



<b>Application Number and Registration Date</b>	<b>MO/2018/2014 (Detailed) 21-Nov-2018</b>
<b>Applicant</b>	<b>Mr A Jarvis, Veda Homes</b>
<b>Case Officer</b>	<b>David Webb</b>
<b>Amendments /amplifications</b>	
<b>Committee Date</b>	<b>3 April 2019</b>
<b>Ward(s)</b>	<b>Bookham North</b>
<b>Proposal</b>	<b>Erection of a new detached 2 bedroom dwelling house.</b>
<b>Site Description</b>	<b>Land adj to 27, Greenacres, Bookham, Leatherhead, Surrey, KT23 3NQ</b>

**RECOMMENDATION: Approve subject to conditions**

**Summary**

The application site is located within the built-up area of Bookham. The site is located on the corner of Greenacres and Murrells Walk and currently contains a two bedroom detached chalet style dwelling with detached garage. In 2018 planning permission was refused on the site for the erection of a detached 4 bedroom two storey dwelling (ref: MO/2018/1288). This application was not appealed.

The two reasons for refusal in application MO/2018/1288 were as follows:

1. The proposed development, by reason of its form, size and height, constitutes overdevelopment of an uncharacteristically small site involving an undesirable increase in building mass on a prominent corner position, out of keeping with and detrimental to the character and amenities of the locality. The proposal would therefore be in conflict with Mole Valley Core Strategy policy CS14, Mole Valley Local Plan policies ENV22, ENV23 and ENV24, policies BKEN2, BKH2 and government advice contained within the National Planning Policy Framework.

2. The proposed development would be on a prominent corner position and the design of the dwelling, whilst not being visually unattractive, would not be sympathetic to the local character and history of the locality and would be an incongruous addition in terms of its form, character and appearance out of character in the street scene. The proposal would therefore be in conflict with Mole Valley Core Strategy policy CS14, Mole Valley Local Plan policies ENV22 and ENV23, policies BKEN2 and BKH2 of the Bookham Neighbourhood Plan and government advice contained within the National Planning Policy Framework.

The principle of a new dwelling on the site was not objected to.

Permission is now sought to erect a detached two bedroom chalet style dwelling with integral garage of the same design as the host dwelling and others in the vicinity.

The scale and design of the dwelling is considered to have overcome the previous reasons for refusal and would respect the surrounding character of the area and the Greenacres and Murrells Walk street scenes. The proposal would not cause any significant harm to the amenities of neighbouring properties and there would be no detrimental highway impacts.

The proposal is therefore compliant with policies relating to detailed design, as set out within the Core Strategy, Local Plan and the Bookham Neighbourhood Development Plan as well as the NPPF. Permission is therefore recommended.

Letters of representations refer to a restrictive covenant on the wider estate that restricts the number of dwellings on each plot to one. Covenants are not a material planning consideration, they are a separate legal matter that does not fall within the remit of planning. This matter should therefore not be a consideration in this planning application.

## 1. **Development Plan**

- 1.1. Built up area

## 2. **Relevant Planning History**

MO/2018/1288	Erection of a new detached 4 bedroom house	21-Sep-2018 REFUSED
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## 3. **Description of Development**

- 3.1. The proposed site is located on the north-eastern corner of Greenacres and Murrells Walk, which is within the built-up area of Bookham.



**Figure 1: Site location plan**

- 3.2. The application site currently contains a detached chalet style dwelling with front and rear flat roof dormer windows which are a typical characteristic of its 1960/70s design. Surrounding the site is a housing development dating from the same era. Due to the site being on a corner plot, the garden of the application property wraps around the north-west side of the site and along the boundary with Murrells Walk.
- 3.3. Planning permission is sought for the erection of one detached dwelling to the west of the current dwelling on the site. The dwelling proposed would be one and half storey with front and rear dormer windows in the same style as the host dwelling on the site (No.27 Greenacres) see figure 2 & 3 below.



Proposed  
FRONT ELEVATION

**Figure 2:**



Proposed  
REAR ELEVATION

**Figure 3**

#### **4. Consultations**

- 4.1. SCC Highways: No objection to the development subject to a planning condition requiring the development to be built in accordance with the approved plans.

