



<b>Application Number and Registration Date</b>	<b>MO/2019/0389 (Outline) 06-Mar-2019</b>
<b>Applicant</b>	<b>Mr D Absalom</b>
<b>Case Officer</b>	<b>Aidan Gardner</b>
<b>Amendments /amplifications</b>	<b>Amended by corrected design and and access statement dated 15/04/19.</b>
<b>Committee Date</b>	<b>1 May 2019</b>
<b>Ward(s)</b>	<b>Bookham South</b>
<b>Proposal</b>	<b>Outline application for consideration of access, appearance, layout and scale in respect of the erection of one detached 4 bedroom house with integral single garage and two additional parking spaces and one chalet style house with two parking spaces, following demolition of existing property.</b>
<b>Site Description</b>	<b>48, Dowlans Road, Bookham, Leatherhead, Surrey, KT23 4LE</b>

**RECOMMENDATION: Approve subject to conditions**

**Summary**

The site lies on the northern side of Dowlans Road, within the built up area and accommodates a detached bungalow standing in a deep plot.

In 2007, outline permission was refused for the replacement of the existing bungalow at 48 Dowlans Road with a house and the erection of two detached houses at the rear of 48 and 50 (MO/07/0057). ). The application was refused on the grounds of overdevelopment, harmful to the character and appearance of the area and, detrimental to the amenities of adjoining properties. Subsequently, a revised scheme, with two chalet style dwellings at the rear, was approved in 2008 (MO/08/0159).

Towards the end of 2018, permission was sought under MO/18/1898 for the replacement of the bungalow at 48 with a house and a chalet style dwelling at the rear. The application, once again, was in outline form, with layout, scale, external appearance and means of access being applied for. The only reserved matter was landscaping. The replacement

dwelling were of the same siting and design as approved in 2008 as were the access arrangements. The application was reported to the Development Control Committee at their meeting on 6 February 2019 when it was resolved that permission be refused on the grounds of: overdevelopment out of keeping with the character of the area; loss of amenity to adjoining occupiers through loss of privacy, outlook and noise and; increased risk of flooding on poorly drained site which would lead to increased risk of vulnerability to flooding to the future occupants of the development and occupiers of residential occupiers in the adjoining area.

The current application is for a revised form of development applied for under MO/18/1898. The application is again in outline form with all matters applied for except for landscaping. The replacement dwelling at the frontage is unchanged, whilst the rear chalet dwelling has been reduced in bulk by hiping the roof at both sides.

Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Council cannot demonstrate a 5 year supply of housing and therefore, the 'tilted balance' embedded in the NPPF is engaged. Those Development Plan policies affecting housing land supply are out of date. However, those policies relating to detailed design, as set out in the Core Strategy, Local Plan and Bookham Neighbourhood Plan are not in conflict with the policies in the NPPF and are not out of date. It is considered that the proposal would not be in conflict with the policies and would not be harmful to the character and amenities of the locality. Permission is therefore recommended.

## 1. Development Plan

### 1.1. Built up area

## 2. Relevant Planning History

MO/07/0057	Outline application for the siting and means of access for the erection of three houses, following demolition of No. 48 Dowlans Road (48 and 50 Dowlans Road).	Refused 15/05/07.
MO/08/0159	Outline application for consideration of layout, scale, external appearance and means of access for the erection of three dwellings (48 and 50 Dowlans Road)	Permitted 09/05/08.
MO/18/1149	Outline application for consideration of layout, scale, external appearance and means of access for the erection of three dwellings. (48 only)	Refused 08/10/18. Appeal lodged.
MO/19/0389	Outline application for consideration of layout, scale, external appearance and means of access for the erection of two dwelling (48 only).	Refused 11/02/19.

## 3. Description of Development

3.1. The site comprises the curtilage to No. 48 Dowlans Road, which is a deep plot containing a detached bungalow. The site lies close to the junction with West Down and borders residential development to the north and east in Styles End and West Down respectively. There is a modest fall in levels running back from the road initially but levelling off further back into the site.

