

139 Holmwood Road, Cheam, Surrey, SM2 7JS (18/00998/FUL)

Subdivision of existing property and erection of new build 4 bedroom dwelling

Ward:	Nonsuch Ward;
Contact Officer:	Tom Bagshaw

1 Plans and Representations

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to this application via the Council's website, which is provided by way of background information to the report. Please note that the link is current at the time of publication, and will not be updated.

Link: <http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PGA6TZGYL5600>

2 Summary

- 2.1 Subdivision of existing site and erection of new build 4 bedroom dwelling house including subterranean development of a basement and a small front facing balcony. The proposed development would have direct access onto Holmwood Road. The properties amenity space would be located at the front of the property and a light well at the rear of the property would provide daylight/sunlight to the bedrooms in the basement.
- 2.2 The site is bounded by a railway line to the north west, 137 Holmwood Road to the south west, 139 Holmwood road to the south east and public highway (Holmwood Road) to the north east.

3 Site description

- 3.1 The application property occupies the North West side of Holmwood Road. The site is located within a built up area.
- 3.2 The proposed site is a plot of land located at the rear of the garden of No. 139 Holmwood Road and is at the north western side of the existing property.
- 3.3 The principal elevation of the property would be north eastern facing and would open up onto Holmwood Road the site is situated adjacent to a row of 16 privately owned garages.
- 3.4 The character of the site is that it is a detached house in an area with a mixed composition between detached properties and terrace properties. The existing property is not listed nor is it located within a conservation area.

4 Proposal

- 4.1 Erection of a 4 bedroom dwelling with 1 associated car parking space, amenity space to the front and subterranean development of a basement
- 4.2 The proposed dwelling would be a maximum of 5.7 metres in height at mezzanine level and 4.8 metres in height at single storey height, 12 metres in width, and between 5.2 and 8.6 metres in maximum depth
- 4.3 Associated amenity space would be located at the front of the property.
- 4.4 The existing two metre fence would remain in place with an access for occupants and vehicles to enter the property. The current boundary is screened by dense vegetation.
- 4.5 The dwelling would be of a contemporary design it would have a dual-pitched roof and would be built out of facing brickwork.
- 4.6 The property would have large contemporary windows that open on to the amenity space.
- 4.7 The properties amenity space is located at the front of the proposed property, and would be set behind a 2 metre high fence.
- 4.8 3 of the properties 4 bedrooms would be located in the basement and would be served by a large light well.

5 Comments from third parties

- 5.1 The application was advertised by means of letters of notification to 15 neighbouring properties. To date (22.02.2019) 28 letters of objection have been received regarding:
 - Parking
 - Overdevelopment
 - Amenity space
 - Out of character
 - Issues with basement
 - Disruption during development
 - Proximity to boundary
 - Overshadowing
 - Privacy
 - Access to garages
 - Emergency access
 - Proximity to railway line

6 Consultations

- 6.1 Surrey County Council Highways: No objections – recommended conditions.

6.2 National Rail – no comments received at time of completing this report.

7 Relevant planning history

Application number	Decision date	Application detail	Decision
18/01117/FLH	31.12.2018	Erection of a single storey side extension, first floor rear extension and hip to gable roof conversion with rear dormer.	Permit
11/00011/FLH	25.05.2011	Erection of detached rear garage accessed off Holmwood Close	Permit

The approved plans for application 18/01117/FLH (Erection of a single storey side extension, first floor rear extension and hip to gable roof conversion with rear dormer) relates to the existing property and not the proposed dwelling. The extensions would be a minimum of 25 metres from the boundary of the proposed new dwelling.

8 Planning Policy

National Planning Policy Framework (NPPF) 2018

Householder Design Guidance 2004

Local Development Framework – Core Strategy 2007

Policy CS01 - General Policy

Policy CS05 - Built Environment

Policy CS06 - Sustainable Development

Policy CS07 - Housing Provision

Policy CS08 - Housing Location

Policy CS16 - Highways

Development Management Policies Document – 2015

Policy DM9 - Townscape Character and Local Distinctiveness

Policy DM10 - Design Requirements for New Developments

Policy DM11 - Housing Density

Policy DM12 - Housing Standards

Policy DM 37 - Parking Standards

9 Planning considerations

- 9.1 The Development Plan sets out that high quality development will be expected, which respects, takes advantage of, and enhances the positive elements and distinctive features of the borough. The main issues to consider when making an assessment of the application are the impacts of the proposals upon the character and appearance of the site and surrounding area.
- 9.2 The main issues for consideration in relation to this application are as follows:
- Principle
 - Design and Character
 - Flood risk
 - Landscaping
 - Quality of Accommodation
 - Impact on Amenity
 - Transport
 - Refuse
 - Sustainability
 - Community Infrastructure Levy

