

# Public Document Pack

Simon Young, Solicitor  
Head of Legal and Democratic Services



## PLANNING COMMITTEE

Thursday 16 June 2016 at 7.30 pm

Council Chamber - Epsom Town Hall

The members listed below are summoned to attend the Planning Committee meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

Councillor Humphrey Reynolds (Chairman)  
Councillor Mike Teasdale (Vice-Chairman)  
Councillor Michael Arthur  
Councillor John Beckett  
Councillor Neil Dallen  
Councillor Jan Mason  
Councillor Tina Mountain

Councillor Peter O'Donovan  
Councillor Martin Olney  
Councillor David Reeve  
Councillor Vince Romagnuolo  
Councillor Clive Smitheram  
Councillor David Wood

Yours sincerely

A handwritten signature in black ink, appearing to read 'S Young'.

Head of Legal and Democratic Services

For further information, please contact Sandra Dessent. 01372 732121 or  
sdessent@epsom-ewell.gov.uk

### AGENDA

#### 1. DECLARATIONS OF INTEREST

Members are asked to declare the existence and nature of any Disclosable Pecuniary Interests in respect of any item of business to be considered at the meeting.

#### 2. MINUTES OF THE PREVIOUS MEETING (Pages 3 - 6)

The Committee is asked to confirm as a true record the Minutes of the Meeting of the Committee held on the 12 May 2016 (attached) and authorise the Chairman to sign them.

**3. PLANNING APPLICATION 15/01532/FUL - ASHLEY HOUSE, ASHLEY ROAD, EPSOM KT18 5AZF (Pages 7 - 20)**

Conversion and extension of existing office building with additional floor of accommodation above the southern wing and the erection of a new single storey extension on the northern elevation to provide 8x2 bed and 4x1 bed residential flats together with a revised parking layout and external amenity space (as amended).

**4. PLANNING APPLICATION 15/01533/LBA - ASHLEY HOUSE, ASHLEY ROAD, EPSOM KT18 5AZF (Pages 21 - 30)**

This application is a Listed Building Application and accompanies the associated major application 15/01532/FUL

**5. PLANNING APPLICATION 15/01323/FUL - BERRIDALE, 15 COLLEGE ROAD, EPSOM KT17 4HD (Pages 31 - 48)**

Demolition of existing detached building and erection of 10 new dwellings, vehicular and pedestrian access, parking and secure cycle storage and landscaping. (Amended drawings received 12 May 2016).

**6. PLANNING APPLICATION 16/00102/FLH - 22B HIGHRIDGE COURT, HIGHRIDGE CLOSE, EPSOM KT18 5HF (Pages 49 - 54)**

Erection of a single-storey rear extension

**7. PLANNING APPLICATION 16/00114/FLH - 22C HIGHRIDGE COURT, HIGHRIDGE CLOSE, EPSOM KT18 5HF (Pages 55 - 60)**

Erection of single-storey rear extension

**8. PLANNING APPLICATION 16/00103/FLH - 22D HIGHRIDGE COURT, HIGHRIDGE CLOSE, EPSOM KT18 5HF (Pages 61 - 66)**

Erection of single-storey rear extension

**9. PLANNING APPLICATION 15/01839/FUL - THE COMRADES CLUB, THE PARADE, EPSOM KT18 5BT (Pages 67 - 88)**

Demolition of existing Comrades Club facility and erection of new four-storey building comprising a 57-bed hotel (Use Class C1) with ancillary restaurant/bar and new Comrades Club facilities. (Amended drawings received 26 May 2016).

**10. SITE VISITS (Pages 89 - 90)**

Members are asked to put forward any applications which it is considered warrant a site visit.

**Minutes of the Meeting of the PLANNING COMMITTEE held on 12 May 2016**

---

**PRESENT -**

Councillor Humphrey Reynolds (Chairman); Councillor Michael Arthur (Vice-Chairman); Councillors Neil Dallen, Robert Foote, Jan Mason, Tina Mountain, Peter O'Donovan, Martin Olney, David Reeve (As nominated substitute for Councillor John Beckett), Vince Romagnuolo, Clive Smitheram, Mike Teasdale and David Wood

Absent: Councillor John Beckett

Officers present: Adele Castle (Planning Development Manager), Samantha Dixon (Planning Officer), Danny Surowiak (Principal Solicitor), Jeremy Young (Tree Officer Place Development) and Sandra Dessent (Democratic Services Officer)

**58 DECLARATIONS OF INTEREST**

No formal declarations of interest were made by Members in relation to the applications being considered at the meeting. However, in the interests of openness and transparency, any connections with the applications that were discussed are recorded under the relevant item.

**59 MINUTES OF THE PREVIOUS MEETING**

The Minutes of the previous Meeting of the Planning Committee held on 07 April were agreed as a true record and signed by the Chairman.

**60 PLANNING APPLICATION 15/01379/FUL - 3 & 4 DELL LANE, STONELEIGH KT17 2NE**

***Description***

Extension of existing temple at 4 Dell Lane to include first floor residential accommodation for priests of the temple and redevelopment of adjacent warehouse premises at 3 Dell Lane to provide community meeting space and ancillary facilities.

***Decision***

Planning Permission is **REFUSED** for the following reasons:

- (1) **It has not been adequately demonstrated that the proposed extension to the Temple will not generate more traffic and parking in the vicinity of the premises to the detriment of free flow of traffic on surrounding roads and inconvenience for local residents, leading to conditions**

adverse to the safety of other road users. The application is therefore contrary to Policy CS16 of the Epsom and Ewell Core Strategy (2007) and Policies DM34 and DM37 of the Development Management Policies Document (2015).

- (2) The development would result in the loss of existing employment premises and the applicant has failed to demonstrate that the exceptional criteria under Policy DM24 of the Development Management Policies Document (2015) have been met. The development is therefore contrary to Policy DM24 of the Development Management Policies Document (2015).
- (3) The proposed first floor rear extension to the temple and new hall building, due to their height, design, bulk and massing and location, would result in an unacceptable overbearing impact and loss of privacy for the occupiers of 76-86 Briarwood Road, contrary to policy DM10 Design Requirements for New Development Management Policies Document (2015).
- (4) The proposal, by reason of the lack of cycle parking fails to provide a sustainable development that encourages non-car modes of transport, contrary to policy CS16 of the Core Strategy July 2007 and Policy DM37 Parking standards of the Development Management Policies Document (2015) and through lack of refuse and recycling provision, fails to provide an appropriate layout and arrangements for servicing contrary to policy DM10 of the Development Management Policies Document (2015).

**Informative:**

- (1) The plans considered in the determination of this application are as follows: 132/D/10, 132/D/11, 132/D/12, 132/D13.

The Committee noted verbal representations from the applicant's agent, a supporter of the application and two objectors. Letters of representation had been published on the Council's website and were available to the public and members of the Committee in advance of the meeting.

*Note: In the interests of openness and transparency Councillor David Reeve indicated that he resided in close proximity to Dell Lane. However, he did not consider that it could be regarded as sufficiently close an association as to effect his consideration of the item.*

61 PLANNING APPLICATION 15/01180/CAT - 21A HEADWAY EWELL KT17 1UP

***Description***

Objection to the implementation of a Tree Preservation Order on a European Lime at 21A The Headway, Ewell KT17 1UP – Tree Preservation Order No. 450

***Decision***

Tree Preservation Order 450 is **PERMITTED** to be implemented without modification.

The Committee noted a verbal representation from the applicant. Letters of representation from local residents were published on the Council's website and made available to the public and members of the Committee in advance of the meeting.

**62 PLANNING APPLICATION 15/01845/FUL - BAMBINI DAY NURSERY, EWELL COURT HOUSE, LAKEHURST ROAD, EWELL KT19 OEB**

***Description***

Conversion of unused toilet outbuilding to habitable classroom/playroom for use as part of the Bambini Nursery.

***Decision***

Planning permission is **PERMITTED** subject to the following 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 external finishes of the development hereby permitted, including making good to the retained fabric, shall match in material, colour, size, style, bonding, texture and profile those of the existing building and canopy.**

**Reason: To secure a satisfactory appearance in the interests of the visual amenities area in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies Document 2015.**

- (3) **Excavation within the root protection area shall be undertaken by hand and no tree roots over 25mm shall be cut.**

**Reason: To protect the trees on site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.**

- (4) **The development hereby permitted shall be carried out in accordance with the following approved plans: Site and Block Plans, Proposed ground floor and roof plan, Proposed front**

east and south elevations, Proposed front north and west elevations, Proposed sections A-A & B-B (dated 11.12.2015) and Proposed site plan (dated 25.04.16).

**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).

**Informative:**

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
- (2) If you need any advice regarding Building Regulations please do not hesitate to contact Epsom & Ewell Borough Council Building Control on 01372 732000 or [contactus@epsom-ewell.gov.uk](mailto:contactus@epsom-ewell.gov.uk)

**63** SITE VISITS

The Committee reviewed and considered site visits and no further visits were requested. It was agreed that the planned visit for The Roveries, 59-63 Cox Lane, 15/01464/FUL be withdrawn, following withdrawal of the planning application.

*The meeting began at 7.30 pm and ended at 9.13 pm*

COUNCILLOR HUMPHREY REYNOLDS (CHAIRMAN)

**Ashley House, Ashley Road, Epsom, Surrey, KT18 5AZF**

Conversion and extension of existing office building with additional floor of accommodation above the southern wing and the erection of a new single storey extension on the northern elevation to provide 8x2 bed and 4x1 bed residential flats together with a revised parking layout and external amenity space (as amended).

<b>Ward:</b>	<b>Town</b>
<b>Contact Officer:</b>	<b>John Mumford</b>

**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=summary&keyVal=O1LQC3GYKBX00>

**2 Summary**

- 2.1 This application proposes the conversion and extension of the existing Grade 2\* Listed Building previously in office use to provide a total of 12 residential flats together with revised parking layout and external amenity space.
- 2.2 The application is a major application and is accordingly referred to this committee for determination together with the associated 15/01533/LBA.
- 2.3 The application is recommended for approval.

**3 Site description**

- 3.1 The application site comprises the 3 storey Ashley House and the adjoining 2 storey annex to the south. The property is a Grade 2\* listed building and is situated within the Epsom Town Centre Conservation Area. The property was originally built as a single residential dwelling and more recently it was in B1 office use but apart from a short-term let of a small part of the building it has been vacant since November 2011. There is no garden left for Ashley House and its annexe. All the land around its small curtilage is tarmac for car parking.
- 3.1 Ashley House is set well back from its frontage on the west side of Ashley Road which is part of the one-way gyratory system. Wrapping around the western and northern boundaries to the site are the Ashley Centre facades including some office space and to the south is the service egress ramp from the Ashley Centre and beyond that is Finachem House that is in mixed office and student residential use.

- 3.1 The previous planning permission and listed building consent for an additional storey to the Ashley House annexe building for office use and new 3 storey glazed link between annex and main building (applications 06/01274/FUL and 06/01275/LBA) was never implemented apart from some minor internal alterations.

#### 4 Proposal

- 4.1 This application seeks planning permission for the conversion and extension of the existing office building with an additional floor of accommodation above the southern wing and the erection of a new portico on the northern elevation to provide 8x2 bed and 4x1 bed residential flats together with a revised parking layout and external amenity space.
- 4.2 The existing vehicular access from Ashley Road and egress onto the service road egress serving the Ashley Shopping centre would be retained. This is an amendment to the scheme as originally submitted which had proposed access/egress only from the service road which was objected to by Surrey County Council on highway safety grounds. A total of 14 car parking spaces would be provided to the front of the property with a resin bound gravel surface. The existing boundary frontage trees would be retained and supplemented by others behind the retained boundary railings and soft landscaping in front of the building. The rear tarmacked car park would be landscaped into shared private gardens and reference is made in the heritage assessment report to new trees being planted beside the Ashley Centre's loading bay access road although these are not shown on the submitted plans.
- 4.3 The current application has arisen in response to pre-application discussions with both Historic England and council officers. The proposed development has been amended since originally submitted in the light of comments received from Historic England and includes the following alterations to the main Ashley House:
- Laying out the basement for bike and other storage;
  - Retention of the ground floor virtually unaltered to create 2 flats thereby enabling the front door, entrance hall and passage to the garden to be kept open for all residents. It would also allow the principal staircase to be used to access all of the upper floors;
  - The existing single storey extension on the northern elevation would be removed and rebuilt recessed slightly behind the principal façade;
  - The first floor would be converted into 2 flats with rooms largely restored to their original appearance;
  - The second floor would be converted into 2 flats with the living room in Flat 4 retaining its original form and that in Flat 5 being restored.
- 4.4 The following alterations to the Annexe are proposed:
- Removal of the single storey corridor link to Ashley House;
  - Provision of a new staircase off the main entrance to allow for 2 flats on each floor;
  - Provision of a new second floor as a mansard.



4.5 The application is supported by the following documents:

- Planning Supporting Statement
- Heritage Statement and appendices
- Design and Access Statement
- Affordable housing viability report

## 5 Comments from third parties

5.1 The application was advertised by means of letters of notification to 31 neighbouring properties, a site notice and a notice in the local press. No representations have been received.

## 6 Consultations

6.1 Historic England – Converting the building will inevitably entail some harm to its significance. However, we are satisfied that this has now been minimised, as is required under the terms of the NPPF (Para 129) and that any remaining harm is justified by securing the building’s future through a sympathetic conversion to residential use (Para 132). We are therefore content that the application might be approved in its current form.

6.2 Surrey County Council – No objections subject to the imposition of a standard condition requiring the provision of the parking/turning areas prior to occupation.

## 7 Relevant planning history

Application number	Decision date	Application detail	Decision
06/01274/FUL/ 06/01275/LBA	26.04.2007	Erection of additional storey to Ashley House	Granted
15/01533/LBA		Conversion and extension of existing office building with additional floor of accommodation above southern wing and erection of new single storey extension on northern elevation to provide 8x2 bed and 4x1 bed residential flats together with revised parking layout and external amenity space (as amended).	Under Consideration

## 8 Planning Policy

National Policy Planning Framework (NPPF) 2012

Core Strategy 2007

Policy CS1

Sustainable development

Policy CS5	The built environment
Policy CS6	Sustainability in new developments
Policy CS7	Housing Provision
Policy CS8	Broad location of housing development
Policy CS11	Employment provision
Policy CS12	Developer contributions to community infrastructure
Policy CS16	Managing transport and travel

Epsom Town Centre Area Action Plan (Plan E) 2011

Policy E1	Town Centre boundary
Policy E2	Housing capacity in the town centre
Policy E5	Town Centre employment provision

Development Management Policies 2015

Policy DM5	Trees and landscape
Policy DM8	Heritage Assets
Policy DM9	Townscape character and local distinctiveness
Policy DM10	Design requirements for new developments
Policy DM11	Housing density
Policy DM12	Housing standards
Policy DM13	Building heights
Policy DM22	Housing mix
Policy DM35	Transport and new development
Policy DM36	Sustainable Transport for new development
Policy DM37	Parking standards

Epsom Town Centre Conservation Area Character Appraisal and Management Proposals 2008

## **9 Planning considerations**

### Principle of use

- 9.1 The application site is located within the defined Epsom Town Centre and Plan E Policy E5 resists the loss of existing employment floorspace unless it can be demonstrated that the premises are no longer fit for purpose as town centre office stock and that there has been an active marketing exercise lasting at least 12 months prior to alternative uses being considered. Policy CS11 of the Core Strategy also resists the loss of employment land in the town centre.
- 9.2 The applicant has provided evidence to support the case that in spite of continuous marketing attempts since 2011, it has not been possible to secure an occupier for office use as it does not meet the expectations of modern day office space. A traditional business or office use is less suited to the individual small rooms that are in the existing building and a purpose built modern office building is more able to provide reception areas and meeting rooms required by occupiers.

