

Application Number and Registration Date	MO/2019/0270 (Detailed) 27-Feb-2019
Applicant	LABC Partner
Case Officer	Helen Clarke
Amendments /amplifications	Amended by plans received 8th May showing a reduction in the number of roof lights on the front and rear elevations and a reduction in size.
Committee Date	5 June 2019
Ward(s)	Brockham, Betchworth & Buckland
Proposal	Conversion of garage between centre tower and south tower to a 2 bedroom dwelling.
Site Description	Buckland Court Stables, Reigate Road, Buckland, Surrey

RECOMMENDATION: Approve subject to conditions

Summary

This planning application is for the conversion of a garage building that sits within a larger building that was originally the stable building for Buckland Court. This application follows the granting of permission for the conversion of other parts of the building into dwellings.

This scheme proposes to convert part of the ground floor to a living/dining/kitchen area and to have an integral garage space for one vehicle. The upper area would be converted to two bedrooms and a bathroom.

The main issues for consideration are the impact on the Green Belt, the impact on the conservation area and nearby heritage assets, neighbouring properties amenities and highway safety.

The impact on the Green Belt would be negligible as the existing foot print of the building would be used. The scheme has been amended to reduce the number and size of the roof lights, and therefore the impact on the conservation area and heritage assets is acceptable.

Neighbouring properties amenities would not be affected and parking provision and highway safety is considered to comply the Surrey County Council guidance. Therefore planning permission is recommended.

1. Development Plan

1.1. Metropolitan Green Belt, Conservation Area, Site of Archaeological potential

2. Relevant Planning History

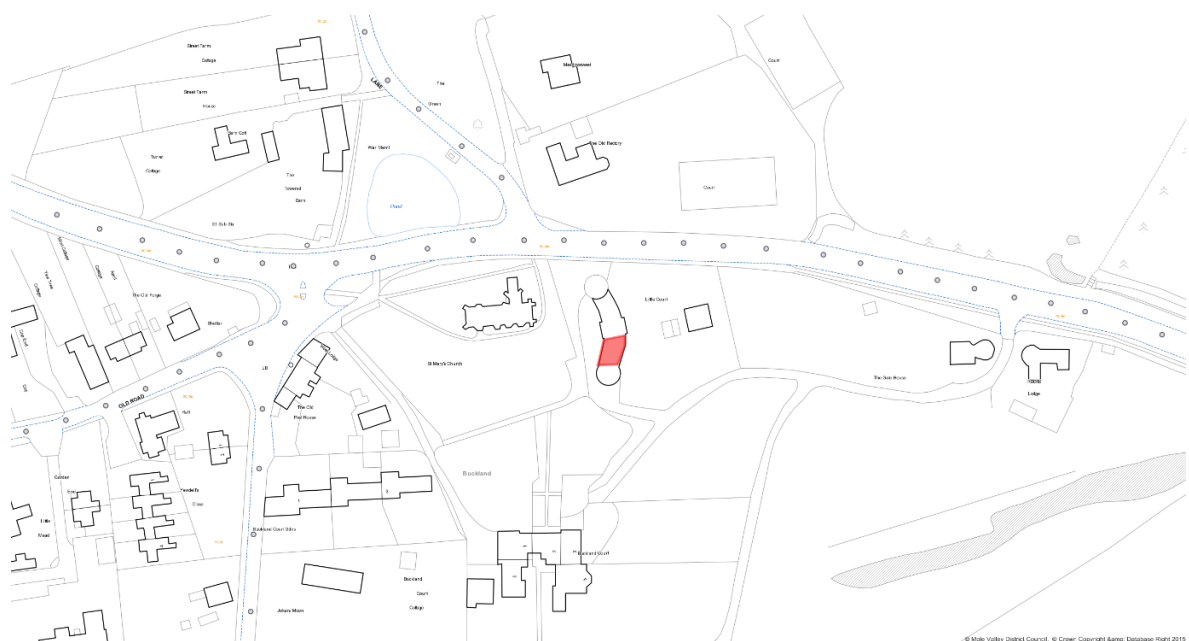
MO/2018/2125	Conversion of garage into residential dwelling	Withdrawn 18 th Jan 2019
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3. Description of Development

3.1. The application site is located on the south side of Reigate Road, Buckland. The site is accessed from a long driveway that leads to Buckland Court Stables and to Buckland Court. The part of the building the subject of this application is the garage which sits between the south tower and the centre tower.