10 Principle

- 10.1 Local Plan policies DM10 and DM13 set out that in-fill dwellings must provide adequate space separation, and maintain the character and appearance of the area, including landscaping, density and layout.
- 10.2 Policy DM11 states that in principle proposals for new housing that make the most efficient use of development sites located within the Borough's existing urban area are supported and that housing proposals must demonstrate how the density of development would contribute towards maintaining and enhancing the visual character and appearance of the wider townscape and not lead to a net loss of biodiversity.
- 10.3 The redevelopment of this site for an additional dwelling is therefore appropriate in principle, subject to compliance with other relevant Development Plan policies.

11 Design and Character

- 11.1 The NPPF promotes attractive environments by creating well-designed buildings in terms of appropriate massing, bulk, materials and details, and in doing so, raising the profile of the borough in a positive way.
- 11.2 Paragraph 3.7.5 of the Core Strategy states that new development should enhance and complement local character, and be capable of integrating well into existing neighbourhoods. Paragraph 3.7.6 goes on to state that The Council will expect developments to be of a high quality, creating a safe environment which enhances the public realm and which positively contributes to the townscape.
- 11.3 DM10 (Design Requirements for New Developments) identifies the most essential elements which contribute toward the character and local distinctiveness of a street or an area which should be respected, maintained or enhanced, and includes the following:
- Prevailing development typology, including house type, sizes, and occupancy;
 - Prevailing density of the surrounding area;
 - Scale, layout, height, form, massing;
 - Plot width and format which includes spaces between buildings;
 - Building line build up, set back, and front boundary; and
 - Typical details and key features such as roof forms, window format, building materials and design detailing of elevations, existence of grass verges etc.
- 11.4 The immediate and wider area is characterised by detached and semi-detached houses, the new detached dwelling would be a standalone property which in principle would be in keeping with house typology of the surrounding properties.
- 11.5 The proposed dwelling would be a maximum of 5.7 metres in height. It would be set behind the front boundary enclosure that is approximately 2 metres in height which is the same as the existing boundary treatment and in unison with the 2.9 to 6.2 metre set back of the property from the front boundary it would not have a significant visual impact upon the design of the streetscene.

- 11.6 The property would be of a contemporary design with a mezzanine floor including a balcony, subterranean development and a dual pitched roof at two different heights. The property would not be strictly in character with the design of the immediate surrounding area which are examples of early post war architecture. However, due to the mixed typology and design of the surrounding properties it is not considered that the erection of a high standard contemporary property in this location would result in any unacceptable impacts to the character of the area. Furthermore, towards the north eastern end of Holmwood road there are three new build detached properties and as such, there is considered to be a precedent for the varying types of architecture.
- 11.7 It is considered that the standard of material would be key to achieving a high standard of design and as such details of the materials would be required as a condition to be discharged (See Condition 3).

Design Conclusion

- 11.8 To conclude, the design of the property varies significantly from that of the neighbouring architectural styles. However, it would be of a good standard of design and materials would be requested as sample to ensure that the finishes of the property are to a high standard. It would not be of an unacceptable scale or massing and would be set behind screening that is already in place. Therefore the proposed property would not be unacceptable in terms of design.
- 11.9 So as to ensure the design is maintained it is proposed to restrict the permitted development as set out in proposed conditions 8 and 9.

12 Landscaping and biodiversity

- 12.1 The proposal includes details of hard landscaping at the front of the property otherwise there are no details of landscaping layout. Details of soft and hard landscaping would be required via a condition to be discharged should the application be approved. This condition will be discharged in co-operation with Epsom and Ewell's ecology officer to ensure that new plant species are of a high ecological value.
- 12.2 The proposal includes bird and bat boxes. This would be secured by condition to ensure a high ecological value, the condition will include the requirement for swift bricks (Condition 18).