- 9.3 The principle of the change of use of the premises to residential is supported through Paragraph 51 of the NPPF which states: “Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.” This is the rationale behind the Government recently making permanent the permitted change of use from office to residential except where a Listed Building is involved.
- 9.4 It is accepted that the appropriate alternative use for the application site is residential and that this would be in accordance with Policies E1 and E2 of Plan E and Policy CS8 of the Core Strategy. It is also significant that Historic England consider conversion to residential use to be the only realistic option for securing the future of this heritage asset.

#### Impact on visual amenity

- 9.5 Ashley House is a Grade II\* listed building of the late Georgian period and despite previous conversion to other uses, it retains an interior of exceptional quality. Whether many of the elaborate interior finishes are part of the original architectural intention, or part of an extensive historic redecoration, they make a notable contribution to the special qualities of the designated heritage asset.
- 9.6 The high quality of the architecture and its prominence in the Epsom Town Centre Conservation Area make it a major contributor to the character and appearance of the conservation area. Notwithstanding this the former landscape setting of Ashley House has been entirely lost and the listed building is now crowded on two sides by overwhelming new development and the annexe attached to the southern elevation. The designated heritage asset now stands isolated on a small 'island' of hard-standing used for car parking purposes. The spatial and landscaped qualities of the listed building are clearly lost beyond recall, with the present constraints of the site rendering reinstatement impossible. While it is usually unacceptable for hard-surfaced car parking areas to abut the principle elevation of a listed building, the spatial constraints of the site and the surrounding context result in it being acceptable in this case. The replacement of the existing tarmac surface with resin bonded gravel modestly enhances the setting of Ashley House and suitable boundary treatments can be secured by condition.
- 9.7 The cramped and overshadowed space remaining to the rear of the listed building is of very limited use and the proposed treatment enhances the present appearance while resulting in some amenity benefit to future occupants.

- 9.8 Demolition of the linking corridor between Ashley House and the annexe together with the associated making good is welcomed, as better separation is achieved between the listed building and the modern element. The existing pitched roof of the annexe being replaced with a new mansard roof containing a second floor with 2 apartments within the roof space. The new roof extension would undoubtedly have a greater massing than the existing roof form and whilst this additional bulk increases the building's prominence in the street scene and how it relates to Ashley House, it would nevertheless succeed in retaining its subservience to the main house. It would comply with the Council's height policy and set against the background of the surrounding buildings, this aspect of the development is visually acceptable. It is noted that Historic England raise no objection to the roof extension subject to its detailing to be agreed by condition.
- 9.9 The removal of the existing small structure to the north which has no formal elevational treatment and replacement with a new single storey addition with windows and a door creates interest and legibility to the building. This is appropriate to the character and appearance of the buildings and does not harm the significance of the heritage asset.
- 9.10 In summary it is considered that the proposal secures the future of the designated heritage asset in a sustainable use similar to that originally intended and would result in improvements to the visual amenities of the area, including its setting within the conservation area.
- 9.11 The proposed conversion of the buildings would provide a total of 12 apartments consisting of 8x2 bedroom apartments and 4x1 bedroom apartments. The proposed apartments have been orientated to make the most of the south, east and west aspect of the building with living spaces located around the large windows facing these aspects. The accommodation has been arranged to take full advantage of the existing features of the house including high ceilings, large spaces and generous windows which would provide sufficient light to the rooms. One of the principal rooms on the ground floor would be retained as a common room for residents and visitors to the building.
- 9.12 The confines of the site inevitably means that the distance of some 10m between the office building to the west, which overlooks the rear of the annexe, and the rear facing windows of the flats is less than would be normally considered necessary to safeguard privacy and overlooking. It is noted that the 21m distance usually required relates to direct facing habitable room windows. Similarly, the level of and utility value of the external amenity space in the form of private shared garden space between the rear elevation and the Ashley Centre edifice is less than would be considered necessary for the scale of development. There is no scope to improve upon these fixed constraints and obscure glazing is proposed in certain locations where facing window distances between the main building and the Annexe could result in loss of privacy. It is considered that satisfactory living conditions would be provided for the proposed residents that comply with the external and internal space standards set out under Policy DM12.

- 9.13 There will be no detrimental impact on amenities of neighbouring occupiers, essentially as there is limited change proposed to the existing building and also due to the nature of surrounding uses.

#### Parking and Access

- 9.14 The provision of 14 car parking spaces to the front of the property exceeds the council's minimum parking standards of 0.75 spaces per unit which requires a total of 9 spaces. It is considered that in this town centre location the level of car parking is adequate for accommodating the needs of residents and visitors. Secure cycle storage would be provided in the basement.

#### Landscaping

- 9.15 Additional landscaping is proposed to the front car park area which is a welcome and needed addition to soften the hard appearance of this highly visible area. There is concern about the available space for achieving adequate landscaping and provision for large underground tree pits with a structural soil system or underground cellular system would be necessary. There is also concern that vehicles could impact the tree trunks and that the edging is too close to reduce the risk of the trees damaging the structure in the future. BS 5837 advises a 500-700mm separation to avoid root damage. It would be preferable for the trees to be grown in 1m wide beds as a minimum and the addition of ground cover or low hedge shrubs could reduce vehicular damage. Officers believe that these requirements can be covered by appropriate planning conditions as attached.

#### Refuse

- 9.16 Refuse storage areas are proposed adjacent to the northern and southern boundaries of the site accessible to collection from the public highway.

#### Sustainability

- 9.17 Policy CS6 requires that development should result in a sustainable environment and reduce, or have a neutral impact upon pollution and climate change. The applicant has submitted within the Design and Access Statement an intention to investigate sustainable methods of energy efficiency and materials. This can be covered by planning condition.

### Affordable Housing

9.18 The proposal would normally be required to contribute 2.4 affordable units under the terms of Policy CS9. The applicant in the submitted Planning Support Statement refers to 'in the special circumstances of this application and the need to sensitively convert the existing listed building which in itself will incur significant costs, it is both impractical and unviable to provide affordable housing on site.' The applicant was asked to submit an Affordable Housing Viability report to justify their position that the proposed development should not require any further financial contributions which fall outside of the remit of CIL. The applicant's viability report was subsequently independently reviewed by the council's own appointed consultants who agreed that because of the nature of this particular site the proposals are unable to support affordable housing.

### Community Infrastructure Levy

9.19 The proposed residential development would be liable for CIL.

## **10 Conclusion**

10.1 The conversion of the listed building into residential flats is considered to secure the long term retention of the building in a viable use, secure visual amenity improvements and make an important contribution to further housing units in Epsom Town Centre.

## **11 Recommendation**

11.1 Planning permission is granted subject to the following 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) Prior to the commencement of development, details and samples shall be submitted to and approved in writing by the local planning authority of the materials to be used for the external surfaces of the development including all making good works, demonstrating that the finishing materials match those of the existing building/structure in size, colour, texture, profile, finish, bonding and pointing. The development shall be carried out in accordance with the approved details.**

**Reason: To safeguard the special architectural and historic interest of the listed building / In the interest of the character and appearance of the conservation area in accordance with Policy CS5 of the Core**

**Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015.**

- (3) **The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers P101Rev E, P102 Rev E, P110 Rev D, P111 Rev D, P112 Rev D, P113 Rev B, D110 Rev C, D111 Rev C, D112 Rev C, D113 Rev B**

**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).**

- (4) **The development hereby approved shall not be occupied until space has been laid out within the site in accordance with the approved plans P101 Rev E and P110 Rev D for vehicles and cycles to park and turning areas provided to enable vehicles to enter and leave the site in forward gear. The parking and turning areas shall be permanently retained exclusively for their designated purpose.**

**Reason: To ensure that the development does not prejudice highway safety or cause inconvenience to other highway users in accordance with Policy CS16 of the Core Strategy (2007) and Policies DM35 and DM37 of the Development Management Policies 2015.**

- (5) **Details of windows in the north elevation of the annexe and south elevation of Ashley House of the development hereby permitted that are to be glazed with obscure glass of no less than obscurity level 3 and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed shall be submitted to and approved in writing by the local planning authority prior to first occupation.**

**Reason: To safeguard the privacy of the occupants in accordance with Policy DM10 of the Development Management Policies 2015.**

- (6) **No development shall take place until full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 5 years, have been submitted to and approved in writing by the local planning authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and thereafter retained.**

**Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.**

- (7) **No development shall take place until details of all boundary treatment have been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the**

local planning authority. The approved scheme shall thereafter be retained.

**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.

- (8) No development shall take place until an Arboricultural Method Statement (detailing all aspects of construction and staging of works) and a Tree Protection Plan in accordance with British Standard 5837:2012 (or later revision) has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed details and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the Tree Protection Plan. Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority. The fencing shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

**Reason:** To protect the trees on site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.

- (9) Prior to the commencement of the development, details of sustainability measures shall be submitted to and approved in writing by the local planning authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials including means of providing the energy requirements of the development from renewable technologies. The development shall be carried out in strict accordance with the approved details prior to the first occupation of the building, shall be maintained as such thereafter and no change shall take place without the prior written consent of the local planning authority.

**Reason:** To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development in accordance with Policy CS6 of the Core Strategy.

- (10) Works related to the construction of the development hereby permitted, including works of demolition or preparation prior to building operations shall not take place other than between the hours of 08.00 to 18.00 hours Mondays to Fridays; 08.00 to 13.00 hours Saturdays; with no work on Saturday afternoons (after 13.00 hours), Sundays, Bank Holidays or Public Holidays.



**Reason:** In order to safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy DM10 of the Development Management Policies 2015.

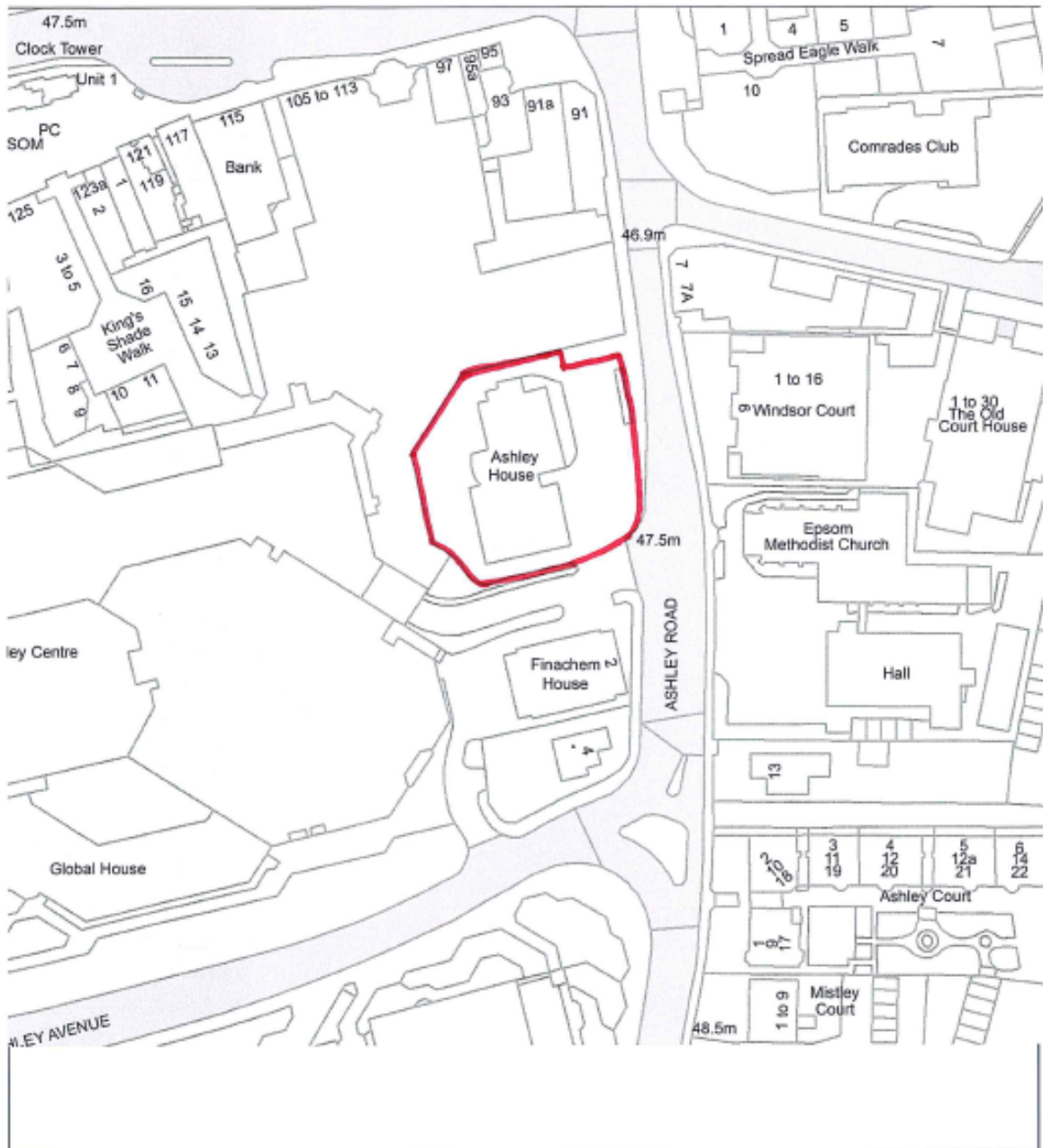
**Informatives:**

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
- (2) If you need any advice regarding Building Regulations please do not hesitate to contact Epsom & Ewell Borough Council Building Control on 01372 732000 or [contactus@epsom-ewell.gov.uk](mailto:contactus@epsom-ewell.gov.uk).

This page is intentionally left blank

15/01532/FUL & 15/01533/LBA

Ashley House, Ashley Road, Epsom



Scale : 1:1062

Date	07 June 2016
Comments	NOT SET
SLA Number	71

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

This page is intentionally left blank

**Ashley House, Ashley Road, Epsom, Surrey, KT18 5AZF**

Conversion and extension of the existing office building with an additional floor of accommodation above the southern wing and the erection of a new single storey extension on the northern elevation to provide 8x2 bed and 4x1 bed residential flats together with a revised parking layout and external amenity space (as amended).