#### **5. Representations**

- 5.1. 11 representations were received from 9 separate addresses raising the following summarised concerns:
- Breach of a covenant

*Officer comment: Covenants are not material planning considerations and are a private legal matter.*

- Inaccuracies on the submitted documents

*Officer comment: it is considered that the submitted documents are sufficient to be able to determine the application*

- Appearance from Murrells Walk
- Insufficient space on the site
- Overdevelopment
- Would affect openness
- Prominent in the street scene
- Parking inadequate
- Overlooking of properties in Murrells Walk
- Impact upon no.2 Murrells Walk
- Previous reasons for refusal the same for this application
- Does not respect the character of the surrounding area
- Cramped
- Effect on drainage
- Reduce light to no.2 Murrells Walk
- Small garden
- Noise generated from the dwelling would project towards Murrells Walk
- Inappropriate design of house
- Dangerous access

## **6. Main Planning Policies**

### 6.1. Government Guidance

National Planning Policy Framework

Section 2: Achieving sustainable development.

Section 5: Delivering a sufficient supply of homes

Section 12: Achieving well-designed places

### 6.2. Mole Valley Core Strategy

CS1 – Where Development will be directed.

CS2 – Housing Provision and Location.

CS14 – Townscape, Urban Design and the Historic Environment

CS19 – Sustainable construction, renewable energy and energy conservation

CS20 – Reduced flood risk and environmental pollution

### 6.3. Mole Valley Local Plan

ENV22 – General Development Control Criteria

ENV23 – Respect to setting

ENV24 – Density of development and the space about buildings

### 6.4. Bookham Neighbourhood Development Plan

BKEN1: Trees and hedgerows

BKEN2: Design and local character

BKH2: Infill and garden development

BKH3: Parking space standards

BKIN1: Drainage

### 6.5. Other Documents

Built Up Area Character Appraisal: Bookham and Fetcham

## 7. Main Planning Issues

### 7.1. The main planning issues for consideration

- Principle
- Effect on the character of the area
- Impact on the amenities of adjoining properties;
- Highways and parking
- Community Infrastructure Levy (CIL)
- Sustainability
- Drainage

#### Principle

7.2. *At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 states that, in terms of the decision-making process, this means approving development proposals that accord with the development plan without delay, and, where the development plan is absent, silent or relevant policies are out of date, granting permission unless:*

- i. *the application of policies in the Framework that protect areas or assets of particular importance; or*

*Such areas include land designed as Green Belts, an Area of Outstanding Natural Beauty, and Conservation Areas. (This does not apply in this case).*

- ii. *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.*

7.3. The Council can currently only demonstrate 2.17 years of Housing Land Supply and as such, the 'tilted balance' in paragraph 11 is engaged. This means granting permission for residential development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of doing so, when assessed against the NPPF as a whole, or there is a clear reason for refusing development because of a conflict with policies in the NPPF that protects areas or assets of particular importance. The tilted balance is a material consideration.

- 7.4. In assessing the benefits, the proposals would contribute one residential unit to the housing market and the District's wider housing supply. It could be argued that the benefit arising from the addition of one dwelling is minimal however it has to be acknowledged that a significant proportion of new dwellings in a constrained area such as Mole Valley will come about from windfall type developments such as this. The site lies within reasonable distance of the shopping centre at Bookham and the Railway station. The development would also increase footfall in the local shops and other outlets. This element would be consistent with the social and economic role of sustainable development and attracts some weight.
- 7.5. Policies CS1 and CS2 advise that new development will be directed towards previously developed land within the built up areas of Leatherhead, Dorking, Bookham, Fetcham and Ashted. The site lies within the built up area of Bookham: the principle of residential development is therefore acceptable.
- 7.6. Policy CS3 states that the Council will particularly seek the provision of two and three bedroom dwellings. The proposal would provide one two bedroom dwelling and therefore accords with this policy.
- 7.7. Mole Valley Core Strategy policy CS14 advises that all new development must respect and enhance the character of the area in which it is proposed whilst making the best possible use of the land available.
- 7.8. Mole Valley Local Plan policy ENV22, General Development Control Criteria sets out seven general criteria for sound development control practice. Criterion 1 requires that development should be appropriate to the site in terms of its scale, form and appearance. Criterion 2 requires that the proposal does not significantly harm the amenities of neighbouring occupiers by reason of overlooking or its overshadowing or overpowering effect. Criterion 3 requires that development should respect the character and appearance of the locality. Criterion 4 requires proposals to have regard to attractive features of the site such as trees, hedges, walls or buildings that contribute to the character of the locality.
- 7.9. Mole Valley Local Plan policy ENV23, Respect for Setting requires that development should take account of the scale, character, bulk and proportions of the surrounding built environment, and that it should not comprise overdevelopment in relation to the size of the plot and/or surrounding developments. Criterion 3 requires that new development has regard to established townscape features, including the space around buildings.
- 7.10. Mole Valley Local Plan policy ENV24 advises that development will not be permitted where it would result in a cramped appearance having regard to the general spacing around buildings in the locality.
- 7.11. Policy BKEN2 of the Bookham NDP, briefly summarised, seeks to maintain and respect the character and appearance of the surrounding area,
- 7.12. BKH2 seeks infill and garden development to respect its context and the green and open character of its surroundings and reflect the prevailing character of the immediate locality in terms of; separation distances to each boundary, comparable heights to adjacent buildings, access and so to not cause unacceptable overlooking.
- 7.13. BKH3 covers parking space standards and seeks to provide a minimum of two off-street parking spaces for two and three bedroom homes.
- 7.14. Policy BKIN1 requires that developments implement SuDS for one or more dwellings.