13 Quality of Accommodation

- 13.1 The Nationally Described Space Standards, introduced by DCLG in March 2015, sets clear internal minimum space standards for bedrooms within new dwellings of 7.5 m² for single bedroom and 11.5 m² for a double bedroom. All new units should be designed in accordance with the National Space Standards.

- 13.2 The application proposes a unit with 3 storeys of habitable floorspace and four bedrooms. The proposed internal floor space for a three storey 4 bedroom unit should be a minimum of 130 metres squared.

13.3

	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4 (Loft Room)	Total	Private Amenity Space
Proposed Dwelling	14.9 m2	12.8 m2	10.1 m2	12.25 m2	Approximately 140 m2	>approximately 76m2

- 13.4 The proposed property meets the minimum internal floor space standards as set out in the National Space Standards. Therefore the quality of accommodation would be acceptable in this regard.
- 13.5 The private amenity space required for a family size unit is 70 square metres. The proposed external amenity space would exceed the minimum square footage of external amenity space as shown in the table above and would therefore result in an acceptable quality of accommodation in this regard.
- 13.6 The three basement rooms would be served by an external light well. The light well is located to the south east of the property and would be served by a good level of natural sunlight.

14 Impact on Amenity

- 14.1 Policy CS05 of the Core Strategy and Development Management Policy DM10 seeks to safeguard residential amenities in terms of privacy, outlook, sunlight/daylight, avoidance of visual intrusion and noise and disturbances.
- 14.2 The main dwellings to consider in an assessment of the impacts upon neighbouring amenity are the neighbouring properties at No. 139 Holmwood Road (Original dwelling) and No. 137 Holmwood Road to the south east.
- 14.3 The proposed property would be located at the rear of No. 139 Holmwood Road. It would be located adjacent to an existing garage and the two storey element of the property would be set approximately 11 metres from the boundary of No. 139 Holmwood Road. The proposed dwelling would not be considered to result in any unacceptable impacts upon the neighbouring amenity of No. 139 Holmwood Road in terms of overbearing, overshadowing or daylighting/sunlighting.

- 14.4 The proposed dwelling would be 3.2 to 4.4 metres to the eaves and would be set 1.8 metres from the boundary of No. 137 Holmwood Road. The proposed property would be located towards the rear of the garden of No. 137 Holmwood Road. The property would not be located adjacent to a large portion of the garden and would not be located to the north western side of the property. As such, its height massing and location would not be considered to result in any unacceptable impacts upon No. 137 Holmwood Road.
- 14.5 The proposed property would not include any side or rear facing windows above ground floor level and as such would not be considered to result in any unacceptable overlooking impacts
- 14.6 The proposed include a front balcony that would be able to see the garden of No. 139 Holmwood Road, however screening will be required as a condition to be discharged (Condition 11)

15 Transport

- 15.1 The proposed site plan clearly shows that one car parking space is proposed with the additional dwelling. 2 parking spaces would be required for a family sized dwelling and as such this does not conform with council policy. It is however considered that the proposed dwelling could accommodate the necessary 2 parking spaces as such, details of hard landscaping would be required as a condition and shall be discharged in accordance with council parking standards.
- 15.2 Bicycle storage would be located at the rear of the property behind the car parking spaces. The proposal include 4 bicycle parking spaces. These should be located within secure bicycle stores. Details of the design and appearance of a dedicated bicycle store have been provided by the applicant and are acceptable.
- 15.3 The Highway Authority has no objection to the development.
- 15.4 It is therefore concluded that there would be no conflict with Policy DM37, which requires developments to demonstrate an appropriate level of off-street parking to avoid an unacceptable impact on on-street parking and local traffic conditions.
- 15.5 Neighbouring consultation revealed some concerns regarding parking during construction and access to the garages in front of the property. To ensure that no significant restriction of access to the garages is caused by the proposal, a construction management plan will be required as a condition which will be discharged in consultation with Surrey County Council highways department (Condition 5).

16 Refuse and recycling

- 16.1 The application has proposed to locate the refuse and recycling bins in bin stores at the front of the property. This would be considered to be acceptable as it would mitigate any increase in street clutter. The proposal include details of refuse storage containers in *Drawing No. 1017*

17 Sustainability

- 17.1 Core Strategy Policy CS6 requires proposals to demonstrate how sustainable construction and design can be incorporated to improve the energy efficiency of development.
- 17.2 An appropriate planning condition is recommended to secure their inclusion should the application be recommended for approval (Condition 12).