<b>Ward:</b>	<b>Town</b>
<b>Contact Officer:</b>	<b>John Mumford</b>

**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=summary&keyVal=O1LQDNGYKBZ00>

**2 Summary**

- 2.1 This application proposes the conversion and extension of the existing Grade 2\* Listed Building previously in office use to provide a total of 12 residential flats together with a revised parking layout and external amenity space.
- 2.2 The application is a Listed Building Application and accompanies the associated major application 15/01532/FUL which is also on this agenda.
- 2.3 The application is recommended for approval.

**3 Site description**

- 3.1 The application site comprises the 3 storey Ashley House and the adjoining 2 storey annex to the south. The property is a Grade 2\* listed building and is situated within the Epsom Town Centre Conservation Area. The property was originally built as a single residential dwelling and more recently it was in B1 office use but apart from a short-term let of a small part of the building it has been vacant since November 2011. There is no garden left for Ashley House and its annexe. All the land around its small curtilage has been laid to tarmac for car parking.
- 3.1 Ashley House is set well back from its frontage on the west side of Ashley Road which is part of the one-way gyratory system. Wrapping around the western and northern boundaries to the site are the Ashley Centre facades including some office space and to the south is the service egress ramp from the Ashley Centre and beyond that is Finachem House that is in mixed office and student residential use.

- 3.1 The previous planning permission and listed building consent for an additional storey to the Ashley House annexe building for office use and new 3 storey glazed link between annex and main building (applications 06/01274/FUL and 06/01275/LBA) was never implemented apart from some minor internal alterations.

#### **4 Proposal**

- 4.1 This application seeks listed building consent for the conversion and extension of the existing office building with an additional floor of accommodation above the southern wing and the erection of a new portico on the northern elevation to provide 8x2 bed and 4x1 bed residential flats together with a revised parking layout and external amenity space.

- 4.2 The current application has arisen in response to pre-application discussions with both Historic England and council officers. The proposed development has been amended since originally submitted in the light of comments received from Historic England and includes the following alterations to the main Ashley House:

- Laying out the basement for bike and other storage;
- Retention of the ground floor virtually unaltered to create 2 flats thereby enabling the front door, entrance hall and passage to the garden to be kept open for all residents. It would also allow the principal staircase to be used to access all of the upper floors;
- The existing single storey extension on the northern elevation would be removed and rebuilt recessed slightly behind the principal façade;
- The first floor would be converted into 2 flats with rooms largely restored to their original appearance;
- The second floor would be converted into 2 flats with the living room in Flat 4 retaining its original form and that in Flat 5 being restored.

- 4.3 The following alterations to the annexe are proposed:

- Removal of the single storey corridor link to Ashley House;
- Provision of a new staircase off the main entrance to allow for 2 flats on each floor;
- Provision of a new second floor as a mansard.

- 4.4 The application is supported by the following documents:

- Planning Supporting Statement
- Heritage Statement and appendices
- Design and Access Statement

#### **5 Comments from third parties**

- 5.1 The application was advertised by means of letters of notification to 26 neighbouring properties, a site notice and a notice in the local press. No representations have been received.

**6 Consultations**

6.1 Historic England – Converting the building will inevitably entail some harm to its significance. However, we are satisfied that this has now been minimised, as is required under the terms of the NPPF (Para 129) and that any remaining harm is justified by securing the building’s future through a sympathetic conversion to residential use (Para 132). We are therefore content that the application might be approved in its current form.

**7 Relevant planning history**

<b>Application number</b>	<b>Decision date</b>	<b>Application detail</b>	<b>Decision</b>
06/01274/FUL/ 06/01275/LBA	26.04.2007	Erection of additional storey to Ashley House	Granted
15/01532/FUL		Conversion and extension of existing office building with additional floor of accommodation above southern wing and erection of new single storey extension on northern elevation to provide 8x2 bed and 4x1 bed residential flats together with revised parking layout and external amenity space (as amended).	Under Consideration

**8 Planning Policy**

National Policy Planning Framework (NPPF) 2012

Core Strategy 2007

Policy CS1 Sustainable development  
 Policy CS5 The built environment

Development Management Policies 2015

Policy DM5 Trees and landscape  
 Policy DM8 Heritage Assets  
 Policy DM9 Townscape character and local distinctiveness  
 Policy DM10 Design requirements for new developments

Epsom Town Centre Conservation Area Character Appraisal and Management Proposals 2008

**9 Planning considerations**

The existing Listed Building

- 9.1 Historic England has been closely involved in negotiating the proposed additions and alterations to the application property and has offered the following advice:
- 9.2 Ashley House is a particularly fine late Palladian mansion built in the 1750's/60's on the edge of Epsom. Its external elevations are typically restrained, handsome and well composed. What makes this building exceptional is its highly decorative interior and the completeness of this work. The best spaces are undoubtedly its principal rooms: the corniced axial corridor with columnar arched screens and central coved crossing, the very fine columnar screen that separates this from the adjacent stair hall and stair (all lit by a grand Venetian window) and the two principal ground floor rooms at the front of the house all survive largely intact. The high quality of this work and the clever composition of the ground floor plan result in a sequence of rooms of outstanding architectural quality.
- 9.3 While the upper floors of the building are more altered, enough of their early form survives to tell us that these were also well appointed and cleverly laid out rooms. They therefore also make an important contribution to the building's significance. The upper part of the stair hall was compromised by the introduction of an additional flight of stairs and an understanding of the way in which the building was serviced has been lost with the demolition of the service stair.
- 9.4 The adjacent 19th century building is well designed as a discrete addition to the site and thus does not impact to any great degree on the primacy of Ashley House in the street scene. Its 20th century interior dating to its conversion to offices is of low significance.

Impact of the proposed development

- 9.5 There is no objection to the principle of replacing the existing single storey extension on the north elevation (which has no architectural merit) or of the proposed enlargement to its footprint. The amended design incorporating blind arched window opening, an arched sash window and re-aligning the steps in front of the proposed door minimise the visual impact of the proposed extension and thus also the harm entailed, meeting the need to do this set out in Paragraph 129 of the NPPF.
- 9.6 In response to pre-application advice with both the council and Historic England the proposed ground floor layout has been amended and the hallway and stairwell remain undivided in the present scheme. While effecting some minor alteration, the other interventions at ground floor level retain features of key architectural importance (e.g. historic doors remain in situ and are sealed closed where no longer required for access) while adapting the interior to new use and thereby cause little harm to the significance of the heritage asset as a whole.



- 9.7 There is no objection to the proposed internal changes that now retain RG18 as a common room for residents and visitors to the building. RG18 is one of two very fine principal ground floor rooms at the front of the house. Carefully composed for maximum architectural and visual effect, it comprises a series of plaster panels of alternating sizes embellished with exuberant plasterwork detailing (reflecting Rococo tastes) of outstanding quality and craftsmanship. Beneath the panels is a dado rail and above an enriched and deep dentilated cornice. The high architectural value associated with this room means it contributes a great deal to the building's significance.
- 9.8 The applicant is attempting to replicate the form of a mansard roof as found on many 18th century buildings. A traditional mansard roof has two pitches (the upper part of the roof is usually a gentler pitch than the lower part). Dormer windows are set into the lower pitch (the top of which is usually at the line between the lower and upper sections of pitched roof). The roof design has been amended by the applicants to satisfactorily achieve this objective. The remodelled building remains subordinate to Ashley House and the architectural treatment is complementary. While the new work undoubtedly increases the dominance of the modern element, the designated heritage asset will remain clearly preeminent and its historic significance will be little affected
- 9.9 Demolition of the linking corridor between Ashley House and the annexe together with the associated making good is welcomed, as better separation is achieved between the two elements.

## 10 Conclusion

- 10.1 The conversion of the listed building into residential flats will inevitably entail some harm to its significance. However, Historic England's advice is that they are satisfied that this has now been minimised, as is required under the terms of the NPPF (Para 129) and that any remaining harm is justified by securing the building's future through a sympathetic conversion to residential use (Para 132).

## 11 Recommendation

- 11.1 Listed Building Consent is granted subject to the following conditions:

### Conditions:

- (1) **The works hereby granted shall be commenced before the expiration of three years from the date of this consent.**

**Reason: To comply with Section 18 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 52 (4) of the Planning and Compulsory Purchase Act 2004.**

- (2) **Prior to the commencement of development, details and samples shall be submitted to and approved in writing by the local planning authority of the materials to be used for the external surfaces of the development including all making good works, demonstrating that the**

finishing materials match those of the existing building/structure in size, colour, texture, profile, finish, bonding and pointing. The development shall be carried out in accordance with the approved details.

**Reason:** To safeguard the special architectural and historic interest of the listed building / In the interest of the character and appearance of the conservation area in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015.

- (3) No work shall take place until detailed drawings and/or samples of all new internal and external joinery details including windows (depth of reveal, method of opening, details of heads, cills and lintels), doors frames (architraves, linings, mouldings and beading), staircases (including balusters, newel posts and handrails); beading and skirting boards have been submitted to and approved in writing by the local planning authority. The submitted details of sample elevations shall be at a scale of not less than 1:20, and horizontal/vertical frame sections (including sections through glazing bars) at a scale of not less than 1:2. The works shall be carried out in accordance with the approved details.

**Reason:** To safeguard the special architectural and historic interest of the listed building in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015.

- (4) Prior to the commencement of development, details of new fire or acoustic interventions, secondary glazing (if required) and new pipework and extraction fans 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 safeguard the special architectural and historic interest of the listed building / In the interest of the character and appearance of the conservation area in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015.

- (5) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers P101Rev E, P102 Rev E, P110 Rev D, P111 Rev D, P112 Rev D, P113 Rev B, D110 Rev C, D111 Rev C, D112 Rev C, D113 Rev B

**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).

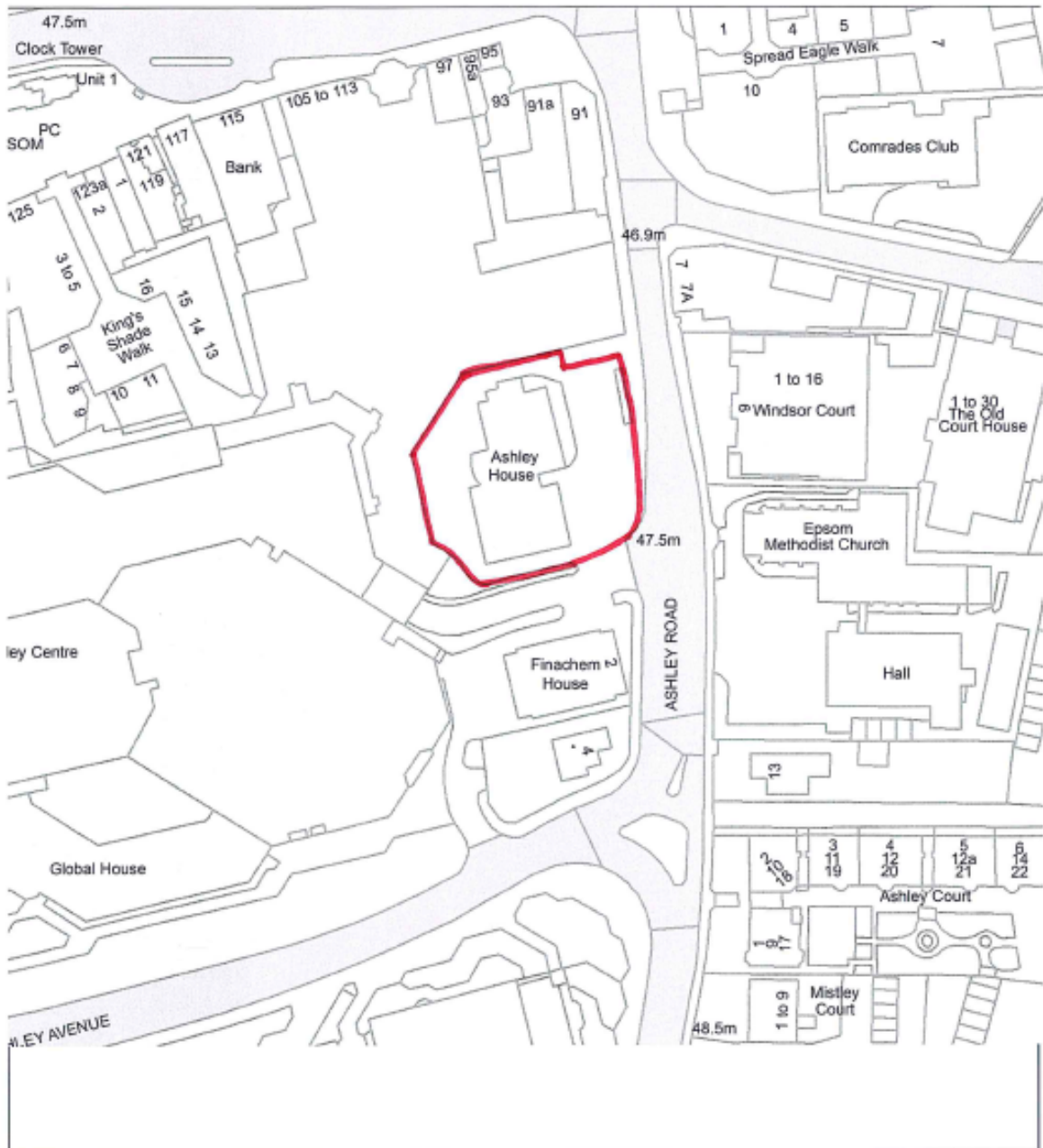
**Informative:**

- (1) **The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.**

This page is intentionally left blank

15/01532/FUL & 15/01533/LBA

Ashley House, Ashley Road, Epsom



Scale : 1:1062

Date	07 June 2016
Comments	Not Set
SLA Number	71

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

This page is intentionally left blank

**Berridale, 15 College Road Epsom Surrey KT17 4HD**

Demolition of existing detached building and erection of 10 new dwellings, vehicular and pedestrian access, parking and secure cycle storage and landscaping. (Amended drawings received 12.05.2016)

<b>Ward:</b>	<b>College</b>
<b>Contact Officer:</b>	<b>John Robinson</b>

**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=summary&keyVal=NYXFMPG YJUT00>

**2 Summary**

- 2.1 Berridale is a substantial detached, two-storey dwelling currently sub-divided into 9 bed-sits that is located on the north side of College Road immediately opposite the junction with Lynwood Road. This application seeks permission for the demolition of the detached house and the erection of a part three-storey/part two-storey block of 8 two-bedroom apartments on the site of the original house and a pair of two-bedroom semi-detached houses within the rear garden.
- 2.2 The application is recommended for APPROVAL.

**3 Site description**

- 3.1 Berridale is a substantial detached, two-storey dwelling currently sub-divided in to 9 bed-sits that is located on the north side of College Road immediately opposite the junction with Lynwood Road.
- 3.2 The building stands in a deep plot with a substantial garden. The plot has a total area of approximately 0.19 hectares. Two detached buildings comprising a garage and laundry block are located adjacent to the boundary with 1 Cedar Close and there is a smaller detached store to the northeast of the main building.
- 3.3 There are a number of large mature trees on the road frontage and around the perimeter of the site. Tree Preservation Orders exist on a tree and a group of trees adjacent to the south-east boundary with the adjoining footpath and there are several ornamental trees and shrubs in the northern corner of the site.