3.2. The history of the site is complex. Buckland Court was originally a single property with the application building the original Coach House stable block. Buckland Court was converted into five apartments in the 1950s each with a part of the coach house to use as a garage. As the garages have been sold off, planning applications have been made to convert the garages into dwellings. The first one to be converted was the south tower which was granted planning permission in 1993 to reinstate the first floor. This had a condition that restricted the use of the building to be incidental to the enjoyment of 1 Buckland Court. This condition was removed in 2010 so that this part of the building could be used as a separate dwelling. The middle tower was then converted under planning application MO/2015/2017. The north tower has been renovated but is not converted at present.

3.3. The current application seeks to convert this garage into a 2 bedroom dwelling with an integral garage for one vehicle.



4. Consultations

- 4.1. SCC Highways: No objections, parking condition recommended (See Condition 8)
- 4.2. *Historic Environment Officer – ‘Whilst not objecting to the principle of the proposed change of use, in its current form the proposed physical alterations will result in this part of this former stable/coach house having a negative impact on the character of the conservation area and the setting of the adjacent listed building, St Mary’s Church (Grade 2).*

My concerns relate primarily to the size and number of roof lights that are proposed for both elevations which, in the roof slope facing the church, will result in a series of large roof lights which will disrupt the character of the roof slope and detract from the appearance of the building. The application building falls clearly within views past the south front of the church and my concern is that the additional roof lights, as proposed, will draw your eye away from the church towards this large area of roof glazing.

I note that the pre-app advice raised concerns over the size and form of the roof lights and that, in relation to the recent approval to change the use of another garage, the previous HEO voiced concerns over the number and size of roof lights. In the case of the latter, the ‘as built’ roof lights appear materially larger than those that were approved. My concern is the cumulative effect of these changes of use will have a serious impact on the character of the building unless the issue of the roof lights is dealt with sensitively.

Because of its conservation area location and proximity to the listed church, the current scheme is considered to result in harm to both these heritage assets, conflicting with local plan policy ENV39. This harm is considered to be less than substantial in NPPF terms (p196), but nevertheless requires clear and convincing justification and should be given considerable importance and weight in the planning balance. It is not clear to me that the public benefits justify the harm and as a result I cannot support this current scheme.’

Following receipt of amended plans the following comments have been made:

‘Further to my initial comments below, the number and size of roof lights on both elevations has been reduced. These changes largely deal with my concerns over the impact the roof lights would have on the appearance of the building and setting of the nearby listed church. I do have some concerns over the design of the Velux ‘conservation’ roof lights that are proposed, as these are poorly detailed in comparison to the C 19th roof lights they are intended to reflect. There are a number of other roof light suppliers (e.g. The Roof light Company, Lumen, Clement Steel Windows) who manufacture more appropriately detailed roof lights and my preference would be for one of these this to be indicated on the drawings at this stage.’

Officer comment: The amended plans do show that the roof lights would be provided by The Roof Light Company

- 4.3. *Surrey Archaeological Officer – ‘Although the proposed development is within an Area of High Archaeological Potential defined around the historic core of Buckland, including St Mary’s 14th century church and Yewdell’s 19th century Sawmill, the proposed conversion will have little if any below ground impact. As such, I have no archaeological concerns.’*
- 4.4. Surrey Wildlife Trust – no comments at time of writing.

- 4.5. Environmental Health – would have no comments on this regards noise or contamination.
- 4.6. Environmental Contracts Manager – no concerns, bins would need to be presented close to access road.