18 Community Infrastructure Levy

- 18.1 The proposed scheme is CIL liable.

19 Conclusion

- 19.1 The surrounding area is of a mixed building typology, as such the proposed property although of a different building style would not be considered to compromise the character of the surrounding area. This in unison with the height, massing and front boundary treatment of the property would not be considered to stand out within the streetscene.

The massing and location of the property would not be considered to result in any unacceptable impacts upon neighbouring amenity as the building would not exceed 4.4 metres to the eaves and has a separation distance of approximately 1.8 metres from the nearest residential property.

The proposed property would provide 1 car parking space when two are required, the site would be able to accommodate two car parking spaces. The applicant has agreed to an appropriate planning condition requiring details of two car parking spaces to be discharged prior to occupation of the development (Condition 16).

Concerns have been raised regarding the impacts upon access to the garages during construction. To mitigate this a construction managements plan will be required prior to commencement of the development to limit its impacts in this regard (See Condition 5)

20 Recommendation

- 20.1 Application Permitted Subject to Conditions

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 in accordance with the following approved plans:

**SM2 7JS Drawing No. 1001 – Proposed Site Plan
SM2 7JS Drawing No. 1002 – Proposed Site Ground Plan
SM2 7JS Drawing No. 1003 – Proposed Site Section
SM2 7JS Drawing No. 1004 – Proposed Ground Floor Block Plan
SM2 7JS Drawing No. 1005 – Proposed Ground Floor Block Plan
SM2 7JS Drawing No. 1006 – Proposed Basement Floor Plan
SM2 7JS Drawing No. 1007 – Proposed Ground Floor Plan
SM2 7JS Drawing No. 1008 – Proposed Mezzanine Floor Plan
SM2 7JS Drawing No. 1009 – Proposed Roof Plan
SM2 7JS Drawing No. 1010 – Proposed Section AA
SM2 7JS Drawing No. 1011 – Proposed Section BB
SM2 7JS Drawing No. 1012 – Proposed Section CC
SM2 7JS Drawing No. 1013 – Proposed Front Elevation
SM2 7JS Drawing No. 1014 – Proposed Rear Elevation
SM2 7JS Drawing No. 1015 – Proposed 01 Side Elevation
SM2 7JS Drawing No. 1016 – Proposed 02 Side Elevation
SM2 7JS Drawing No. 1017 – Proposed Details
SM2 7JS Drawing No. 1018 – Proposed 3D Axo 01
SM2 7JS Drawing No. 1019 – Proposed 3D Axo 02
SM2 7JS Drawing No. 1020 – Proposed Visual**

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans to comply with Policy CS5 of the Core Strategy (2007).

- (3) Prior to the occupation of the development, details and samples of the external materials to be used for the development shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 2015.

- (4) No part of the development shall be first occupied until the proposed vehicular access has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason & Policy: The above condition is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2018 and DM 35 Transport and New Development of the Epsom and Ewell Borough Council Development Management Policies Document September 2015.

- (5) No development shall commence until a Construction Transport Management Plan has been submitted to and approved in writing by the Local planning Authority. The plan must include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) provision of boundary hoarding behind any visibility zones
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason & Policy: The above condition is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2018 and DM 35 Transport and New Development of the Epsom and Ewell Borough Council Development Management Policies Document September 2015.

- (6) Before any of the operations hereby approved are started on site, a pedestrian inter-visibility splay of 2m by 2m shall be provided on the east side of the access, the depth measured from the back of the footway (or verge) and the widths outwards from the edges of the access. No fence, wall or other 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, and to accord with the National Planning Policy Framework 2018 and DM 35 Transport and New Development of the Epsom and Ewell Borough Council Development Management Policies Document September 2015.

- (7) The garage or car parking accommodation shown upon the approved drawings shall be provided with a hard bound dust free

surface, adequately drained before the development to which it relates is occupied and thereafter it shall be kept free from obstruction at all times for use by the occupier of the development and shall not thereafter be used for any purposes other than the parking of vehicles for the occupiers of the development and visitors to it.

Reason: To protect the amenities and privacy of the adjoining residential properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Development Management Policies Document Adopted October 2015.

- (8) Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses or buildings shall be erected within the curtilage.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Development Management Policies Document Adopted October 2015.

- (9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting this Order) no windows or other openings (other than those hereby approved) shall be formed in the side walls of the building hereby approved without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities and privacy of the occupiers of the adjoining residential properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Development Management Policies Document Adopted October 2015.