- 3.4 Access to the site is off College Road and it is estimated that there is sufficient hardstanding within the front curtilage of the site for the parking of up to 6 domestic vehicles.
- 3.5 The application site is located in a predominantly residential area immediately adjacent to the (western) boundary of the College Road Conservation Area (CA). To the west of the site are modern dwellings in Cedar Close, and to the east on the opposite side of the footpath linking College Road with Albert Road, within the CA, are three pairs of Grade II listed weather-boarded semi-detached houses. A further Grade II listed house, 32 College Road, is located opposite the site at the junction of College Road with Lynwood Road.

#### **4 Proposal**

- 4.1 This application seeks permission for the demolition of the detached house and the erection of a part three-storey/part two-storey block of 8 two-bedroom apartments on the site of the original house and a pair of semi-detached houses within the rear garden.
- 4.2 The flats and houses would meet national space standards, with access to both private patios/balconies and communal landscaped amenity space for the flats, and private gardens for the houses. The unit layouts have been designed to meet the requirements of Lifetime Homes.
- 4.3 The overall height of the three storey element of the flat-roofed apartment block would be approximately 8.9 metres, and no part of the new building would project forward of the established building line within the site. The southeast face of the building would be set away from the conservation area boundary and back from the existing tree screening to protect trees.
- 4.4 The apartment building would have brick elevations, partly clad with metal panels. The elevations would be articulated by large window openings, recessed balconies with metal balustrades and vertical metal fins to the glazed stair core. The houses would have brick elevations, articulated by metal cladding details to the fenestration, under pitched roofs.
- 4.5 Parking for 10 vehicles would be provided in a landscaped courtyard between the apartment block and the pair of semi-detached houses. 10 bicycle spaces would be provided for residents of the apartment block. A secure cycle store would be located adjacent to the vehicular parking within the courtyard between the flatted block and the houses.
- 4.6 The existing access drive from College Road would be widened to provide a 3 metre wide shared surface and extended parallel to the northwest boundary to serve the houses at the rear. The extended access drive would be separated from the northwest boundary with existing dwellings on Cedar Close by a landscaped strip approximately 2 metres in width.



- 4.7 Indicative landscaping plans, including an Arboriculture Survey have been submitted with the application. These plans show additional planting is proposed to all boundaries to act as a green buffer between the proposed development and the adjacent properties. The proposed scheme includes the removal of several trees and other overgrown vegetation across the site, but a significant “balancing” tree replacement is proposed.

## **5 Comments from third parties**

- 5.1 The application was advertised by means of letters of notification to 41 neighbouring properties, a site and press notice. To date one letter of support and 6 letters of objection have been received regarding:

- Visual impact
- Out of keeping
- Proximity of bin store to Nos 1 and 4 Cedar Close
- Lack of parking provision
- Impact on privacy to No 2 Lynwood Road
- Loss of light and impact on privacy to No 1 Cedar Close

Epsom Civic Society: Design of scheme is contextually inappropriate. Inadequate parking provision.

## **6 Consultations**

- 6.1 Conservation Officer: Previous permission exists for demolition of the existing building and residential redevelopment of the subject site. The present scheme proposes a less intensive level of development and the new build elements are less bulky and visually intrusive than those previously permitted. When compared to the preceding scheme, the presence of the development now proposed will have considerably less impact on the neighbouring designated heritage assets and it is thus preferred in terms of Policy DM8.
- 6.2 Highways Officer: No objection
- 6.3 Tree Officer: My main concern is the threats posed to the Copper Beech marked T24 on the submitted tree survey plan, due to the encroachment of the proposed flat building within the root protection area.

**7 Relevant planning history**

Application number	Decision date	Application detail	Decision
11/00501/REN	27.10.2011	Renewal of planning permission 07/00282/FUL for demolition of existing house, garage and laundry block and erection of three-storey building at front of site, to provide 9 No. 1 bedroom flats and 3 No. 2 bedroom terraced houses at the rear, with associated access road, car and cycle parking and landscaping	GRANTED
14/01014/FUL	05.03.2015	Demolition of existing house, garage and laundry block and erection of three-storey building accommodating, 9 x one bedroom flat units, and 3 x two bedroom terraced houses, with associated access road, car and cycle parking and landscaping.	GRANTED

**8 Planning Policy**

National Policy Planning Framework (NPPF) 2012

Paragraph 17            Core Planning Principles  
Chapter 6                Delivering a Wide Choice of Quality Homes  
Chapter 7                Requiring Good Design

Core Strategy 2007

Policy CS1            Sustainable Development  
Policy CS3            Biodiversity  
Policy CS5            Built environment  
Policy CS6            Sustainability in new developments  
Policy CS7            Housing Provision  
Policy CS8            Broad location of housing development  
Policy CS12          Developer contributions to community infrastructure

Policy CS16 Managing transport and travel

Development Management Policies Document 2015

Policy DM4            Biodiversity and new development  
Policy DM5            Trees and landscape  
Policy DM9            Townscape character and local distinctiveness  
Policy DM10          Design requirements for new developments  
Policy DM11          Housing design  
Policy DM12          Housing standards  
Policy DM13          Building heights

Policy DM20	Environmentally sustainable development
Policy DM21	Meeting Local Housing Need
Policy DM22	Housing mix
Policy DM31	Safeguarding Small-Scale Retail Provision
Policy DM35	Transport and new development
Policy DM36	Sustainable Transport for new development
Policy DM37	Parking standards

## **9 Planning considerations**

### Principle of Development

- 9.1 The principle of demolishing Berridale and the redevelopment of the site has been established through the extant permission (14/01014/FUL) for the erection of a three-storey building accommodating, 9 x one bedroom flat units, and 3 (affordable) two bedroom terraced houses.
- 9.2 The redevelopment of this site within an already developed residential area is an appropriate and sustainable location for such development and in principle accords with the policies contained within national and local planning policy.

### Visual Impact

- 9.3 The surrounding buildings have a varied architectural style. Buildings range from semi-detached listed cottages built in the early and mid-nineteenth century, through to larger detached family houses built between 1960 and 1980. Notably, all buildings are representative of their era.
- 9.4 The existing building on the site is a substantial Edwardian detached villa, with accommodation on three floors. The new block of flats would occupy a similar, but slightly larger footprint than both the existing building and the extant scheme, but, importantly, with a noticeably reduced overall envelope. The overall height of the new building would be similar to the eaves height of the existing building and the extant scheme, and the block would step down from three storeys (fronting College Road) to two storeys at the rear.
- 9.5 To further subordinate the massing, the flatted block has been designed as a lighter box “floating” above a heavy plinth. By way of contrast, Croft Court and Linden House, to the west of the application site are (contemporary) examples of larger buildings, which although of more “traditional” appearance, are less successful in terms of their design, scale and massing and subsequent integration in the street scene.
- 9.6 The proposed apartment block would establish its own contemporary design character by utilising construction materials, methods and architectural design that would be reflective of the present era, without resorting to pastiche.

- 9.7 The use of brickwork and metal cladding panels has been carefully considered and detailed, and would acknowledge the traditional materials used in the surrounding area albeit in a contemporary manner. The proposed fenestration details and their juxtaposition with a contemporary palette of materials are well chosen and well mannered. The metal cladding which would be a feature of the building, would weather over time, developing a distinctive patina, helping to further integrate the building within the site and street scene.
- 9.8 The mature trees within the application site would be retained. These surround the apartment building and would form a buffer and shield its visibility from the east and College Road. The flank wall of the block would be set back 7m from the flank wall of the listed dwellings at No 25 and 21 College Road which would result in the scheme not appearing overbearing and incongruous in terms of its relationship with the listed dwellings and the neighbouring properties to the south east.
- 9.9 The proposed houses would have brick elevations, with pitched roofs, which would reflect the massing and form of the neighbouring properties in Cedar Close.
- 9.10 It is concluded that the proposed would not have a harmful impact on the setting, appearance and character of the adjoining listed building, or on the street scene and wider area, and would therefore accord with Policy DM8, DM9 and DM10.

#### Neighbour Amenity

- 9.11 The new buildings have been designed, and detailed, such that the impact on neighbouring properties would be minimised. The bulk of the proposed front block of flats would be less than the existing building on site, and would therefore have no greater impact on the outlook of neighbouring dwellings.
- 9.12 Concerns have been raised regarding loss of privacy to No 22 Lynwood Road and No 1 Cedar Close, as well as loss of light to No 1 Cedar Close. The flank wall of the new building would face the flank elevation of No 1 Cedar Close at a distance of around 7m and as there are no primary windows serving habitable rooms facing the application building, there would be no impact on privacy. Loss of daylight, to the affected south orientated property would be negligible at this distance. The upper floor flank windows in the northernmost semi-detached dwelling, facing the rear elevation of No 5 Cedar Close, would be obscurely glazed
- 9.13 The front building would face the front of No 22 Lynwood Road at a distance of some 35m which is above the minimum (21m) usually considered adequate to avoid significant loss of privacy.
- 9.14 Obscure glazing to the upper floors of the new houses would mitigate overlooking to the rear gardens of Nos 4 and 5 Cedar Close, as well as Nos 17 and 21 College Road.

- 9.15 Concerns have been raised regarding the proximity of the respective bin store to Nos 1 and 4 Cedar Close. The bins would be contained within roofed enclosures and this would prevent any noise or odour transfer to the affected properties.
- 9.16 It is therefore concluded that the proposed scheme would not have a materially harmful impact on neighbour amenity in terms of overlooking, loss of privacy, daylight or being overbearing in their outlook.

#### Parking and Access

- 9.17 Paragraph 32 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are “severe”.
- 9.18 10 parking spaces are proposed (one per dwelling) which would comply with the Councils adopted parking standards which require 1 and 2 bedroom flats outside of the Town Centre to have 1 space per unit, and 2 bedroom houses to have 1 space.
- 9.19 The County Highways Authority has no objection to the proposal subject to the imposition of highway conditions regarding the provision of the parking spaces. Cycle spaces are provided within 3 purpose-built storage areas with which accords with the requirements of local guidance.

#### Refuse

- 9.20 A bin store for 2200 litres of waste and 2200 litres of recycling would be provided for the flatted scheme. Space for three wheelie bins would be provided in a store within the external amenity space of each house.

#### Landscaping

- 9.21 Indicative landscaping plans, including an Arboriculture Survey have been submitted with the application. These plans show additional planting is proposed to all boundaries to act as a green buffer between the proposed development and the adjacent properties. The proposed scheme includes the removal of several trees and other overgrown vegetation across the site, but a significant “balancing” tree replacement is proposed.
- 9.22 Hard landscaping materials such as brick paviours are proposed to create pathways and areas of hardstanding within the site. The vehicular and pedestrian access way would benefit from a contained gravel system, which would complement the “natural” palette of the site.
- 9.23 Whilst the Councils Tree Officer has raised no objections to the loss of trees to the rear of the site, as they are not preserved and are not particularly significant in terms of public visual amenity, due to the proximity of the front building to the Copper Beech tree, (which is located on the south western flank boundary of the site) he has raised the following concerns:
- Damage from foundation construction

- Damage to the tree from construction activity
  - Damage to the tree from pruning
  - Post development pressure: The uncomfortably close relationship with an increasingly larger growing tree is likely to lead to requests for removal of the tree, which could be difficult to resist
- 9.24 A detailed Arboricultural Method Statement for the protection of trees at the application site during the demolition and construction works, in particular the Copper Beech tree has been submitted to the Council as supplementary information.
- 9.25 The method statement confirms that the proposed apartment block could be constructed entirely above the existing ground level with the use of 350 millimetre diameter piles and a 200 millimetre thick reinforced concrete slab. With the exception of the excavation required for the four pile holes, there would be no other disturbance within the root protection area [RPA] of subject Beech tree.
- 9.26 The applicants submit that pruning would be required to raise the crown of the Beech to allow for the demolition of the existing building, construction access for the erection of scaffolding and to allow a reasonable margin of clearance for future growth.
- 9.27 This would require the removal of a total of four branches. They submit that the Beech tree is in good physiological condition and whilst acknowledging the Tree Officer's concerns regarding the tolerance of Beech (as a species) to heavy pruning, they do not consider the required pruning significant. It would have an insignificant effect on the health and physiological condition of the tree and would not adversely affect the tree's appearance or detract from the character or appearance of the site and local landscape.
- 9.28 They consider that the proposed pruning would allow adequate space for the tree's continued natural development and as and when clearance needs to be repeated it would be of small diameter shoot growth. In any event, they submit that the Council would have control of future pruning due to the existing Tree Presentation Order.
- 9.29 With regards to post-development pressure, an indication of the potential obstruction of sunlight has been illustrated by the applicants, by plotting a segment, with a radius from the centre of the trunk of the Beech equal to its height of 21 metres, drawn due north-west to due east. This indicates that the proposed apartment block would fall entirely outside the shadow pattern cast through the main part of the day and therefore would not result in "intolerable" living conditions with regard to sunlight availability.
- 9.30 In view of the above officers are, on balance, satisfied that the construction of the proposed apartment block would be in accordance with current standards and guidance.

- 9.31 A detailed landscaping scheme, including details of the foundation design and construction methods will be secured via appropriate planning conditions.

Sustainable Drainage System (SuDS)

- 9.32 SuDS became a material planning consideration on 6th April 2015 whereby details of proposed SuDS must be considered as part of the planning process and it must be demonstrated that the development would have no adverse impact on flood risk. This approach is supported by Policy CS6 which states that new development should avoid increasing the risk of flooding and Policy DM19 which requires development to reduce the volume and rate of surface water run off through the incorporation of appropriately designed SuDS.
- 9.33 The applicant has submitted information with regard to the provision of SuDS as part of their application. The Lead Local Flood Authority at Surrey County are satisfied that the proposed drainage scheme would meet the requirements set out in paragraphs 051, 079 and 080 of the revised NPPF Planning Practice Guidance (PPG) for Flood Risk and Coastal Change. They recommend that should planning permission be granted, that suitably worded conditions are applied to ensure that the SuDS scheme is properly implemented and maintained throughout the lifetime of the development.

Sustainability

- 9.34 Policy CS6 requires development to reduce or have a neutral impact on pollution and climate change. It also requires proposals to demonstrate how sustainable design and construction can be incorporated to improve energy efficiency. A Sustainable Energy Strategy has been submitted to demonstrate how the proposal will secure an energy efficient design and minimise its environmental impact. The strategy confirms best practice for air tightness and U-values (in relation to loss of heat through areas of glazing), high levels of insulation and features such as low energy lighting will provide a reduction in the demand for energy before the inclusion of renewables. The applicant proposes to use photovoltaic panels to provide at least 10% of the energy requirements from renewable resources on site.

Ecology

- 9.35 The previous scheme was supported by an ecology survey in 2011. The Applicant's ecologist has updated this survey in November 2015. The updated survey concludes that bats are not currently roosting within the buildings and they do not require further survey work. In these circumstances, the demolition of the existing building on site will not compromise this protected species.