5. Representations

5.1. Three representations were received raising the following summarised concerns:

- No access to any of the land around the site
- Building not connected to main sewer to dispose of foul sewerage
- Proposed door and window on rear elevation obtrusive to the land around the building
- Front windows would overlook private gardens of South Tower
- Roof lights large and not in keeping with building
- Roof materials of slate is not the original
- Parking – one space cannot be acceptable for a property with the potential for four people to live there.
- Precedent set for conversion of garage between north tower and middle tower if this gets approved.
- Congestion of the land in front of building with cars and people
- Noise and disturbance of vehicles

5.2. *Buckland Parish Council advise that if Mole Valley are minded to grant the application:*

- a. Give due weight to the need to safeguard the conservation area setting and respect its adjacency to the listed church to be taken into account as planning conditions are drafted;
- b. Ensure consistent conditions to each of the properties and verify there have not been any breaches of conditions applying to sites within the curtilage of Buckland Court Stables; and
- c. Ask the applicant to review land registry documentation to ensure all relevant landowners have been notified.

Officer comment: The applicant has confirmed they found ownership details from a resident who has also gone through the application process.

6. Main Planning Policies

6.1. Government Guidance

National Planning Policy Framework 2019 (NPPF)
Section 5 – Delivering a sufficient supply of homes
Section 11 – Making effective use of land
Section 12 – Achieving well-designed places
Section 13 – Protecting Green Belt land

6.2. Mole Valley Core Strategy

CS14 – Townscape, Urban Design and the Historic Environment
CS15 – Biodiversity and Geological Conservation
CS19 – Sustainable Construction, Renewable Energy and Energy Conservation
CS20 – Flood Management

6.3. Mole Valley Local Plan

ENV15 – Species Protection
ENV22 – General Development Control Criteria

ENV23 – Respect for Setting
ENV39 – Development in Conservation Areas
ENV43 – Alterations and Additions to Listed Buildings
RUD19 – Re-use and adaptation of rural buildings
MOV2 – The Movement Implications of Development
MOV5 – Parking Standards

7. Main Planning Issues

7.1. The first main issue for consideration is the principle of converting the garage in relation to the Green Belt as follows:

- Whether the proposal would be inappropriate development within the Green Belt for the purposes of the NPPF and Mole Valley Local Plan policy RUD19
- The effect of the proposal on the openness of the Green Belt
- The effect of the proposal on the visual amenities of the Green Belt
- If the development is inappropriate, whether the harm by reason of inappropriateness and any other harm is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development

The other issues for consideration are the impact of the proposal on the character of building and the surrounding conservation area, impact on the adjacent listed building, the impact of the proposal on the amenities of neighbouring properties, including the future occupiers of the site, biodiversity issues, parking and highways issues, Community Infrastructure Levy (CIL), sustainable drainage and sustainable construction.

Principle

7.2. The main thread of the NPPF is the 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 policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed* ; or

(*Such areas include land designed as Green Belts, Local Green Space, an Area of Outstanding Natural Beauty, a National Park or designated heritage assets). This is applicable in this case as the site is in the Green Belt.

ii. any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

7.3. The Council can currently demonstrate 2.17 years of Housing Land Supply. However the 'tilted balance' of paragraph 11 would not be applicable in this case as the site is in the Green Belt.