- 7.15. Paragraph 127 of the NPPF states that planning policies and decisions should ensure the developments, inter alia: (a) will function well and add to the overall quality of an area, not just for the short term but over the lifetime of the development; (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 7.16. At paragraph 130, it is stated that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way in functions.
- 7.17. In 2018 planning permission on this site was refused (ref: MO/2018/1288) for a new detached dwelling on the grounds that that proposal related poorly to the surrounding area and towards the host dwelling in terms of its size, prominence and design. Furthermore the size of that dwelling was considered to be excessive compared to its plot size. The principle of residential development on this site was not therefore raised as a reason for refusal of the previous application.
- 7.18. This proposal is for a much reduced dwelling on the same divided plot. As a result of the reduced scale, bulk and height of the proposed dwelling, the plot would appear comparable in terms of plot width to others within Greenacres and Murrells Walk. The depth of the plot would be the same (approximately 26m) as the host dwelling (no.27 Greenacres) which exceeds the plot depths of nos.31 and 33 Greenacres. The principle of the subdivision as proposed, is considered to overcome the previous reasons for refusal.
- 7.19. The design of the dwelling in the previous application (MO/2018/1288) (see figure 4) whilst not unattractive, was considered by Officers to be out of character with the era of properties in the surrounding area. This formed part of reason two of the previously refused planning application on the site.



**Figure 4**

- 7.20. The current application proposes a dwelling that is comparable in design terms to many of the surrounding properties in Greenacres (see figure 5 below), not least the host dwelling, which is of the same design as the proposed dwelling.



PROPOSED STREET SCENE (GREENACRES)

**Figure 5**

7.21. The proposed design is therefore considered to respect the character of the surrounding area, the height has been reduced so it is now comparable to the host dwelling and other similar dwellings in the immediate locality, the proposal would maintain a level of open frontage facing onto Murrells Walk in the form of a side garden and the separation to the eastern boundary would be similar to that of the host dwelling and its eastern boundary. The principle of the development is therefore acceptable in terms of Local Plan Policies ENV22, ENV23 and ENV24 as well Bookham Neighbourhood Plan Policies BKEN2, BKH2 and BKH3 and the guidance contained within the NPPF.