Affordable Housing

- 9.36 Policy CS9 seeks 20% affordable housing to be provided on developments of between 5 - 15 dwellings. The proposal for 10 dwellings therefore generates a requirement for two dwellings to be provided on-site as affordable housing units.
- 9.36 Due to the significant 'Existing Use Value' of the application site, which currently comprises a single building sub-divided into 10 bed-sits and one self-contained flat, the applicant instructed its affordable housing viability consultant to undertake an affordable housing viability appraisal to establish if the scheme could afford to make a contribution to affordable housing.
- 9.37 The affordable housing viability appraisal submitted alongside this planning application demonstrates that the scheme cannot afford to make either on-site provision or an off-site financial contribution in lieu of on-site provision.
- 9.38 The Council's consultant has assessed the viability report and is in agreement that based on the figures in the submitted appraisal; the development would not be viable if affordable housing were to be provided.

Community Infrastructure Levy

- 9.40 The scheme is CIL liable

**10 Conclusion**

- 10.1 The proposal meets planning policy objectives and gives the opportunity to redevelop this brown field site with a high quality residential scheme.

**11 Recommendation**

- 11.1 Planning permission is granted subject to the following 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 of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.**

- (2) **Prior to the commencement of 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.**



- (3) No development shall take place until full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 5 years, have been submitted to and approved in writing by the local planning authority. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and thereafter retained.

**Reason:** To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.

- (4) The development works including ground preparation, demolition and construction; shall be carried out in strict accordance with the submitted Arboricultural Method Statement Ar/3450AMS/rg [AMS] (dated 4th May, 2016). No equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the Tree Protection Plan. Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority. The fencing shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

**Reason:** To protect the trees on site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.

- (5) No development shall take place until details of the foundation design, piling configuration, drainage and services and all new groundworks have been submitted to and approved in writing by the local planning authority. The works shall be carried out in strict accordance with the approved details.

**Reason:** To protect the trees on site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015

- (6) Before the development is occupied, the proposed vehicular/pedestrian/cycle modified access College Road shall be constructed and provided with visibility zones in accordance with (the approved plans, all to be permanently maintained to a specification to be agreed in writing with the Local Planning Authority).

**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

- (7) No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for a maximum of 10 cars and a minimum of 10 cycles to be parked, and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.

**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

- (8) For the two semi-detached houses, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending or revoking and re-enacting that Order), planning permission shall be required in respect of development falling within all Classes of Part 1 Schedule 2 of that Order.

**Reason:** To ensure that development within the permitted Classes in question is not carried out in such a way as to prejudice the appearance of the proposed development or the amenities of the occupiers of adjoining property as required by Policy DM10 of the Development Management Policies Document 2015

- (9) No development shall commence until a Construction Transport Management Plan, to 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) programme of works (including measures for traffic management)
  - e) provision of boundary hoarding behind any visibility zones
  - f) HGV deliveries and hours of operation
  - h) on-site turning for construction vehicles

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:** 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

- (10) No construction work shall be carried out in such a manner as to be audible at the site boundary before 07:30 hours or after 18:30 hours Monday to Friday; no construction work shall be audible at the site boundary before 08:00 or after 13:00 hours on Saturdays and no construction work of any nature shall be carried out on Sundays or Bank/Public Holidays.

**Reason:** To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers or highway safety or cause inconvenience to other highway users in accordance with Policies DM10 of the Development Management Policies Document 2015 and Policy CS16 of the Core Strategy (2007).

- (11) A report is to be submitted to the Local Planning Authority, within 6 months of the commencement of any use of any part of the building, to demonstrate that the renewable technologies (as detailed in the submitted Sustainability Statement) hereby approved have been fully implemented and are functioning.

**Reason:** In order to promote sustainable construction in accordance with Policy CS6 of the Core Strategy 2007.

- (12) All new photo voltaic panels or tiles shall be fitted flush with the adjoining roof surface and shall not project beyond the plane of the roof.

**Reason:** To safeguard the visual amenities of the area and to ensure a satisfactory appearance to the buildings in accordance with policy DM9 and DM10 of the Development Management Policies Document 2015

- (13) The residential units 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.

- (14) Prior to construction the applicant must in their drainage strategy, provide results from infiltration testing in accordance with BRE Digest 365. The Sustainable Drainage System should then be designed and sized in accordance with these results and shall be submitted to and approved by the local planning authority.

**Reason:** To ensure the drainage design meets the national SuDS technical standards.

- (15) Before the commencement of the construction of the development hereby approved full details of the MicroDrainage calculations and results, for the complete drainage network, must be submitted to and approved by the local planning authority.

Reason: To ensure that the design fully meets the requirements of the national SuDS technical standards.

- (16) Before the commencement of the construction of the development hereby approved, evidence of how contaminated water will be adequately treated to prevent groundwater pollution must be submitted to and approved by the local planning authority.

Reason: To ensure that the design fully meets the requirements of the national SuDS technical standards.

- (17) Before the commencement of the construction of the development hereby approved, confirmation of ground water levels must be submitted to and approved by the local planning authority.

Reason: To ensure that infiltration is feasible for this site.

- (18) Before the commencement of the construction of the development hereby approved, details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite, must be submitted to and approved by the local planning authority.

Reason: To ensure that the proposal has fully considered system failure.

- (19) Before the commencement of the construction of the development hereby approved, details of how the Sustainable Drainage System will be protected and maintained during the construction of the development shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with those approved details.

Reason: To ensure that the construction works do not compromise the functioning of the agreed Sustainable Drainage System.

- (20) Prior to construction of the development hereby approved, details of the proposed maintenance regimes for each of the SuDS elements must be submitted to and approved by the local planning authority

Reason: To ensure the drainage system is maintained throughout its life time to an acceptable standard.

- (21) Prior to construction of the development hereby approved the following drawings need to be supplied to and approved by the local planning authority:

- a drainage layout detailing the exact location of SUDs elements, including finished floor levels

- details of all SuDS elements and other drainage features, including long and cross sections, pipe diameters and respective levels

**Reason:** To ensure that the design fully meets the requirements of the national SuDS technical standards

- (22) Prior to occupation, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

**Reason:** To ensure the Sustainable Drainage System has been constructed as agreed.

- (23) The development hereby permitted shall be carried out in accordance with the following approved plans:

205\_PLN\_100 Rev I: 205\_PLN\_110 Rev D: 205\_PLN\_200 Rev F:  
205\_PLN\_201 Rev F ;205\_PLN\_202 R205\_PLN\_100 Rev I: ev F:  
205\_PLN\_203 Rev D: 205\_PLN\_210 Rev F: 205\_PLN\_211 Rev D:  
205\_PLN\_300 Rev F: 205\_PLN\_301 Rev G: 205\_PLN\_302 Rev E:  
205\_PLN\_400 Rev F

**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).

**Informatives:**

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
- (2) The water efficiency standard required under condition 12 has been adopted by the local planning authority through the Development Management Policies 2015. This standard is the 'optional requirement' detailed in Building Regulations 2010, Part G Approved Document (AD) Buildings Regulations (2015), at Appendix A paragraph A1.

The applicant is advised that this standard can be achieved through either:

- (a) using the 'fittings approach' where water fittings are installed as per the table at 2.1 in the AD or
- (b) using the water efficiency calculation methodology detailed in the AD Part G Appendix A.

- (3) This form of development is considered liable for the Community Infrastructure Levy (CIL). CIL is a non-negotiable charge on new developments which involve the creation of 100 square metres or more of gross internal floorspace or involve the creation of a new dwelling, even when this is below 100 square metres. The levy is a standardised, non-negotiable charge expressed as pounds per square metre, and are charged on the net additional floorspace generated by a development.

You will receive more information regarding the CIL in due course.

More information and the charging schedule are available online

<http://www.epsom-ewell.gov.uk/NR/exeres/74864EB7-F2ED-4928-AF5A-72188CBA0E14,frameless.htm?NRMODE=Published>



Scale: 1:1019

Date	02 June 2016
Comments	
SL CN}.(i)!!J\$fl	1

This page is intentionally left blank



**22B Highridge Court, Highridge Close, Epsom, Surrey, KT18 5HF**

Erection of single-storey rear extension

<b>Ward:</b>	<b>College</b>
<b>Contact Officer:</b>	<b>Sam Dixon</b>

**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=summary&keyVal=O5VKO5GY0AN00>

**2 Summary**

- 2.1 This application proposes the erection of a single-storey rear extension to the dwelling that is currently under construction.
- 2.2 The application has been called-in to committee by Councillor Mountain.

**3 Site description**

- 3.1 In May 2014, planning permission was granted at appeal for the demolition of an existing garage court at the southern end of the cul-de-sac Highridge Court, and the erection of 3 dwellings in a terraced row. These dwellings are currently under construction. The site is located outside of, but abuts, the Burgh Heath Road Conservation Area to the east and the Downs Road Conservation Area to the south.

**4 Proposal**

- 4.1 This application seeks planning permission for the erection of a single-storey rear extension to 22B which is the unit at the western end of the terrace. The extension would have a depth of 3m and would be the width of the host building. The addition would have a flat roof with a maximum height of 3m and would be constructed of brick. A small glazed lantern is proposed in the roof.

**5 Comments from third parties**

- 5.1 The application was advertised by means of letters of notification to 7 neighbouring properties. To date (31.05.2016) 2 letters of objection have been received from occupiers of Pear Tree Cottage, Downs Road. PLEASE NOTE: END OF CONSULTATION 13 JUNE 2016
- Intrusive and loss of privacy from the glazed roofs.
  - Increase in noise levels and disturbance

- Additional room will impact on the outlook and light to our ground floor office
- Underhand method of extending the properties.

**6 Consultations**

6.1 Environment Agency – No comment.

**7 Relevant planning history**

<b>Application number</b>	<b>Decision date</b>	<b>Application detail</b>	<b>Decision</b>
13/00575/FUL	09.05.2014	Demolition of garages and erection of terrace of 3x3-bed houses, and demolition of garages and erection of new block of 6 garages and provision of 7 parking spaces.	Refused. Allowed at appeal.
14/01864/COND	06.05.2015	Details pursuant to Conditions 3 (materials) and 6 (hard and soft landscaping) of planning permission 13/00575/FUL	Permitted
15/01758/TPO	21.04.2016	Undertaking work to the following trees within a conservation area: T1 Sycamore Reduce crown by 30% approximately 2-3m. T2 Thuja Reduce height by 2-2.5m. T3 Thuja Remove deadwood, 2-3m. T4 Thuja Reduce height by 2.5m. T5 Thuja Reduce height by 2.5m. T6 Thuja Reduce height by 2.5m. T7: Thuja Reduce height by 2.5m. T8 Horse chestnut Fell. T9 Thuja Reduce height by 4m and remove deadwood. T10 Sycamore Fell. T12 Sycamore Fell. T16 Maple Reduce crown by 25%. T18: Willow Reduce crown by approximately 1m beyond previous pollard points.	Permitted

**8 Planning Policy**

National Policy Planning Framework (NPPF) 2012

Core Strategy 2007

Policy CS1

Sustainable development

Policy CS5

The built environment

Development Management Policies 2015

Policy DM9	Townscape character and local distinctiveness
Policy DM10	Design requirements for new developments

## 9 Planning considerations

### Impact on visual amenity

- 9.1 The proposed extension to the dwelling is single-storey and located wholly to the rear of the main building. As such it would not be visible within the street scene from Highridge Close. A public footpath runs along the rear of the site. The rear boundary is lined with a 1.8m high close boarded fence. The extension would be located approximately 10m from this boundary and therefore it would not be overly visible from the footpath. The proposal is a subservient addition that has no harmful impact on the character of the host building. The development has no adverse impact on visual amenity.

### Impact on residential amenity

- 9.2 The adjacent dwelling to the west No.22A Highridge Close currently extends approximately 2m beyond the new building (22B). The proposed extension will extend 1m beyond the rear elevation of 22A and would be located approximately 1.5m from the side boundary. Given the scale of the proposal and distance between the buildings, the proposal would cause no undue loss of light or outlook to No.22A and would not lead to any loss of privacy.
- 9.3 It is also proposed to erect a rear extension to the adjoining property No.22C and as such the proposal will have no impact on this property.
- 9.4 Pear Tree Cottage is located to the east of the site and divided from it by a brick wall of approximately 2m high. The extension at No.22B is located approximately 15m from the boundary of Pear Tree Cottage. Given this distance and its scale, the extension will cause no loss of amenity to Pear Tree Cottage. The proposed lantern roof light is small in scale and would not cause any loss of privacy or result in any light spillage.

## 10 Conclusion

- 10.1 The proposed extension would have an acceptable impact on visual and residential amenity and as such the application is recommended for approval.

## 11 Recommendation

- 11.1 Planning permission is granted subject to the following condition(s):

### 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 external finishes of the development hereby permitted, including making good the retained fabric, shall match in material, colour, size, style, bonding, texture and profile those of the existing building and canopy.**

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

- (3) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers HC314/110, HC314/210, HC314/240 and HC314/310.**

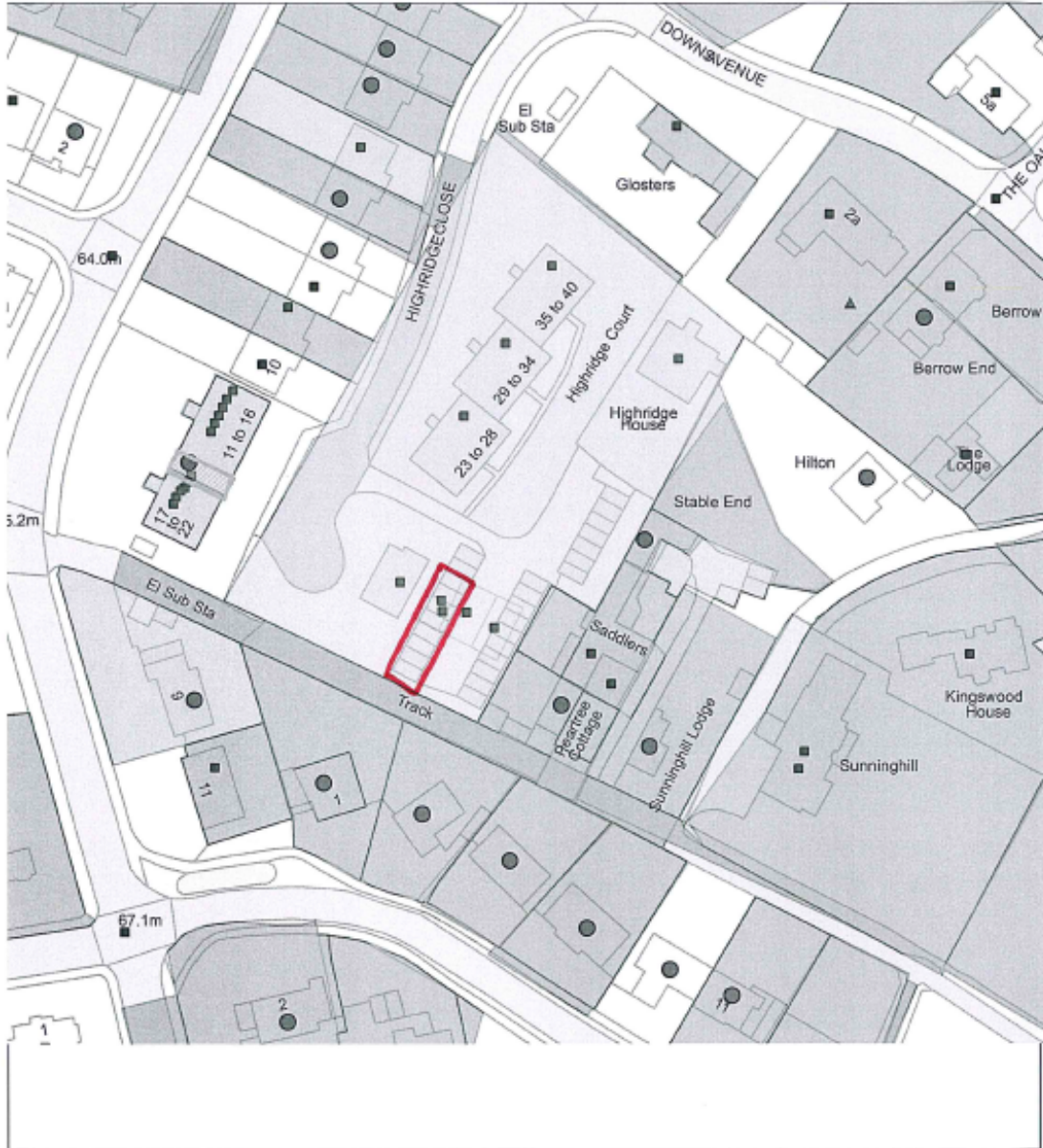
**Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans to comply with Policy CS5 of the Core Strategy (2007).**