- (10) Before any occupation of the development hereby permitted, window/s on the side and rear elevations, shall be constructed so that no part of the framework less than 1.7m above finished floor level shall be openable. Any part below that level shall be fitted with, and retained in, obscure glazing of a patterned type only which shall thereafter be retained as such. Obscure glazed windows should be obscured to minimum of level 3 of the Pilkington Scale. The use of any type of film or material affixed to clear glass is not acceptable for the purposes of this Condition.

Reason: To protect the amenities and privacy of the occupiers of the adjoining residential properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Development Management Policies Document Adopted October 2015.

- (11) Unless otherwise agreed in writing by the Local Planning Authority, the balcony/terrace(s) hereby approved shall not be used for amenity purposes until a privacy screen has been affixed around the entirety of the [east, west] side(s) of the balcony/terrace to a height of 1.7m as measured from the floor level of the balcony/terrace. Aside from essential fixings, the screen(s) shall be constructed entirely of, and retained in, obscured glazing to a minimum of level 3 on the standard scale. Any film used to achieve the requisite obscurity level shall be non-perishable and tamper-proof, and must be replaced in the event that it ceases to result in obscurity to level 3.**

Reason: To protect the amenities and privacy of the occupiers of the adjoining residential properties in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Development Management Policies Document Adopted October 2015.

- (12) The residential unit hereby approved shall not be occupied until they have achieved a water efficiency standard using not more than 110 litres per person per day maximum indoor water consumption.**

Reason: To ensure that the development is sustainable and makes efficient use of water to comply with Policy DM12 of the Development Management Policies (2015).

- (13) No development shall take place until details of the implementation, adoption, maintenance and management of a sustainable drainage system have been submitted to and approved in writing by the local planning authority. The system shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include a timetable for its implementation, and a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable drainage system throughout its lifetime.**

Reason: These details are required prior to commencement of development because the details would affect the subsequent design of other elements of the scheme and must be agreed at the outset and to prevent the increased risk of flooding in accordance

with Policy CS6 (Sustainable Development) of the LDF Development Management Policies Document Adopted October 2015.

- (14) The proposed development should not be commenced until the applicant has submitted an FRA which demonstrates that finished floor levels will be set 300mm above the 1% AEP plus 35% climate change flood level or alternative flood mitigation measures that have been submitted and agreed in writing by the Local Authority in consultation with the Environment Agency.**

Reason: To reduce the impact of flooding both to and from the proposed development and third parties in accordance with Policy CS6 of the Epsom and Ewell Core Strategy (2007).

- (15) The development shall not be occupied until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, including the treatment of boundaries and means of enclosure. Such scheme shall include the location of all existing trees and hedgerows on the site and details of those to be retained. The approved scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the buildings hereby approved.**

Reason: In the interests of visual amenity and also that the Local Planning Authority shall be satisfied as to the details of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Development Management Policies Document Adopted October 2015.

- (16) No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for a minimum of 2 cars to be parked. The parking areas shall be used and retained exclusively for its designated use.**

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the provisions of Policy CS16 of the Core Strategy 2007

- (17) All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following occupation of the buildings or completion of the development, whichever is the sooner; any trees or plants which, within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.**

Reason: To ensure that these works are properly implemented and maintained and in the interest of visual amenity in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the LDF Development Management Policies Document Adopted October 2015.

- (18) **Bat, swift bricks and bird boxes are to be installed on the dwelling, to enhance the biodiversity interest of the site. The boxes shall be installed prior to the occupation of the development hereby approved and thereafter maintained.**

Reason: To enhance biodiversity and nature habitats in accordance with Policy CS3 of the Core Strategy (2007) and Policy DM4 of the Development Management Policies 2015

Informatives:

- (1) **In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.**
- (2) **Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.**
- (3) **You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation.**

For further information and advice, please contact - Environmental Health Department Pollution Section.

- (4) The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:**
- carry out work to an existing party wall;**
 - build on the boundary with a neighbouring property;**
 - in some circumstances, carry out groundwork's within 6 metres of an adjoining building.**

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "The Party Walls etc. Act 1996 - Explanatory Booklet".

- (5) 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. www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs**
- (6) The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from un-cleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).**
- (7) Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage**
- (8) The applicant 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 guard rails, 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.**