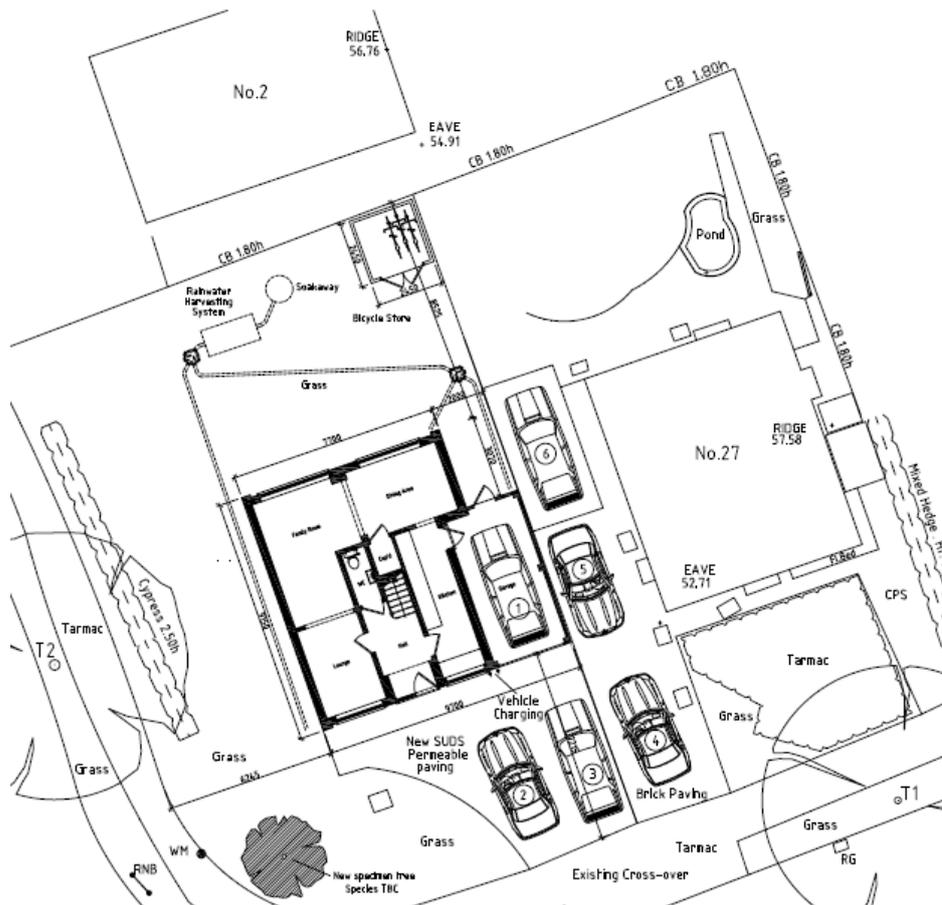
Effect on the character of the area

7.22. The key characteristics of the area are set out in the Built up Area Character Appraisal as follows:- East Bookham: Key Characteristics:

- *Houses often set back behind well maintained front gardens. Wide streets, grass verges and lateral separation between buildings combine to create a strong sense of spaciousness.*
- *Generous tree cover, including many mature trees within private gardens.*
- *Interesting variety in house design, including some good examples of well built, late 20th century housing.*
- *Contrasting styles of development generally co-exist in a harmonious manner.*
- *House plots mostly of regular size/spacing, creating a sense of coherence despite variety of house design.*
- *Succession of small public open spaces throughout the built up area.*
- *Little local distinctiveness in housing design, although level of tree cover and spaciousness is very typical of "leafy" Surrey.*
- *Few distinctive landmarks and some rather tortuous road layouts, which makes area difficult to navigate, off the main through routes.*

7.23. The application site and its immediate locality is typical of the above key characteristics in that Greenacres and Murrells Walk have wide streets with well set back houses, grass verges and lateral separation between buildings. There is a variation of two or three styles of dwellings all dating from the 1960/70s, the application site's donor property is a chalet style dwelling with front and rear flat-roofed dormer windows typical of the era.

7.24. The layout plan (figure 6) shows that the proposed development would maintain this character of its surroundings.



**Figure 6**

7.25. The dwelling would be set back from the highway by the same distance of the host dwelling (approximately 7m) would maintain a similar separation distance to its immediate neighbour (no.27) as found in the surrounding area. It is acknowledged that the dwelling would build upon a currently open area of garden land, whilst this would reduce the openness of this part of Greenacres and Murrells Walk, it would not extend forward of no.2 Murrells Walk like the previously refused dwelling (MO/2018/1288), and, with an appropriate design of dwelling, this proposal would not appear entirely out of place.

7.26. It is acknowledged that the plot width of the host dwelling (no.27) would be reduced, however the reduced plot width would still be approximately 12m, this is comparable to nos.24 and 26 Greenacres on the opposite side of the road to the application site and therefore would not be uncharacteristically narrow due to the proposed new plot.