**Informatives:**

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.**
- (2) If you need any advice regarding Building Regulations please do not hesitate to contact Epsom & Ewell Borough Council Building Control on 01372 732000 or [contactus@epsom-ewell.gov.uk](mailto:contactus@epsom-ewell.gov.uk).**

16/00102/FLH

22B Highridge Court



Scale : 1:1062

Date	31 May 2016
Comments	Not Set
SLA Number	71

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright 2000.  
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

This page is intentionally left blank

**22C Highridge Court, Highridge Close, Epsom, Surrey, KT18 5HF**

Erection of single-storey rear extension

<b>Ward:</b>	<b>College</b>
<b>Contact Officer:</b>	<b>Sam Dixon</b>

**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=summary&keyVal=O5XFVYGY0AN00>

**2 Summary**

- 2.1 This application proposes the erection of a single-storey rear extension to the dwelling that is currently under construction.
- 2.2 The application has been called-in to committee by Councillor Mountain.

**3 Site description**

- 3.1 In May 2014, planning permission was granted at appeal for the demolition of an existing garage court at the southern end of the cul-de-sac Highridge Court, and the erection of 3 dwellings in a terraced row. These dwellings are currently under construction. The site is located outside of, but abuts, the Burgh Heath Road Conservation Area to the east and the Downs Road Conservation Area to the south.

**4 Proposal**

- 4.1 This application seeks planning permission for the erection of a single-storey rear extension to 22C which is the middle unit in the terrace of three. The extension would have a depth of 4.1m and would be the width of the host building. The addition would have a flat roof with a maximum height of 3m and would be constructed of brick. A small glazed lantern is proposed in the roof.

**5 Comments from third parties**

- 5.1 The application was advertised by means of letters of notification to 7 neighbouring properties. To date (31.05.2016) 2 letters of objection have been received from occupiers of Pear Tree Cottage, Downs Road. PLEASE NOTE: END OF CONSULTATION 13 JUNE 2016
- Intrusive and loss of privacy from the glazed roofs.

- Increase in noise levels and disturbance
- Additional room will impact on the outlook and light to our ground floor office
- Underhand method of extending the properties.

**6 Consultations**

6.1 Environment Agency – No comment.

**7 Relevant planning history**

<b>Application number</b>	<b>Decision date</b>	<b>Application detail</b>	<b>Decision</b>
13/00575/FUL	09.05.2014	Demolition of garages and erection of terrace of 3x3-bed houses, and demolition of garages and erection of new block of 6 garages and provision of 7 parking spaces.	Refused. Allowed at appeal.
14/01864/COND	06.05.2015	Details pursuant to Conditions 3 (materials) and 6 (hard and soft landscaping) of planning permission 13/00575/FUL	Permitted
15/01758/TPO	21.04.2016	Undertaking work to the following trees within a conservation area: T1 Sycamore Reduce crown by 30% approximately 2-3m. T2 Thuja Reduce height by 2-2.5m. T3 Thuja Remove deadwood, 2-3m. T4 Thuja Reduce height by 2.5m. T5 Thuja Reduce height by 2.5m. T6 Thuja Reduce height by 2.5m. T7: Thuja Reduce height by 2.5m. T8 Horse chestnut Fell. T9 Thuja Reduce height by 4m and remove deadwood. T10 Sycamore Fell. T12 Sycamore Fell. T16 Maple Reduce crown by 25%. T18: Willow Reduce crown by approximately 1m beyond previous pollard points.	Permitted



## 8 Planning Policy

### National Policy Planning Framework (NPPF) 2012

#### Core Strategy 2007

Policy CS1	Sustainable development
Policy CS5	The built environment

#### Development Management Policies 2015

Policy DM9	Townscape character and local distinctiveness
Policy DM10	Design requirements for new developments

## 9 Planning considerations

### Impact on visual amenity

- 9.1 The proposed extension to the dwelling is single-storey and located wholly to the rear of the main building. As such it would not be visible within the street scene from Highridge Close. A public footpath runs along the rear of the site. The rear boundary is lined with a 1.8m high close boarded fence. The extension would be located approximately 8m from this boundary and therefore it would not be overly visible from the footpath. The proposal is a subservient addition that has no harmful impact on the character of the host building. The development has no adverse impact on visual amenity.

### Impact on residential amenity

- 9.2 It is proposed to erect rear extensions to the adjoining properties on either side of No.22C. The extension to 22C will be 1m deeper than at 22B and 22D. Given its depth, the proposal will have no adverse impact on these properties.
- 9.3 The extension would be located approximately 7m from the existing dwelling to the west No.22A Highridge Close. Given the scale of the proposal and distance between the buildings, the proposal would cause no undue loss of light, outlook or privacy to No.22A.
- 9.4 Pear Tree Cottage is located to the east of the site and divided from it by a brick wall of approximately 2m high. The extension at No.22C is located approximately 9.5m from the boundary of Pear Tree Cottage. Given this distance and its scale, the extension will cause no loss of amenity to Pear Tree Cottage. The proposed lantern roof light is small in scale and the future occupiers of the property would not be able to see Pear Tree Cottage out of it. The proposal would not cause any loss of privacy.

## 10 Conclusion

- 10.1 The proposed extension would have an acceptable impact on visual and residential amenity and as such the application is recommended for approval.

## 11 Recommendation

11.1 Planning permission is granted subject to the following condition(s):

### Condition(s):

- (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 external finishes of the development hereby permitted, including making good the retained fabric, shall match in material, colour, size, style, bonding, texture and profile those of the existing building and canopy.

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

- (3) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers HC314/120, HC314/220, HC314/250 and HC314/320.

**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).

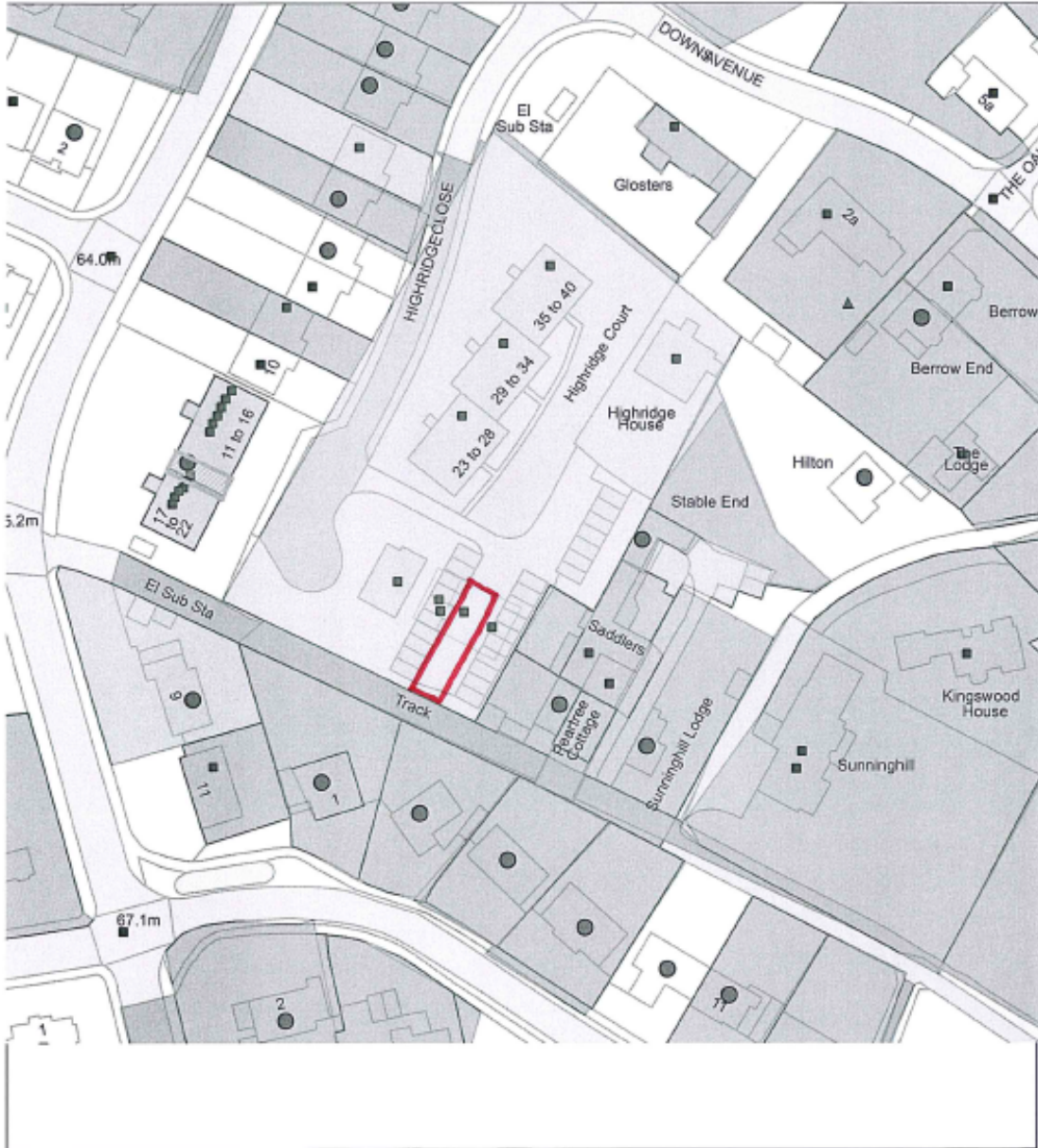
### Informatives:

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
- (2) If you need any advice regarding Building Regulations please do not hesitate to contact Epsom & Ewell Borough Council Building Control on 01372 732000 or [contactus@epsom-ewell.gov.uk](mailto:contactus@epsom-ewell.gov.uk).



16/00114/FLH

22C Highridge Court



Scale : 1:1062

Date	31 May 2016
Comments	Not Set
SLA Number	71

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

This page is intentionally left blank

**22D Highridge Court, Highridge Close, Epsom, Surrey, KT18 5HF**

Erection of single-storey rear extension

<b>Ward:</b>	<b>College</b>
<b>Contact Officer:</b>	<b>Sam Dixon</b>

**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=summary&keyVal=O5VL85GY0AN00>

**2 Summary**

- 2.1 This application proposes the erection of a single-storey rear extension to the dwelling that is currently under construction.
- 2.2 The application has been called-in to committee by Councillor Mountain.

**3 Site description**

- 3.1 In May 2014, planning permission was granted at appeal for the demolition of an existing garage court at the southern end of the cul-de-sac Highridge Court, and the erection of 3 dwellings in a terraced row. These dwellings are currently under construction. The site is located outside of, but abuts the Burgh Heath Road Conservation Area to the east and the Downs Road Conservation Area to the south.

**4 Proposal**

- 4.1 This application seeks planning permission for the erection of a single-storey rear extension to 22D which is the unit at the eastern end of the terrace of three. The extension would have a depth of 3m and would be the width of the host building. The addition would have a flat roof with a maximum height of 3m and would be constructed of brick. A small glazed lantern is proposed in the roof.

**5 Comments from third parties**

- 5.1 The application was advertised by means of letters of notification to 8 neighbouring properties. To date (31.05.2016) 2 letters of objection have been received from occupiers of Pear Tree Cottage, Downs Road. PLEASE NOTE: END OF CONSULTATION 13 JUNE 2016
- Intrusive and loss of privacy from the glazed roofs.

- Increase in noise levels and disturbance
- Additional room will impact on the outlook and light to our ground floor office
- Underhand method of extending the properties.

**6 Consultations**

6.1 Environment Agency – No comment.

**7 Relevant planning history**

<b>Application number</b>	<b>Decision date</b>	<b>Application detail</b>	<b>Decision</b>
13/00575/FUL	09.05.2014	Demolition of garages and erection of terrace of 3x3-bed houses, and demolition of garages and erection of new block of 6 garages and provision of 7 parking spaces.	Refused. Allowed at appeal.
14/01864/COND	06.05.2015	Details pursuant to Conditions 3 (materials) and 6 (hard and soft landscaping) of planning permission 13/00575/FUL	Permitted
15/01758/TPO	21.04.2016	Undertaking work to the following trees within a conservation area: T1 Sycamore Reduce crown by 30% approximately 2-3m. T2 Thuja Reduce height by 2-2.5m. T3 Thuja Remove deadwood, 2-3m. T4 Thuja Reduce height by 2.5m. T5 Thuja Reduce height by 2.5m. T6 Thuja Reduce height by 2.5m. T7: Thuja Reduce height by 2.5m. T8 Horse chestnut Fell. T9 Thuja Reduce height by 4m and remove deadwood. T10 Sycamore Fell. T12 Sycamore Fell. T16 Maple Reduce crown by 25%. T18: Willow Reduce crown by approximately 1m beyond previous pollard points.	Permitted

**8 Planning Policy**

National Policy Planning Framework (NPPF) 2012

Core Strategy 2007

Policy CS1

Sustainable development

Policy CS5

The built environment

Development Management Policies 2015

Policy DM9	Townscape character and local distinctiveness
Policy DM10	Design requirements for new developments

## 9 Planning considerations

### Impact on visual amenity

- 9.1 The proposed extension to the dwelling is single-storey and located wholly to the rear of the main building. As such it would not be visible within the street scene from Highridge Close. A public footpath runs along the rear of the site. The rear boundary is lined with a 1.8m high close boarded fence. The extension would be located approximately 9m from this boundary and therefore it would not be overly visible from the footpath. The proposal is a subservient addition that has no harmful impact on the character of the host building. The development has no adverse impact on visual amenity.

