object 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 [2020/3188](#) [2020/3190](#) and [2020/3213](#)

Residents can formulate one response but would need to submit it against each separate application to ensure that it is considered in respect of all of them.

7. Alliance of Elmbridge Residents' and Civic Groups

TRG has joined the above Alliance, which brings together all such major groups in the Borough to influence Elmbridge to resist what are seen as unrealistic and unachievable housing targets.

A copy of the Alliance's positioning statement is attached [here](#).

8. 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-mail list.

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

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