7.27. Paragraph 127 of the NPPF seeks well-designed developments that:

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

7.28. Bookham NDP policy BKEN2 seeks to “Respect the scale and character of existing and surrounding buildings”

7.29. The elevation plans show a chalet style dwelling with front and rear dormer windows visually very similar to that found in Greenacres including the host dwelling. The proposed design would be sympathetic to the local character and history and would maintain the sense of place, consistent with the advice contained within para 127 of the NPF and Policy BKEN2 of the Bookham NDP.

7.30. Bookham NDP policy BKH2 states that: “The height of new homes should be comparable to those in the locality or, where adjacent heights themselves vary, the height of the new homes should not dominate their surroundings.”

7.31. The proposed dwelling would approximately the same as the host dwelling and have a fully pitched gable-ended roof design the same as neighbouring properties (see figure 7). When seen in the street scene the visual bulk of the building and its character, would assimilate with the local character and would not be visually incongruous, overcoming the previous reasons for refusal in application MO/2018/1288.

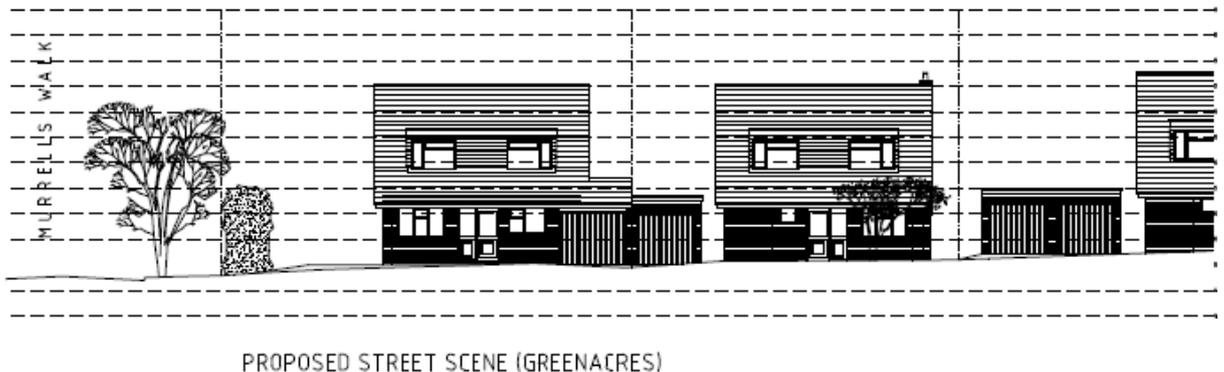


Figure 7

7.32. The overall impression is of built development that is proportionate to the plot size, with a design that is comparable to the character and scale found in the immediately surrounding area. The design of the dwelling would integrate with its surroundings and would maintain the character and quality of the area in the way it functions. It would, therefore, comply with the NPPF, Development Plan policies and Neighbourhood Development Plan.