### Impact on residential amenity

- 9.2 Pear Tree Cottage is located to the east of the site and divided from it by a brick wall of approximately 2m high. The extension at No.22D is located 4.5m from the boundary of Pear Tree Cottage. It is also set down within the ground by approximately 0.3m and its roof would only marginally extend above the height of the boundary wall. Given the distance from the site boundary and the scale of the extension, the proposal would not be unduly overbearing or cause any loss of light to Pear Tree Cottage. The proposed lantern roof light is small in scale and any future occupiers would not be able to see Pear Tree Cottage from the opening. The proposal would not cause any loss of privacy or light spillage.
- 9.3 It is proposed to erect a rear extension to the adjoining property No.22C and as such the proposal will have no impact on this property.
- 9.4 The extension would be located 12m from the dwelling to the west No.22A Highridge Close and would therefore have no impact on the amenity of this property.

## 10 Conclusion

- 10.1 The proposed extension would have an acceptable impact on visual and residential amenity and as such the application is recommended for approval.

## 11 Recommendation

- 11.1 Planning permission is granted subject to the following condition(s):

### Condition(s):

- (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 external finishes of the development hereby permitted, including making good the retained fabric, shall match in material, colour, size, style, bonding, texture and profile those of the existing building and canopy.

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

- (3) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Numbers HC314/130, HC314/230, HC314/260 and HC314/330.

**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).

**Informative(s):**

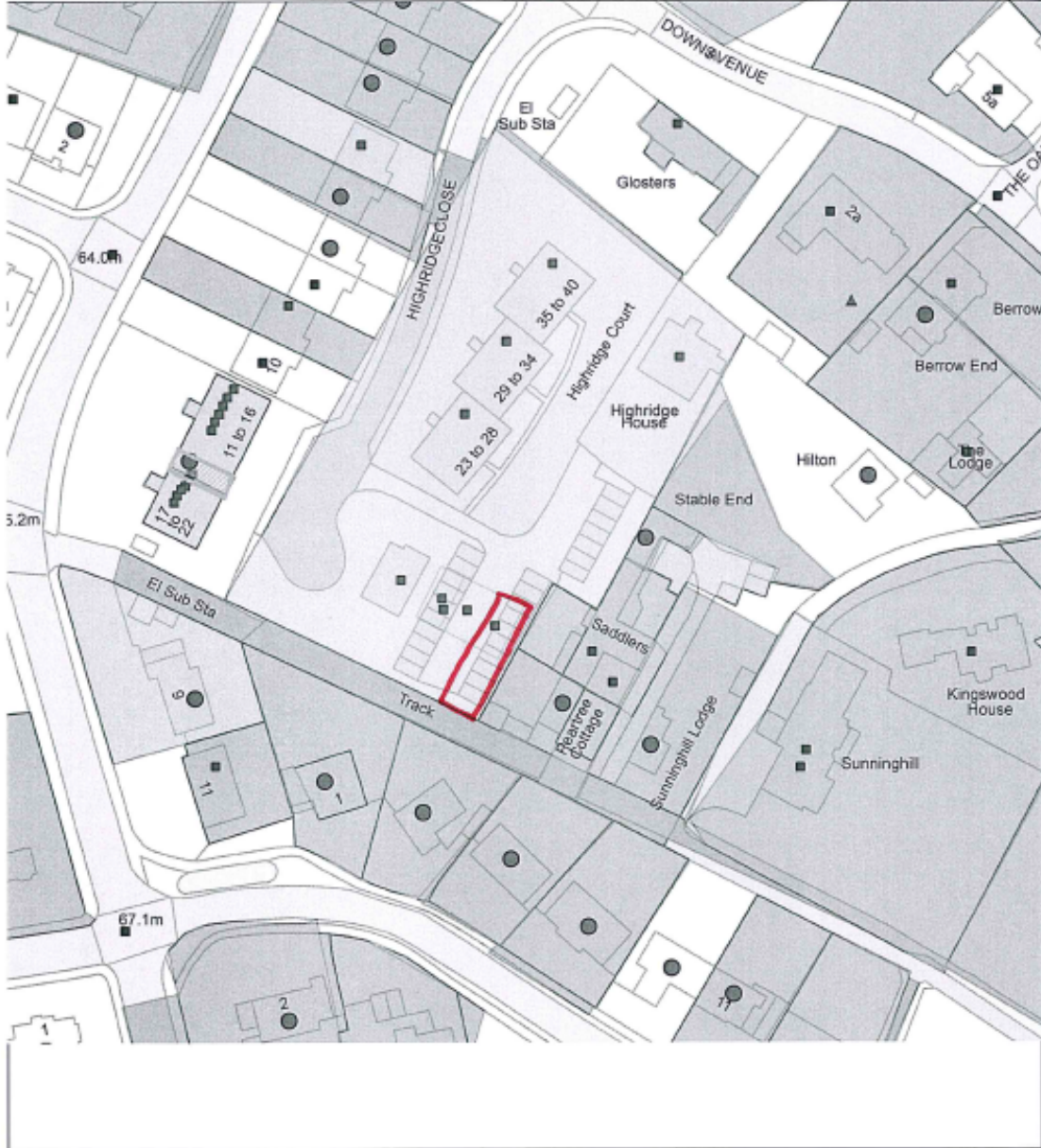
- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
- (2) If you need any advice regarding Building Regulations please do not hesitate to contact Epsom & Ewell Borough Council Building Control on 01372 732000 or [contactus@epsom-ewell.gov.uk](mailto:contactus@epsom-ewell.gov.uk).





16/00103/FLH

22D Highridge Court



Scale : 1:1062

Date	31 May 2016
Comments	Not Set
SLA Number	71

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000.

Unauthorized reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

This page is intentionally left blank

### **The Comrades Club The Parade Epsom Surrey KT18 5BT**

Demolition of existing Comrades Club facility and erection of new four-storey building comprising a 57-bed hotel (Use Class C1) with ancillary restaurant/bar and new Comrades Club facilities. (Amended drawings received 26.05.2016)

<b>Ward:</b>	<b>Town</b>
<b>Contact Officer:</b>	<b>John Robinson</b>

#### **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=summary&keyVal=O46M3HGYKP400>

#### **2 Summary**

- 2.1 This application proposes the redevelopment of the Comrades Club to provide for a 57-bed hotel and new club facility. The proposal responds to the previously dismissed appeal in relation to application 11/00353/FUL, which was dismissed by an Inspector solely on the grounds that the applicants failed to provide an appropriate, completed legal agreement to secure a financial payment towards infrastructure improvements.
- 2.2 The application is recommended for APPROVAL

#### **3 Site description**

- 3.1 The application site has an area of 0.13 hectare and is occupied by the Epsom Comrades Club. The club occupies a part 2 storey and part single storey building and has total ground floor area of 339 m<sup>2</sup> covering around 26% of the site. The club has an in and out driveway and there is car parking marked out for 17 cars at the east side of the building and informal parking for around 6 cars at the front. The first floor comprises a currently vacant flat and a club meeting room.

- 3.2 The site is adjoined to the west by the Argos store, to the east by the Town Hall and to the rear by Spread Eagle Walk which includes the former Spread Eagle Public House, a Grade II listed building. Opposite the site lies a residential flatted development at 7 Ashley Road and to the east of that the former magistrate courts site, a residential scheme of 46 flats with a medical centre. Further to the east lies the Old Pines, a Grade II listed building, now used as a clinic.
- 3.3 There are two trees at the front of the site at the western end, one of which, a Yew, is the subject of a Tree Preservation Order. There is a row of small trees along the western boundary.
- 3.4 The site is not listed nor within conservation area but it abuts the Epsom Town Centre Conservation Area along the northern and western boundary.

#### **4 Proposal**

- 4.1 This application seeks permission for the demolition of the existing building and the erection of a new four-storey building comprising a 57-bed hotel (Use Class C1) with ancillary restaurant/bar and new Comrades Club (Use Class D1).
- 4.2 The development would provide a new Comrades Club facility of around 418m<sup>2</sup> on the ground floor with independent access, refuse and back-of-house facilities. The hotel would provide for 57 rooms across four floors, with a reception, office, restaurant area and kitchen on the ground floor. A refuse store would be located on the rear elevation of the building.
- 4.3 The building would be approximately 9.55m to the eaves and would be around 13.7m to the top of the roof. Additional height would be created by a plant store at roof level, which would result in an overall height of 15.225m.
- 4.4 The new building would have a rendered ground floor storey and buff brickwork upper floors, divided into bays separated by rendered pilasters and rendered "book-ends" at each end of the building. The third floor accommodation would be accommodated within a slated pitched roof, with lead clad box dormers. On the east end of the building, a single storey, rendered wing would have a sedum roof. Metal panel cladding would be used on the proposed roof-top plant enclosures.
- 4.5 The current scheme would provide two disabled car parking spaces for the shared use of The Comrades Club and the hotel. No further on-site car parking would be provided and the principle of utilising nearby public car parking would be retained. Servicing would take place on-site within a turning and service area to the front of the building.
- 4.6 Secure cycle storage would be provided for 14 bicycles. 2 "Sheffield" cycle stands would be provided outside the front of the Comrades Club, and a further 5 cycle stands would be provided to the rear of the new hotel.

- 4.7 Indicative landscaping plans, including an Arboriculture Survey have been submitted with the application. These plans show that hard landscaped areas would include block and slab paving. Low level planting would be provided along the southern and eastern site boundaries, with additional planters directly in front of the proposed building. New Birch trees would be planted along the eastern site boundary, replacing those that are proposed for removal.

## **5 Comments from third parties**

- 5.1 The application was advertised by means of letters of notification to 123 neighbouring properties, a site and press notice. To date (10.05.2016) one letter of support and 18 letters of objection have been received regarding:
- Lack of parking
  - No need for a hotel
  - Overlooking of flats in The Old Courtyard
  - Noise and disturbance
  - Proposed sign of Premier Inn: a bright purple and yellow logo sign for Premier Inn will be out of keeping
  - The east elevation [facing the town hall entrance] is not good enough. The design at present shows large area of unrelieved brickwork which will detract from the visual appearance when viewed from The Parade

Epsom Civic Society: Whilst we are still unhappy about the height, bulk and appearance of the building, it would be unrealistic to seek refusal in the light of the Inspectors comments on the previous scheme.

## **6 Consultations**

- 6.1 Conservation Officer: Previous permission exists for demolition of the existing building and residential redevelopment of the subject site. The present scheme proposes a less intensive level of development and the new build elements are less bulky and visually intrusive than those previously permitted. When compared to the preceding scheme, the presence of the development now proposed will have considerably less impact on the neighbouring designated heritage assets and it is thus preferred in terms of Policy DM8.

6.2 Highways Officer: No objections. Many objections have been received from local residents regarding the lack of parking on the site. This issue has already been addressed at appeal by previous planning inspectors and it is not considered that circumstances have changed since the last appeal with regard to the town centre parking and the levels of sustainability of this particular location. The residents parking zone in the vicinity of The Parade has been reviewed recently and the hours of operation will be increased, the end time changing from 6.30 p.m. to 8.00 p.m. This should help residents and discourage indiscriminate parking from hotel staff and customers. As part of Plan E town centre improvements car park signage in the town centre is to be updated and will be much clearer. This should address some concerns that town centre car parks are not well signed. Deliveries to the site will be controlled by a Service Management Plan. (Around 14 deliveries a week, and no overlapping to ensure only one delivery vehicle is present on-site at any given time.

6.3 Tree Officer: No objection.

## 7 Relevant planning history

Application number	Decision date	Application detail	Decision
08/01453/FUL	28.07.2009	Demolition of existing Comrades Club and erection of new 82 bedroom hotel and replacement of Club facilities (As amended by drawing Nos.0809-11A, 12A and 13A)	REFUSED. Dismissed on Appeal 2010
11/00353/FUL	28.03.2012	Demolition of existing Comrades Club facility and erection of new four-storey building comprising a 77-bed hotel with bar/cafe and new Comrades Club facilities (Amended proposal 02.12.11)	REFUSED Dismissed on appeal 2013

## 8 Planning Policy

### National Policy Planning Framework (NPPF) 2012

Paragraph 17            Core Planning Principles  
Chapter 2                Ensuring the vitality of town centres  
Chapter 7                Requiring Good Design

### Core Strategy 2007

Policy CS1            Sustainable Development  
Policy CS3            Biodiversity  
Policy CS5            Built environment  
Policy CS6            Sustainability in new developments  
Policy CS13          Community, Cultural and Built Sports Facilities

Policy CS14	Epsom Town Centre
Policy CS16	Managing transport and travel

Development Management Policies Document 2015

Policy DM4	Biodiversity and new development
Policy DM5	Trees and landscape
Policy DM8	Heritage Assets
Policy DM9	Townscape character and local distinctiveness
Policy DM10	Design requirements for new developments
Policy DM13	Building heights
Policy DM20	Environmentally sustainable development
Policy DM25	Development of Employment Premises
Policy DM35	Transport and new development
Policy DM36	Sustainable Transport for new development
Policy DM37	Parking standards

Plan E – An Area Action Plan for Epsom Town Centre (April 2011)

Policy E7	Town Centre Building Height
Policy E17 (h)	Other Opportunity Sites: Comrades Club, The Parade

**9 Planning considerations**

Previous Application and Appeal Decision

9.1 A similar application (11/00353/FUL) seeking permission for the demolition of the existing Comrades Club facility and the erection of new four-storey building comprising a 77-bed hotel with bar/cafe and new Comrades Club facilities was refused by the Planning Committee in September 2011 on the following grounds:

*The proposed development due to its bulk, height and mass would be out of keeping with the character and context of the surrounding area and would adversely affect the street scene. The proposal would thus be contrary to Policies BE1, BE19 and DC1 of the Epsom and Ewell District Wide Local Plan 2000, CS5 of the Core Strategy 2007 and Policy E7 of Plan E Epsom Town Centre Area Action Plan April 2011.*

9.2 The application was subsequently dismissed on appeal in March 2013 (Appeal Ref: 2184103) on the grounds that the applicants failed to provide an appropriate, completed legal agreement to secure a financial payment towards infrastructure improvements.

9.3 In deciding this appeal the inspector stated that the (previous) proposal would be appropriate in terms of its bulk, height, mass and detailing and overall a marked improvement on the structure it would replace and enhance the local townscape. The settings of the nearby listed buildings would not be compromised and the Church Street Conservation Area would be too far away to be affected.

9.4 He concluded that the appeal proposal would not be unduly harmful to the character or appearance of the surrounding area or the settings of the Epsom Town Centre Conservation Area or nearby listed buildings.

- 9.5 The current application is largely identical to that of the previous (refused) scheme and the Inspector's appeal decision is therefore a material consideration in assessing and determining this application and should be afforded significant weight.