Green Belt/policy RUD19

- 7.4. Paragraph 144 of the updated NPPF states when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 7.5. Paragraph 146 states that other forms of development including the re-use of buildings provided that the buildings are of permanent and substantial construction, are also not inappropriate development in the Green Belt, provided they preserve its openness and do not conflict with the purposes of including land within it.
- 7.6. Mole Valley Local Plan policy RUD19 has the following criteria for conversions of rural buildings:
 1. the buildings are of permanent and substantial construction and are capable of conversion without major or complete reconstruction;
 2. the proposal does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;
 3. the associated uses of land surrounding the building would not materially harm the character and amenities of the area, and in the case of sites within the Green Belt, conflict with the openness of the Green Belt and the purposes of including land in it;
 4. the proposed form, bulk and general design of the buildings are in keeping with their surroundings;
 5. the conversion does not lead to dispersal of activity on such a scale as to prejudice town and village vitality;
 6. the use can be contained within the building without extension, or external storage, other than such provisions which can be made without any adverse effect on the building, its surroundings or, in the case of sites in the Green Belt, the openness of the Green Belt;
 7. any conversion works will be carried out in a manner appropriate to the character of the building and have no adverse impact on its surroundings;
 8. the amount of traffic likely to be generated by the proposal would not prejudice highway safety or cause significant harm to the environmental character of country roads.
- 7.7. The building is of substantial construction and the proposal does not involve any extensions to the building, and therefore the proposal would not have a materially greater impact on the openness of the Green Belt over the existing use.
- 7.8. The land surrounding the building is in a different ownership, therefore there would be no associated use of the land at this site.
- 7.9. The bulk and form of the building would remain as it currently is. There would be the addition of roof lights on both the front and rear elevations to provide light, ventilation and a means of escape from the upper floor.
- 7.10. The creation of an additional property would not prejudice with the vitality of the Village. It could potentially increase usage of local facilities.

- 7.11. It is considered that the addition of a dwelling would not lead to a significant increase in vehicles accessing the site and highway safety onto Reigate Road would not be prejudiced.
- 7.12. Therefore it is considered that the principle of re-using this existing garage building as a dwelling would not be inappropriate development within the Green Belt in accordance with the NPPF and Mole Valley Local Plan policy RUD19.

Impact on the openness of the Green Belt

- 7.13. The site is part of an enclave on buildings, including the church to the west, Little Court to the east and Buckland Court to the south. There are a number of trees surrounding the site. As the footprint of the building is already there and there would be no increase in height of the building, it is considered that the conversion would not be harmful to the openness of the Green Belt, in accordance with the NPPF.

Impact on the visual amenities of the Green Belt

- 7.14. The existing building is finished in a mix of materials including brick, render and painted brick. The proposal would alter the appearance of the building in that there would be sets of French doors rather than garage doors. The finish of the building would be rendered and painted dark grey to match the south tower. It is considered that the changes to the building would not harm the visual amenities of the Green Belt in line with the NPPF.

Impact on the character and appearance of the Conservation Area

- 7.15. Policy ENV39 relates to development within Conservation Areas. This policy states that development should preserve or enhance the character and appearance of the conservation area.
- 7.16. The Coach House is located within the Buckland Conservation Area, adjacent to a Grade II listed church. The stable building is not considered to be curtilage listed due to the subdivision of the site, and the multiple changes in ownership of the main house.
- 7.17. The Historic Environment Officer had concerns over the physical changes to the roof, namely the addition of three large roof lights on the front elevation and a further three roof lights on the rear elevation. Following these comments the scheme has been amended to show a reduction in the number and size of the roof lights on both elevations. The drawings have also been amended to show that the finished quality of the roof lights would be conservation style roof lights and would have narrower frames and glazing bars.
- 7.18. It is considered that the proposal has addressed the concerns of the Historic Environment Officer and therefore it is considered that the proposal would comply with policy ENV39 of the Mole Valley Local Plan.

The impact upon the neighbouring listed building

- 7.19. 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);

- 7.20. Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 provides that in considering whether to grant permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. As a consequence the desirability of preservation must be given considerable importance and weight in the decision making process.
- 7.21. Paragraph 190 of the NPPF states “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal”.
- 7.22. Paragraph 193 of the NPPF states “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”.
- 7.23. Paragraph 196 of the NPPF states “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.
- 7.24. In this case the Heritage Asset is the adjacent Grade II listed St Mary’s Church.
- 7.25. The local authority Historic Environment Officer indicated that the proposal would cause *less than substantial harm* to the setting of St Mary’s Church now that the application has been amended to reduce the number of roof lights and the size of the roof lights.
- 7.26. Where a development proposal will lead to *less than substantial harm* to the significance of a designated heritage asset, the NPPF indicates that this harm should be weighed against the public benefits of the proposal
- 7.27. The scheme would provide the following benefits:
- Provide a small two bedroom dwelling in a rural village that is particularly sought by the Development Plan
 - re-use of previously developed land
- 7.28. The above listed public benefits which would be provided by the proposal, in particular the creation of a much needed dwelling in the District, are considered to outweigh the harm that the proposal would cause. Mole Valley’s Historic Environment Officer raises no heritage objection to the development (full comments above in para 4.2). The proposal therefore complies with policy ENV43 and the advice contained within the Framework (Section 16).