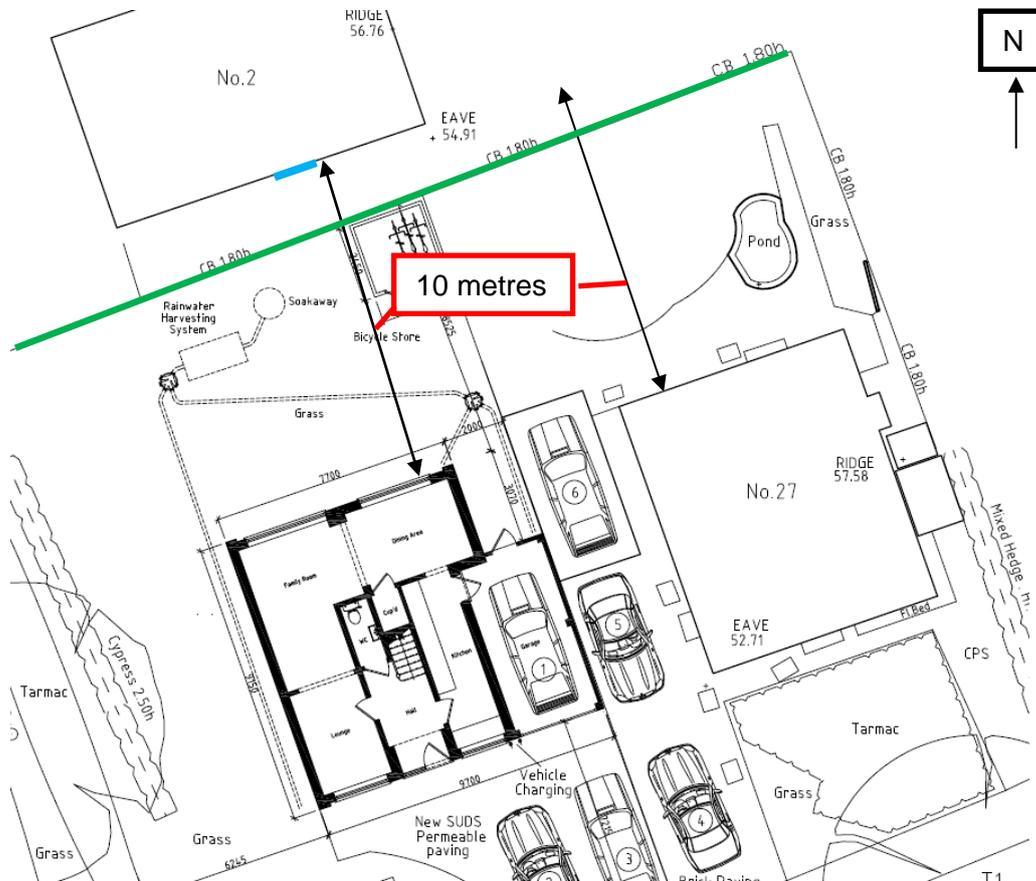
#### Impact on the amenities of adjoining properties

7.33. Local Plan Policy ENV22 (criterion 2) covers neighbouring amenity and states “a design and layout will be required which: does not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking or its overshadowing or overpowering effect, noise, traffic or other adverse environmental impact.”

7.34. The neighbouring properties most likely to be affected by the proposal would be the immediate neighbours to the north and the host dwelling to the east, nos. 2 Murrells Walk and 27 Greenacres.

*No.2 Murrells Walk*

7.35. This neighbouring property would be sited approximately 10 metres from the rear elevation of the proposed dwelling which would be the same separation as the current host dwelling (see annotated figure 8).



**Figure 8**

7.36. The main habitable windows for that dwelling face west and east so would be unaffected by the proposal. A ground floor lounge window is positioned on the side flank of no.2 Murrell's walk (location approximately shown in blue above). This window is adjacent to the shared boundary fence of the application site and no.2 (shown in green). A further narrower secondary window in the flank elevation of no.2 is located above the lounge window at first floor level, however this is not serving a habitable room.

7.37. The rear elevation of the proposed dwelling would include two habitable rooms on the ground floor which would not affect privacy to the neighbour's ground floor window due to the intervening boundary fencing. The proposed dwelling would also include two first floor windows serving a dressing room and bathroom. Both of these windows can reasonably be conditioned to open at high level only and be obscurely glazed.

7.38. Given the separation distance and intervening boundary fencing, the proposal, subject to a planning condition for obscure glazing, is not considered to significantly affect the amenities of this immediate neighbour.

*No.27 Greenacres (the host dwelling)*

- 7.39. The host dwelling would be approximately 3.6 metres from the proposed dwelling's attached integral garage and 5.6 metres to the main flank elevation, the side driveway serving the host dwelling would be between the two buildings. No side facing windows would face no.27. The host dwelling would have a reduced area of amenity land, however the depth and width of the remaining garden area would be comparable to others in the immediately locality.

*Amenities of the proposed dwelling*

- 7.40. The proposed dwelling would have a comparable amount of amenity space to other properties in the immediate locality and there are no side facing first floor windows serving habitable rooms in either immediate neighbours (no.2 Murrells Walk or no.27 Greenacres).
- 7.41. Overall given the separation distances, boundary treatments and lack of overlooking from neighbouring properties, the proposal is not considered to cause significant harm to neighbouring amenity or to the proposed dwelling. The proposal therefore is acceptable in terms of policy ENV22.