North



Background information

- 3.2. There have been three previous applications for dwellings on this site, involving the replacement of the existing dwelling at No. 48 Dowlans Road and dwellings to the rear. The first two applications took in land at the rear of the neighbouring property, 50 Dowlans Road. In 2007, an outline application was submitted for the siting and means of access for the erection of three houses, following demolition of No. 48 (MO/07/0057). The application was refused on the grounds of overdevelopment, harmful to the character and appearance of the area and detrimental to the amenities of adjoining properties. For information, the layout is shown below:-



- 3.3. The overdevelopment manifested itself in the cramped layout, lack of spacing about the buildings and the lack of depth of rear gardens. It was considered that the building relationship did not reflect the more spacious character prevailing along the frontage.
- 3.4. There was no objection to the replacement of the bungalow with a house as it was considered that this integrated satisfactorily within the frontage.
- 3.5. In terms of neighbour amenity impacts, it was considered that the separation to the donor properties was acceptable as was the spacing to the Styles End properties to the north. However, there was concern about the impact of the Plot 2 dwelling on the properties to the east within West Down. It was considered that the dwelling would have had an unneighbourly impact on the adjacent properties. It was noted that there were trees standing along the boundary; however, it was considered unlikely that the trees could have been retained, owing to the proximity to the development. In addition, it was considered that the manoeuvring of vehicles would have had a harmful impact on their amenities.
- 3.6. Subsequently, an application was submitted, seeking approval for the layout, scale, external appearance and means of access for the erection of three houses (MO/08/0159) as shown below:-



- 3.7. In the later scheme, there was more spacing about the buildings through the use of smaller buildings. The drawings showed chalet units to the rear whereas previously houses had been proposed. Greater separation to the eastern boundary was provided. It was considered that this revised proposal addressed the shortcomings of the previous scheme and permission was granted
- 3.8. In 2018, an outline application was submitted for a replacement of 48 with a house and a pair of semi-detached houses at the rear. The layout showed a potential extension of the scheme to include a dwelling at the rear of No. 50, to the west. However, this was for illustrative purposes only (MO/18/1149). Permission was refused on the grounds of overdevelopment. An appeal has been lodged.

3.9. Under the most recent application, MO/18/1898, a driveway is proposed along the western side of the house serving a three bedroom detached chalet style dwelling at the rear. The layout is shown below:-



3.10. The elevations of the dwellings as applied for under MO/18/1898 are shown below:

**Chalet unit to rear**



### House proposed along frontage



FRONT ELEVATION

3.11. As in the earlier 2018 application MO/18/1149, an extension of the development to the west behind 50 was shown. However, again, this was for illustrative purposes only and did not form part of the application.

#### Current proposal

3.12. The current proposal is a resubmission of the previous application MO/18//1898, with modifications to the design of the rear unit. The massing has been reduced by having a hipped roof to the building, as shown below:



FRONT ELEVATION

3.13. The reduced massing can be observed by comparing the elevation with the refused dwelling, shown above at 3.10.

- 3.14. In terms of the layout, this remains the same as shown at 3.9 above as regards the access drive and the frontage dwelling. However, the siting of the rear chalet has been changed by relocating the unit 1.4 metres closer to the eastern boundary with No. 46. The applicant has done this to provide more separation to any dwelling that may be proposed to the rear of 50.
- 3.15. The application is supported by a design and access statement, drainage report, ecological appraisal and bat emergence survey and tree survey/tree protection method statement.

#### **4. Consultations**

- 4.1. SCC Highways: Recommend conditions
- 4.2. Thames Water: No objections.
- 4.3. Sustainability Officer: If permission is granted, more information would need to be submitted to satisfy the 10% requirement.

*Officer comment*: Appropriate condition recommended below.

- 4.4. Drainage consultant: flood and drainage report is acceptable. A condition is recommended to secure details of drainage design.