Impact on the amenities of neighbouring properties

- 7.29. The building would have three main neighbours. South tower and the middle tower attached and Little Court, a two storey detached dwelling that is located 20 metres to the east.
- 7.30. The proposed front French doors would overlook the area in front of the garage building. However the grassed area in front has been fenced off to the lower vehicular

area and if this is used as a garden by the occupants of South Tower it would be screened sufficiently by the fencing.

- 7.31. At the rear there are currently two small windows that sit 2.4 metres above the ground level and can be seen from Little Courts Garden. These would be blocked up and the proposed ground floor window on the rear elevation would be obscurely glazed. It would also be screened from view by the fencing that Little Court has erected. The rear roof lights would be positioned 1.7 metres above the finished floor level as shown on the accompanying section plan. This would restrict any overlooking towards Little Court.
- 7.32. The middle tower conversion has one small window close to where the first set of French doors would be. This window serves the hallway and would not be significantly overlooked by the proposal.
- 7.33. Criteria 7 of policy ENV22 advises that development is required to provide a satisfactory environment for the occupiers of the new development. Although small, the building would provide a 76m² property with an integral garage space. Mole Valley does not have space standards, however, the Nationally Described Space Standards advises a minimum floor space for a two bedroom property with two storeys would be 70-79m². Therefore the space provided would meet with these requirements.
- 7.34. Although there is no immediate amenity space that comes with the property as the land around the building is in separate ownership, it is considered that the building is close to public open space, including the Buckland Village Green on the opposite side of Reigate Road. There are no specific policies relating to the amount of amenity space that should be provided and in most cases some garden area is provided. However, there are also examples of developments with no amenity space, usually flats within more urban areas, and it is considered that in this case it would be acceptable to permit the scheme with no amenity space as there is plenty of open space close to the site.
- 7.35. The proposal is considered not to have a detrimental impact on the amenities of the neighbouring properties and would comply with the criteria of policy ENV22 of the Mole Valley Local Plan.

Biodiversity/ecology

- 7.36. Due to the location of the site and its age and state of repair, a bat survey has been submitted as part of the application. Bats are a European Protected Species (EPS) covered by Schedule 2 of the Conservation of Habitats and Species Regulations 2017 and are also protected under the Wildlife and Countryside Act (as amended) 1981.
- 7.37. The survey shows that the site is suitable for a bat roost although emergence surveys found no evidence of bats using the building.
- 7.38. Mitigation measures would include the need to apply for a licence from Natural England and providing a bat box to re-house bats if there were any disturbed by the work. The roof would also need to be constructed to take into account potential future use by bats.
- 7.39. Surrey Wildlife Trust has not commented on the submitted documents. Subject to a response from them, to be updated on the addendum, the proposal is considered to comply with policy ENV15 of the Local Plan and policy CS15 of the Core Strategy.

Parking/highways

- 7.40. The NPPF at paragraph 109 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.
- 7.41. The Surrey County Council Vehicle Parking Guidance states that for a 1 bedroom property in a rural area that 1.5 spaces are required. Only one integral garage space has been provided. This is a maximum standard and therefore less parking can be provided. Ideally in a rural location two spaces would be provided. However, the land around the building is in separate ownership and therefore it is not possible to provide a second space. There is a bus route along Reigate and there are limited parking restrictions on some surrounding roads, which could be used for visitors to the site. Where it is clear that there is no alternative/additional parking available on a site, it is considered that the eventual occupier would be aware of this and would have to adhere to the restrictive parking situation. Therefore, although there would be nowhere to park a second vehicle on the site, no additional highway safety issues would arise from occasional on-street parking by visitors in nearby roads.
- 7.42. The Highways Authority has assessed the application and is satisfied that the addition of a dwelling using the same access drive as Buckland Court and the other properties would not prejudice highway safety on to Reigate Road. A condition requiring the parking to be provided before occupation has been recommended and is condition number 8. The proposal is considered to comply with the NPPF paragraph 109 and policies MOV2 and MOV5 of the Mole Valley Local Plan.