Highways and parking

- 7.42. The proposal would provide three parking spaces (including one integral garage space) within the curtilage and the existing means of access would be used for both properties. The level of parking provision would be sufficient to meet the Council's and Neighbourhood Plan (policy BKH3) requirements.
- 7.43. SCC Highway Authority has been consulted and raised no concerns subject to a planning condition being imposed that requires the development to be constructed in accordance with the approved plans, the proposal, therefore, is considered to comply with policies MOV2 and MOV5.
- 7.44. The NPPF guidance of such matters states that: *"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."*

Community Infrastructure Levy (CIL)

- 7.45. The Localism Act 2011 amended the Town and Country Planning Act 1990 to state that Authorities should also take into account 'any local finance considerations, so far as material to the application'.
- 7.46. 'Local finance considerations' include 'sums that a relevant Authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL)'.
- 7.47. Policy CS17 of the Core Strategy states that development should make provision for new infrastructure where necessary. However the Community Infrastructure Levy (CIL) has now been introduced, which places a mandatory charge on new residential developments to be used to fund infrastructure projects within the District. The Council has produced the following list of infrastructure types that will be funded through CIL receipts (known as the Council's Regulation 123 List.
- Transport schemes other than site-specific access improvements
  - Education
  - Primary Health Care
  - Leisure and Recreation

- Community Facilities
- Flood Defences and Mitigation Works
- Waste Collection and Recycling Facilities.

7.48. This development is CIL liable and a CIL contribution of £24,186.35 would be generated from the development. However, this figure may be amended if further information is forthcoming, and it may also be subject to an application for exemption.

#### Sustainability

7.49. The application was not submitted with details demonstrating how the proposal would reduce the carbon emissions to comply with Core Strategy Policy CS19. A condition will therefore be recommended requiring details to be submitted, approved in writing and implemented

#### Drainage

7.50. Core Strategy Policy CS20 and Bookham Neighbourhood Plan Policy BKIN1 covers drainage for new developments. Policy BKIN1 and states that:

*“Developers will be required to demonstrate that there is adequate water supply, waste water capacity and surface water drainage both on and off the site to serve the development and that it would not lead to problems for existing or new users.*

*Developers will be required to implement SuDS [Sustainable Drainage Systems] for developments that propose one or more dwellings and any new commercial, retail or leisure floorspace”*

7.51. No details have been submitted to cover this requirement, however, it is reasonable to attach a planning condition that would require these details to be submitted and approved prior to implementation.

#### Conclusion

7.52. It is considered that this form of development is entirely consistent with the existing street scene and that the layout respects the character of the area, in terms of the design and spacing about the building which overcomes Officer’s previous reasons for refusal in the delegated determination of application MO/2018/1288. The relationship with adjoining properties would also be improved compared with the previous proposal and there are no associated highway safety concerns.

7.53. The proposal would, therefore, comply with the advice contained within the NPPF as well as complying with Local Plan policies ENV22, ENV23, ENV24 and policy CS14 of the Core Strategy, as well as Bookham NDP Policies BKEN1, BKEN2, BKH2, BKH3 and BKIN1.

### **8. Recommendation**

Permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plan numbers: 18062/101, 18062/102, 18062/103, 18062/104, 18062/105, contained within the application and no variations shall take place.

Reason: To accord with the terms of the submitted application and to ensure minimal impact on local amenity and the environment in accordance with Mole Valley Core Strategy policy CS14 and Mole Valley Local Plan policy ENV22.

3. Before any above ground works commence, details of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the development harmonises with its surroundings in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

4. Any new or altered hard surfacing to be provided to the front of the property shall be constructed from either porous materials or shall make adequate provision for the direction run-off from the hard surface to a permeable or porous area.

Reason: To prevent the increased risk of flooding, in accordance with Mole Valley Local Plan policy ENV25 and policies CS14 and CS20 of the Mole Valley Core Strategy.

5. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions within Schedule 2, Part 1, Classes A, B, or C to any dwelling hereby permitted shall be erected.

Reason To control any subsequent enlargements in the interests of the visual and residential amenities of the locality, in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

6. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no building or enclosure, swimming or other pool, within Schedule 2, Part 1 Class E, shall be carried out on the land the subject of this planning permission.

Reason: To protect the character and amenities of this rural area, in accordance with the advice contained in the National Planning Policy Framework and policy CS14 of the Mole Valley Core Strategy.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall at any time be inserted in the rear facing elevation of the dwelling, as extended.