*Officer comment*: Appropriate condition recommended below

At the time of writing, no response had been received from Surrey Wildlife Trust, the Tree Officer and Environmental Services. However, their comments on the previous application MO/18/1898 are set out below

- 4.5. Surrey Wildlife Trust: Refer back to the previous application MO/18/1149 and reiterate comments made thereto. On that occasion, they advised that the submitted Preliminary Ecological Appraisal Report and Bat Emergence Report provides much useful information for the LPA to be able to assess the potential status of protected and important species on the site and the likely effect of the development on them. Should the Council be minded to grant permission, the applicant should be required to undertake all the recommended actions in the Report, including the biodiversity enhancements.

*Officer comment*: Appropriate condition recommended below.

- 4.6. Environmental Services: No queries or concerns; bins would need to be presented at the frontage on collection days.
- 4.7. Tree Officer: Has no major tree related concerns. There are no statutory tree constraints applicable. 10 smaller trees would need to be removed; however, the loss of the trees would not have implications on the wider locality. There is a good Walnut tree at the front of the site although the tree contains defects. The tree is shown to be retained and can be afforded protection in line with the submitted Tree Impact Assessment. Sufficient control can be imposed through including the Tree Protection Plan in the drawing number condition.

#### **5. Representations**

- 5.1. 34 representations have been received, including one from the Bookhams Residents Association, in which the following summarised points are raised:

- Overdevelopment in backland form, out of keeping with the character of the area;
- Negligible difference between current proposals and scheme refused in February 2019;
- The resiting of the chalet merely corrects the incompetence of the applicant in showing the western boundary incorrectly under previous application;
- All the concerns raised in respect of previous application still apply;
- Increase in housing density;
- Back land development in this road is unprecedented;
- The reference to a possible future development is misleading since the applicant does not own the land;

Officer comment: The layout at rear of 40 is indicative only

- Inappropriate use of land that is not previously developed land;
- Scheme not significantly different from scheme refused in 2018;
- Previous approval was in 2008, a long time ago, and there have been changes in government policy since then;

Officer comment: The NPPF has come in since then and contains the tilted balance provisions where LPAs do not have 5 year housing supply such as is the case now.

- Conflict with Development Plan policies;
- Policy BKH2 of the Bookham Neighbourhood Plan requires the provision of a footway on access road;

Officer comment: Under the Highways Act, up to 7 houses can be served from a private drive. The Highways Authority is satisfied with the proposal and is recommending conditions.

- Access drive too restricted for emergency vehicles.

Officer comment: See above.

- Additional access at this point on a busy road would be dangerous

Officer comment: Covered above.

- Loss of amenity to neighbouring properties through loss of light, privacy, outlook and noise disturbance;
- Air pollution;
- No objections to a replacement dwelling at the front;
- Noise and disturbance;

- Flooding and drainage problems in the area.

Officer comment: No objections received from Thames Water and drainage consultant satisfied with drainage and flood report;

- Impact on biodiversity habitat

Officer comment: An ecological report has been submitted and Surrey Wildlife Trust are content with its findings (4.5 above).

- Lack of sufficient parking.

Officer comment: The scheme makes provision for two off-street spaces per dwelling and in addition, the proposed house incorporates a single garage, making five in all. This accord with the BNDP policy BKH3.

- Loss of trees and adverse effect on retained trees including attractive Walnut at front of site;

Officer comment: The application is accompanied by a Tree Report and Protection Method Statement..

- No reference to protected trees which border the site;

Officer comment: Adjoining trees to the north are protected. However, no protected trees would be affected, on or off the site.

- Plans are inaccurate

Officer comment: Plans are drawn to scale and can be measured.

- Circumstances not very much different from backland scheme refused in 2013 at 29 Dowlans Road;

Officer comment: It is well established principle that each application should be considered on its own merits.

- Any acceptable development would need to be conditioned to remove permitted development rights;

Officer comment: Such conditions are recommended below.

- Increased load on infrastructure and other services;

Officer comment: The proposal would generate a requirement for £\*\*\* CIL contributions.

## **6. Main Planning Policies**

### **6.1. National Planning Policy Framework**

Section 2: Achieving Sustainable Development  
 Section 11: Making effective use of land  
 Section 12: Achieving well designed places.