Community Infrastructure Levy (CIL)

- 7.43. 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 defence and mitigation works
 - Waste collection and recycling facilities

This development is CIL liable and a CIL contribution of £12,230.77 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.

Sustainable drainage

- 7.44. The proposal would need to consider the discharge of surface water from the roof of the development in order to comply with policy CS20. It should be noted that no greater discharge will occur over and above the existing since the roof is not being altered. No drainage information has been submitted with the application. This can be controlled by condition number 6.

Sustainable construction

- 7.45. The proposal falls within the remit of Policy CS19 of the Mole Valley Core Strategy. The proposed development would, therefore, need to meet the requirements of this policy. Compliance with these aspects of policy CS19 can be satisfactorily controlled through the imposition of a suitable planning condition, number 7.

Conclusion

- 7.46. The principle of the proposed conversion of a rural building of substantial construction is acceptable and would add one additional dwelling to the District's housing stock. The proposal would not be inappropriate development within the Green Belt and would not harm the openness and visual amenity of the Green Belt. The alterations to the fabric of the building would not harm the appearance of the building in relation to the conservation area. Less than substantial harm would be caused to the listed church with the public benefits outweighing this harm. The amenities of the neighbouring properties would not be adversely affected. The future occupier's amenities have been considered and although a small dwelling with no garden area, there is sufficient outdoor space nearby. Parking would be provided with one space on site, with any visitor parking accommodated nearby and the issue of an additional car using the existing access would not cause a highway safety concern.
- 7.47. It is considered that the proposal would comply with the criteria of the NPPF, Mole Valley Local Plan policies ENV15, ENV22, EN23, ENV39, ENV43, RUD19, MOV2 and MOV5 and policies CS14, CS15, CS19 and CS20 of the Core Strategy.
- 7.48. Planning permission is recommend in line with the above policies and subject to conditions.

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 PL/752, PL/753 Rev B, PL/754 Rev A, the site location plan and the block plan 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. Prior to any above ground works commencing, details of all external joinery shall be submitted to and approved in writing by the Local Planning Authority including materials, method of opening and large scale drawings showing sections through mullions, transoms and glazing bars. Windows and door openings should have a reveal to be agreed. The development shall thereafter be implemented in accordance with the approved details.

Reason To ensure that the development is in keeping with the character of the locality in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

5. The recommendations set out within the applicant's ecological survey (Verdant Ecology June 2018) 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 Mole Valley Local Plan policy ENV15 in accordance with policy CS15 of the Mole Valley Core Strategy and the National Planning Policy Framework.

6. 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.

7. 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.

8. 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 a vehicle to be parked. Thereafter the parking area shall be retained and maintained for its designated purpose.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with the National Planning Policy Framework, and policy MOV5 of the Mole Valley Local Plan.

9. 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 and to restrict the enlargement of dwellings in this rural area in accordance with Mole Valley Local Plan policy RUD19.

10. 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 [Mole Valley Local Plan policy RUD19 and policy CS14 of the Mole Valley Core Strategy.

11. No part of the garage hereby permitted shall be used for habitable accommodation.

Reason: To prevent the garage being converted into living accommodation in conflict with Mole Valley Local Plan policy RUD9.

Informatives

1. Bats are protected under the Wildlife & Countryside Act 1981 and subsequent legislation and it is an offence to deliberately or recklessly disturb them or damage their roosts. (Potential habitats) Trees should be inspected before any works commence and if the presence of bats is suspected advice will need to be sought from the Natural England on 0300 060 3900. Further advice on bats is available from The Bat Conservation Trust on 0345 1300 228.
2. 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.

3. 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
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.