Reason: To protect the amenity and privacy of adjoining residential properties in

accordance with Mole Valley Local Plan policy ENV22.

8. No development shall take place until details of the existing ground levels of the site, the proposed finished levels of the ground, the ground floor slab level of each building, and the finished levels of any access road and driveway showing their relationship with the existing levels of the immediately adjoining land and buildings, have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved levels.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted and to protect the amenities and privacy of adjoining properties in accordance with Mole Valley Local Plan policy ENV22.

9. Elevation drawings of the cycle storage facility shown on the approved plans shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development.

Reason: In the interests of the amenities of the area, in accordance with Mole Valley Core Strategy policy CS14 and Mole Valley Local Plan policy ENV22.

10. Prior to the commencement of the development hereby permitted, surface water drainage details shall be submitted for the approval in writing by the Local Planning Authority. Such details shall include an assessment of the potential for the disposal of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework.

The assessment shall provide information of the design storm period and intensity (typically a 1 in 100 year storm of 30 minutes duration with an allowance for climate change), the method employed to delay and control the surface water discharged from the site and the means to prevent pollution of the receiving groundwater and/or surface water. Where applicable, the details shall include infiltration tests, calculations and controlled discharge rates. If the development is to discharge water into the ground in any form, then a full BRE Digest 365 infiltration test (or falling head test for deep bore soakaways) will have to be submitted to the Local Planning Authority prior to commencement of any works on site. The suitability of infiltration methods should be verified (i.e. possible contaminated ground).

The approved drainage scheme shall be implemented prior to the first occupation of the development.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted and, in the interests of sustainable development, in accordance with the advice contained in the National Planning Policy Framework and policy CS20 of the Mole Valley Core Strategy.

11. Prior to any above ground works commencing, details to reduce the carbon emissions of the predicted energy use of the development hereby permitted by at least 10% through the on-site installation and implementation of decentralised and renewable or low-carbon energy sources shall be submitted and approved by the Local Planning Authority and be implemented prior to the first occupation of the development.

Reason: To optimise renewable energy and its conservation, in accordance with policy CS19 of the Mole Valley Core Strategy.

12. Before any above groundworks take place details of a landscaping scheme shall be submitted to and approved by the Local Planning Authority including planting of trees, shrubs, herbaceous plants and areas to be grassed and any proposed fencing. The landscaping shall be carried out in the first planting season after commencement of the development unless agreed otherwise in writing by the Local Planning Authority, and shall be maintained for a period of 5 years. Such maintenance shall include the replacement of any trees and shrubs that die.

Reason: To ensure the provision and maintenance of trees, other plants and grassed areas in the interests of visual amenity and in accordance with Mole Valley Local Plan policy ENV25 and policies CS14 and CS15 of the Mole Valley Core Strategy.

### Informatives

1. In the interests of sustainability and the reduction of waste your attention is drawn to the desirability of recycling building materials wherever possible. The demolition or dismantling of structures on the site should be considered as part of the development process to maximise the reuse or recycling of materials rather than disposal as waste. For further information about re-use and recycling of building materials, the applicant is advised to ring the Surrey County Council Contact Centre on 03456 009009.
2. The applicant's attention is drawn to the Party Wall Act 1996 and the obligations that this legislation places on persons carrying out building works. Further information on the Party Wall Act can be found from <http://www.legislation.gov.uk/ukpga/1996/40/contents> and [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/523010/Party\\_Wall\\_etc\\_Act\\_1996\\_-\\_Explanatory\\_Booklet.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/523010/Party_Wall_etc_Act_1996_-_Explanatory_Booklet.pdf)
3. The proposed drainage scheme should aim to incorporate sustainable drainage features where practicable in all possible forms. It is recommended that water butts or rainwater harvesting for the re-use of potable water be considered on all schemes where appropriate.
4. The applicant is advised that the approval of details and/or samples required by condition(s) is subject to a fee, details of which may be viewed on the Council's website under the planning pages.

The fee may cover more than one condition where the details are submitted at the same time. Where subsequent submissions are made, a further fee will be payable per individual submission. The fee should be paid at the time of submission of the formal request.

PLEASE NOTE that this approval process may take up to 8 weeks from the date of the request. Applicants are therefore advised to submit requests in a timely manner.