## 6.2. Mole Valley Core Strategy

CS1 – Where Development will be Directed.  
CS2 – Housing Provision and Location  
CS3 – Balancing Housing Provision  
CS14 – Townscape, Urban Design and the Historic Environment  
CS15 – Biodiversity and Geological Conservation  
CS20 – Flood Risk Management

## 6.3. Mole Valley Local Plan

ENV22 – General Development Control Criteria  
ENV23 – Respect for setting  
ENV24 – Density of Development and the  
MOV2 - Movement implications of new development  
MOV5 – Parking standards

## 6.4. Bookham Neighbourhood Development Plan

BKEN1: Trees and hedgerows  
BKEN2: Design and local character  
BKH1: Smaller homes for downsizing and new families  
BKH2: Infill and garden development  
BKH3: Parking space standards  
BKIN1: Drainage

## 6.5. Other Documents

Built up Area Character Appraisal for Bookham (South and West Bookham)

## 7. Main Planning Issues

7.1. The main planning issues for consideration are:-

- Principle of the development
- Effect on the character and appearance of the area
- Impact on the amenities of adjoining properties
- Highways and parking

### 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. It should be noted that, at the time of consideration of the previous application, the HLS figure was 2.48.
- 7.4. In assessing the benefits, the proposals would contribute two residential units to the housing market and the District's wider housing supply. The site lies within reasonable distance of the shopping centre at Bookham. 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 weight.
- 7.5. 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.
- 7.6. 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.
- 7.7. 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.
- 7.8. Policy CS3 states that the Council will particularly seek the provision of two and three bedroom dwellings. The proposal would provide one 4 bedroom dwelling and two 3 bedroom dwellings and therefore accords with this policy. The proposal also accords with policy BKH1 of the Bookham Neighbourhood Plan which supports proposals for homes with two or three bedrooms on sites outside the Central Area, which is the case here.
- 7.9. 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.
- 7.10. 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.
- 7.11. 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.

- 7.12. 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.
- 7.13. Policies BKEN1, BKEN2, BKH1-3 and BKIN1 of the Bookham NDP, briefly summarised, seek to maintain the character of existing environments, retain trees and green infrastructure, safeguard neighbouring occupiers' amenities, provide an acceptable housing mix and, accommodate sufficient off-street car parking.
- 7.14. Policy BKH2 relates to infill and garden development. Part of the preamble to the policy states: 'There are still some opportunities for the development of garden land within the village and residents have indicated that development of these sites is to be preferred to the release of land within the Green Belt.'

#### Effect on the character of the area

- 7.15. The key characteristics of the area are set out in the Built up Area Character Appraisal for Bookham (South and West Bookham) as follows:-

#### **Key characteristics**

##### South and West Bookham: Key Characteristics

- *Pleasant and varied residential environment, often with wide streets and grass verges adding a sense of space to the street scene;*
- *Good mixture of housing densities;*
- *Several stretches of lower density housing, with mature gardens and harmonious mix of housing designs;*
- *Network of small open spaces and larger recreation grounds providing relief to otherwise continuous built up frontages. Also belts of mature trees through some back garden areas;*
- *Good access to local services in village centre, but towards the periphery at some distance from sustainable forms of transport;*
- *Some good examples of late 20th century infill development, with strong visual character;*
- *Some 1950s housing architecturally undistinguished and beginning to look dated;*
- *Less "leafy" than the rest of Bookham, with more continuously built up frontages, buildings closer to front boundaries and much less extensive landscaping;*
- *Mixture of contrasting house styles not always harmonious;*
- *Little local distinctiveness.*

- 7.16. Backland forms of development have been carried out in the locality, particularly to the west in Groveside and they now form part of the established character. The current

proposal embodies sufficient separation between buildings to ensure that the layout would maintain the present character of the area. The chalet would be set some 30 metres back from the frontage dwelling, which being a larger building, would provide a good level of screening to the dwelling in the rear land. In this regard, the reduction in massing of the current proposal through the hipping of the roof would confer a further benefit.

- 7.17. There is a wide variety in the form and appearance of the dwellings in the road and it is considered that the proposal would not be out of character in this context.

#### Impact on the amenities of adjoining properties

- 7.18. None of the three previous schemes gave rise to concerns as regards the impact of the replacement dwelling along the frontage. That remains the case under the current application. As regards the frontage unit, the most immediately affected property would be 46 Dowlans Road, to the east of the site. The facing side elevation of this property contains a WC and kitchen door. There is a fence along the boundary. Whilst the proposed house would project beyond the rear corner of 46, it would not project beyond a 45 degree line taken from the centre of the nearest window in the rear of 46.
- 7.19. Turning to the rear dwelling, the first 2007 application was refused on the grounds of the impact upon the adjoining properties to the north east in West Down. However, that application was for houses at the rear positioned close to the boundary. The second application was for a smaller chalet unit positioned further away from the eastern boundary and it was considered that the relationship with the West Down properties was acceptable.
- 7.20. Turning to the current application, the separation between the rear dwelling and the frontage properties would be in excess of 30 metres, which would be sufficient to maintain adequate privacy and outlook to the existing properties.
- 7.21. As regards the relationship with the West Down properties, the chalet dwelling would be set off the common boundary by some 6 metres. The separation to the nearest adjoining houses would be approximately 20 metres and the relationship would be side on. The eastern side elevation of the proposed chalet would not contain any first floor windows. The space to the boundary would also allow the intervening vegetation to be retained.
- 7.22. Overall, it is considered that the proposals would not have a detrimental impact on the amenities of neighbouring properties.

#### Drainage and ecology

- 7.23. Among the representations received at the time of the last application were comments that the site had been the subject of surface water flooding in the past and that the proposed development could exacerbate matters.
- 7.24. Although the current application is classified as a minor application which does not trigger a consultation to Surrey County Council as Lead Flood Authority, advice was sought. They have commented that the site is on a natural water flow route and that there needs to be safe access and exit from the site. The LFA had seen photographic evidence of flooding in the road supplied by local residents. This flooding has historically overtopped the footway and has flooded the existing property (extent unknown). The road layout is not to be changed as a result of the development, however, there is a clear natural depression at this location and steps should be taken

to ensure flood resilience to the new dwellings and to manage flows of water about the site.

- 7.25. These comments were relayed back to the Council's drainage consultant. He has advised that he did review the scheme on merit and it was acceptable providing the applicant were to submit a sustainable design on condition. He has re-checked the surface water flood maps and there is no flooding for the 1 in 100 year event (medium SW risk) and so he believes that a refusal would not be justifiable on these grounds. There is a risk for the 1 in 1000 surface water flood event and he is in agreement with the protection measures suggested by the LFA would be appropriate as part of the detailed design which could be secured though the drainage condition he recommends.
- 7.26. Surrey Wildlife Trust is content with the Ecological Appraisal report. Conditions are recommended, to address both issues.

#### Traffic and parking

- 7.27. The proposal would provide four parking spaces within the development together with a garage space, which would be sufficient to meet the standards including those set out under BKH3 of the Bookham Neighbourhood Development Plan.
- 7.28. One of the points raised in the representations relates to the proposed driveway and that it fails to comply with criterion four of policy BKH2 of the BNDP. The criterion in question states: 'in developments where a new access road is to be constructed, it must be capable of allowing service and emergency vehicle access to all buildings, with provision of a footway.'
- 7.29. It is the case that, under long-established Surrey Design Guide standards, up to seven dwellings can be served from a private drive; the current proposal is for one dwelling to be served in such a manner. The access arrangements for this application are similar to others permitted recently in both this locality and in other parts of the District. The key consultees in the consideration of the adequacy of the access arrangements – Surrey Highways and Environmental Services – are both satisfied with the layout.
- 7.30. In paragraph 109 of the NPPF, it is advised that development should only be prevented or refused on highway 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

- 7.31. 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'.
- 7.32. 'Local finance considerations' include 'sums that a relevant Authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL)'.
- 7.33. 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.

7.34. This development is CIL liable and a CIL contribution of £76,001.23 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.

### Conclusions

7.35. When assessed against the policies in the Framework taken as a whole, it is considered that the development would simultaneously achieve the social, economic and environmental dimensions necessary to be considered as sustainable development as defined and sought by the NPPF. The adverse impacts identified above would be limited and would not significantly and demonstrably outweigh the benefits of these proposals when measured against the policies in the NPPF. Noting that the proposal also accords with Development Plan policies. Taking all of these factors into account it is concluded that planning permission should be granted.

## **8. Recommendation**

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

1. Approval of details of the landscaping of the site (hereinafter called the 'reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced and carried out as approved. Plans and particulars of the reserved matters referred to above, shall be submitted in writing to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51(2) 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, location plan, plan numbers 2018.22.10B and 11B and Tree Protection Plan No. TPP/APA/AP/2018/159B 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. No occupation of the development hereby permitted shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected/retained. The boundary treatment shall be completed prior to the first occupation of the development, shall be carried out in accordance with the approved details and thereafter permanently retained as such.

Reason To preserve the visual amenity of the area and protect neighbouring residential amenities in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

4. 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.

5. Before any above ground works commence, details of the hard surfacing to be used within the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall indicate either porous materials or the provision of a direct run-off from the hard surface to a permeable or porous area. All hard surfacing shall be carried out in accordance with the approved details, completed prior to the first occupation of the development hereby permitted and thereafter, permanently retained as such.

Reason: To preserve the visual amenity of the area and 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.

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 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.

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 windows, dormer windows, glazed openings, or roof lights other than those expressly authorised by this permission shall be constructed.

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..

8. The garaging hereby permitted shall be used for the storage of private motor vehicles and incidental domestic storage only.

Reason: To ensure that adequate facilities are provided for the parking of vehicles clear of the highway, in the interests of the free flow of traffic and condition of safety on the highway in accordance with Mole Valley Local Plan policy MOV5.

9. Prior to the first occupation the first floor windows in the south western elevation of the House B dwelling hereby permitted shall be glazed in obscured glass and permanently

retained in that condition thereafter.

Reason To protect the amenities and privacy of adjoining residential properties in accordance with Mole Valley Local Plan policy ENV22.

10. 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.

11. 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.

12. The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Dowlans Road has been constructed in accordance with the approved plans and thereafter shall be kept permanently maintained.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in order to meet the objectives of the NPPF (2019), and to satisfy policies MOV2 and MOV5 of the Mole Valley Local Plan

13. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in order to meet the objectives of the NPPF (2019), and to satisfy policies MOV2 and MOV5 of the Mole Valley Local Plan.

14. The development hereby approved shall not be first occupied unless and until a pedestrian inter-visibility splay measuring 2m by 2m has been provided on each side of the access to Dowlans Road, the depth measured from the back of the footway (or verge) and the widths outwards from the edges of the access. No obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in order to meet the objectives of the NPPF (2019), and to satisfy policies MOV2 and MOV5 of the Mole Valley Local Plan.

15. The recommendations set out within the applicant's Bat Emergence Survey (Ecology Partnership dated 08/08/18) and submitted in support of the application shall be carried out in full before the development is occupied.

Reason: To safeguard the ecological interest of the site in accordance with policy CS15 of the Mole Valley Core Strategy and the National Planning Policy Framework.

### 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 is reminded that the demolition and construction stage of the proposed development may give rise to problems of smoke pollution and/or noise, which will depend on the measures taken to control such potential problems. It is, therefore, strongly recommended that you contact the Council's Environmental Health Department at an early opportunity in order to discuss appropriate measures to be adopted for control of burning, noise and other potential problems for neighbouring residents

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

with no working at any times on Sundays and Bank Holidays.

3. The clearance of vegetation by burning is likely to give rise to problems of smoke nuisance. The applicant is therefore encouraged to remove such green waste from the

site in order that it may be recycled through composting, chipping, waste to energy transfer (alternatively, logging) or other similar processes.

4. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs. Please see:  
[www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs)
5. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.