#### Principle of Development

- 9.6 The site is located within the Epsom Town Centre area as identified in the adopted 'Plan document, which sets out policies regarding future development. Policy E17 requires that the planning application must also address key requirements of the site and these are listed and discussed below:

- Provision for commercial hotel, office, leisure and healthcare uses;
- Retention of Comrades Club comprising a gross internal floor area of 329m<sup>2</sup>;
- Building heights not to exceed 12m;
- On-site parking provision for future occupiers and visitors to be calculated to maximum standards and appropriately adjusted to take account of accessibility to alternative transport modes;
- Provision of a Green Travel Plan to ensure users will make sustainable travel choices;
- Ensure provision of effective rear service through Capitol Square; and
- Potential surface water flood risk to the site to be fully assessed and mitigated.

- 9.7 The application site has been allocated in Plan E as a potential site for commercial, office, hotel, leisure or healthcare uses and adjoins a mix of retail, civic, leisure and residential uses. The proposed use of the site would therefore be consistent with local policy objectives for the site and the wider town centre area.

- 9.8 The redevelopment of this site provides an opportunity to retain the Comrades Club facilities. This forms part of the application proposal and is in line with retaining a community facility on the site. In support of the application, the Comrades Club Management Committee have stated that the financial costs of maintaining the building are becoming increasingly difficult to bear and that being able to remain in this location in brand new facilities is essential for the long term future of the club. It is noted that the proposed gross floor area exceeds the figure by 89m<sup>2</sup> however this increase is acceptable.



- 9.9 The overall height of the building amounts to 15.2m, including the plant store at roof-level Plan E Policy E7 and DM13 sets out maximum heights that may be appropriate for this location. The respective policies do insist that these maximum height parameters may not be appropriate in every location and require that proposals respect the context and character of the surrounding locality and existing building heights and roofscapes. In this case, there is a minor breach of this policy in that the roof pitch exceeds 45°. However the resultant increased height (an additional 1m, compared to the previous scheme) to the roof would screen more of the plant room from view at ground level along The Parade. It is therefore considered that the building meets the objectives of the policy.
- 9.10 The proposal relies on the provision of a mix of public transport provision and public car parking availability in a number of nearby car parks. In particular the nearby short stay car parks such as Capitol Square/ Town Hall and Hope Lodge and long stay car parks such as Hook Road, the Ashley Centre, Depot Road and Upper High Street will meet the parking needs of future hotel guests. Whilst the optimised use of existing public car parking provision by town centre uses is welcomed, it is important to note that Plan E, under Policy E14, allows for a modest reduction in the number of car parking spaces in both Depot Road and Upper High Street with any future redevelopment of this wider strategic site. Whilst this is true the reduction in spaces envisaged would not prejudice the proposal. Overnight use of the Hope Lodge and Town Hall car parks is feasible for the proposed level of use identified in the applicant's occupancy surveys.
- 9.11 In addition to how parking provision will be addressed Plan E requires that proposals for the site ensure that future users make sustainable travel choices when visiting the site. It will also be necessary to secure an on-site travel plan to reduce the number of hotel and club users travelling to the site by private motor car.
- 9.12 The ability to provide servicing to the rear of the site could only effectively be secured through redevelopment of the wider area. The primary concern would be that servicing and vehicle unloading would take place on the highway network and affect access to adjoining uses. Highways Officers are satisfied that there is adequate space on-site for servicing for this type of use subject to an agreed Service Management Plan required by condition 13.
- 9.13 Sufficient information has been submitted and assessed in order to address flood risk issues.
- 9.14 To conclude, the proposal would secure a new provision for the Comrades Club and would provide a new hotel, which would meet a number of the Plan E objectives. The proposal is considered to positively contribute towards maintaining and enhancing the vitality and viability of the town centre.

### Need

- 9.15 The retention of the Comrades Club and provision of a hotel on this specific site is endorsed by Plan E Policy E17h and therefore the principle of this use on this site is established and regardless of the fairly recent provision of a similar establishment (Station Travelodge), there is no basis in planning terms to question the merits or need for an additional hotel. In this case the market is the primary determinant.

### Visual Impact

- 9.16 The proposed hotel footprint and site layout remains similar to the previous (refused) scheme. The building would be set back off the edge of the highway by between 4.6m to 14m, in response to the angled plot boundaries. This would achieve a transition between the corner of the Argos building and the Old Town Hall, without any further projection towards the street.
- 9.17 The footprint of the proposed development would be broadly rectangular with an angled flank wall facing the Old Town Hall, responding to the plot layout along this side boundary, and would be set back 1.5m from the actual line of the boundary, and some 10m from the flank wall of the old Town Hall. This setback would ensure that the east flank elevation would not overwhelm or dominate the Town Hall.
- 9.18 To the rear, the building would be set on the rear boundary for a distance of 18m, with the bulk of the new hotel set off the rear boundary by 2.5m.
- 9.19 The north side of The Parade comprises buildings of between two and four storeys with pitched roofs above. The eaves height of the proposed building would remain comparable to buildings further along the street. A variety of dormer windows can also be seen on surrounding buildings.
- 9.20 The design of the current proposal would reflect the local context with the ground floor being in rusticated render with the upper floors being in brick, surmounted by a slate roof. Rendered pilasters would add visual interest to the elevation. The third storey would be set within a 50 degree pitched slate roof, which would accommodate a series of 1.6m wide, lead-clad dormer windows. The lift overrun structure and plant equipment would be housed on the flat roof in a separate enclosure. The enclosure would be set back from the front elevation which would reduce its prominence in views along The Parade at ground level.
- 9.21 These materials form part of the local character and would ensure that the building would be integrated within the local urban environment and would also provide a building which would be sympathetic to the neighbouring conservation area.
- 9.22 It is concluded that the proposed scheme would not have a harmful impact on the setting, appearance and character of the adjoining listed buildings, or on the street scene and wider area, and would therefore accord with Policy DM8, DM9 and DM10.

### Neighbour Amenity

- 9.23 The front of the hotel would face the windows of the flats at 'Chelsea Court', set directly opposite the application site, at a distance of in excess of 17m. Due to the intervening public highway, it is judged that the occupants of the flats would suffer no undue loss of residential amenity in terms of overlooking, or loss of light. A degree of evening activity is expected in a town centre location, and the neighbouring residential properties would not suffer undue noise and disturbance.
- 9.24 There are no other residential properties which would be affected by the proposal in amenity terms.

### Highways Parking and Access

- 9.25 Paragraph 32 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are "severe".
- 9.26 The Comrades Club currently benefits from an area of unmarked parking able to accommodate approximately 20 vehicles. Under the development proposals this parking area would be removed and two spaces would be re-provided within the site as disabled car parking bays. It is proposed that these spaces would be shared between the club and the hotel. The proposed development would be reliant of the use and availability of other public car parks in the vicinity of the development, of which there are 6 in and around the town centre.
- 9.27 The Transport Assessment submitted in support of the application reiterates that given the highly accessible town centre location and the availability of numerous public car parks it is considered that a significantly reduced level of on-site car parking would be appropriate. The provision of zero on-site car parking has been previously accepted as part of the previous application history, as well as by previous appeal decisions.
- 9.28 The Transport Statement demonstrates that the proposed trip generation would not represent a significant impact on the local network to and from the local public car parks.
- 9.29 A Delivery and Service Management Plan has been submitted in support of the application which concludes that the proposed servicing arrangements are appropriate for the development and could be carried out safely within the site.

- 9.30 The site would allow for a 12m rigid deliveries vehicle to enter and exit the site in a forward gear. The existing vehicle crossover to the East of the site would be maintained whilst the western cross over would be removed. In order to ease delivery vehicle access and turning a new bellmouth radius of 3 metres would be formed and the existing on street parking bays would be relocated by approximately 2 metres to the west. It is proposed that all loading and unloading would take place within the site. This would ensure that there would be no material impact on traffic congestion in accordance with Development Management Policy DM38.
- 9.31 Highways Officers are satisfied that there is adequate space on the forecourt for off street servicing to take place in the form proposed without inconvenience to other road users but require a Service Management Plan (condition 13) to control the timing of deliveries to the site.
- 9.32 The problem of congestion in The Parade is a serious concern for residents. There is a current well-advanced proposal to extend the existing residents parking CPZ timings from 6pm to 8pm, which is likely to be implemented in the near future. As such, it is considered that this would largely address residents' concerns regarding potential hotel guest parking on The Parade, particularly since the majority of guests would have checked in and parked within local car parks prior to 8pm. (Any further review of the on-street parking situation would need to coincide with the two yearly review process (i.e. 2017 and 2019) which would fall outside of the timescales and remit associated with this application)
- 9.33 All hotel guests would be directed to park within the local car parks, as detailed and assessed within the submitted Transport Statement. The current expectation is that all hotel guests accessing Epsom by car would park within these car parks and be required to pay the overnight parking fee (currently set at £1.50 from 4pm to 9am). The applicants submit that closer to the opening of new Premier Inn sites, it is common for the hotel operator's operations team to discuss parking with local car park operators/Council's potential parking dispensations for overnight guest parking.
- 9.34 The County Highways Authority has no objection to the proposal subject to the imposition of appropriate highway conditions.

#### Refuse

- 9.35 A covered bin storage for the new Comrades Club and the hotel would be located to the rear of the building, and would need to be brought round the side of the hotel to the front of the site for collection.

#### Landscaping

- 9.36 There is sparse landscaping on site at present. A low level hedge exists on the frontage adjoining The Parade and there are two mature trees in the south west corner of the site including an Irish Yew, the subject of a Tree Preservation Order (TPO).

- 9.37 Indicative hard and soft landscaping plans, including an Arboriculture Survey have been submitted with the application. The Yew tree would be retained. Several semi-mature trees would be planted along the site's boundaries in order to soften and integrate the new building. Condition 3 is required to ensure that a suitable hard and soft landscaping scheme be implemented at the site

#### Sustainable Drainage System (SuDS)

- 9.38 The Borough's Strategic Flood Risk Assessment (SFRA) identifies the eastern portion of the site to lie within a Critical Drainage Area which could be prone to surface water flooding. The applicant has submitted an assessment and outlined mitigation measures such as floor levels to be set above ground. In addition Sustainable Urban Drainage System (SUDS) measures are proposed to restrict surface water runoff from the site.
- 9.39 The Lead Local Flood Authority at Surrey County are satisfied that the proposed drainage scheme would meet the requirements set out in paragraphs 051, 079 and 080 of the revised NPPF Planning Practice Guidance (PPG) for Flood Risk and Coastal Change. They recommend that should planning permission be granted, suitably worded conditions are applied to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development.

#### Sustainability

- 9.40 Policy CS6 requires development to reduce or have a neutral impact on pollution and climate change. It also requires proposals to demonstrate how sustainable design and construction can be incorporated to improve energy efficiency. A Sustainable Energy Strategy has been submitted to demonstrate how the proposal will secure an energy efficient design and minimise its environmental impact. The Strategy confirms best practice for air tightness and U-values (in relation to loss of heat through areas of glazing), high levels of insulation and features such as low energy lighting will provide a reduction in the demand for energy before the inclusion of renewables. The applicant proposes to use air source heat pumps to provide at least 10% of the energy requirements from renewable resources on site.
- 9.41 This strategy is therefore considered to be in accordance with Part L of the Building Regulations and Policy CS6.

#### Ecology and Biodiversity

- 9.42 There is little landscaping on site at present. A low level hedge exists on the frontage adjoining The Parade and there are mature trees alongside an Irish Yew subject to a TPO. New planting would improve biodiversity and enhance the local landscape. The inclusion of a sedum roof to the hotel restaurant would enhance the site for bats.

- 9.43 A site visit was undertaken by the applicant's specialist to assess the potential of the building to support roosting bats. Recommendations were made for further survey for bats, and mitigation measures for swifts. The submitted Biodiversity Statement states that it was considered very unlikely that any rare or protected species (apart from bats and nesting birds) would be present at the site. Although some trees at the site were ivy covered, they were considered to be of negligible bat roost potential due to their lack of maturity. The statement concluded that provided precautionary and mitigation measures are carried out for birds, further surveys for bats are undertaken between May and August and any further necessary mitigation is undertaken with regards to bats, it is considered that the development could go ahead without significant impact upon any rare or protected species.
- 9.44 A further bat emergence and return to roost survey of the buildings at the application site was subsequently undertaken between 4 -17 May 2016. No bats were recorded roosting at the site during the surveys and due to the lack of good quality habitat within the site, the proposals are considered unlikely to significantly impact bats within the local area.

#### Community Infrastructure Levy

- 9.45 The development is not CIL liable.

### **10 Conclusion**

- 10.1 This proposal, largely identical to that of planning application reference 11/00353/FUL, offers a valuable opportunity for the introduction of a new economic use which will benefit the local economy and town centre together with securing the provision of a new purpose built facility for the Comrades Club.
- 10.2 It should be noted that the Inspector was satisfied with the appeal scheme's lack of parking provision. He also considered that the design scale and massing was appropriate. These are material considerations and a decision which was taken recently. Refusal on these grounds would be highly discouraged.

### **11 Recommendation**

- 11.1 Planning permission is GRANTED subject to the following 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) Prior to the commencement of any works excluding site preparation works, archaeological investigations, site investigation works**

(including environmental investigations), works of demolition, ground remediation works and foundation work, details and samples of the materials to be used for the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the render/plaster, bricks, timber sash windows to the hotel and windows and doors to the Club, entrance and delivery doors to the hotel, lead details of the dormer windows, guttering details, slate roof. 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.

- (3) Prior to the commencement of any works excluding site preparation works, archaeological investigations, site investigation works (including environmental investigations) works of demolition, ground remediation works and foundation work full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 5 years, shall be submitted to and approved in writing by the local planning authority. These details shall include areas of paving, SUDS (sustainable urban drainage system), means of enclosure along boundary, parking bay demarcation, external lighting and cycle storage racks, plant stock sizes and species (indigenous) and numbers. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and thereafter retained.

**Reason:** To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.

- (4) The development shall not be occupied until details, sections and plans of the roof-level plant enclosure have been 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.

- (5) A report is to be submitted to the Local Planning Authority, within 6 months of the commencement of any use of any part of the building, to demonstrate that the renewable technologies (as detailed in the submitted Sustainability Statement) hereby approved have been fully implemented and are functioning.

**Reason:** In order to promote sustainable construction in accordance with Policy CS6 of the Epsom and Ewell Local Development Framework Core Strategy 2007.

- (6) The development hereby approved shall not be first opened for trading unless and until the proposed vehicular modified access to The Parade 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 measured from 0.6m above the road surface.

**Reason:** The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy (2007)

- (7) A pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway 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 as required by Policy CS16 of the Core Strategy (2007)

- (8) The development hereby approved shall not be first opened for trading unless and until space has been laid out within the site in accordance with the approved plans for vehicles / cycles to be parked and for the loading and unloading of 1 vehicles and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / loading and unloading / 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 as required by Policy CS16 of the Core Strategy (2007)

- (9) The development hereby approved shall not be first opened for trading unless and until existing redundant westernmost access from the site to The Parade has been permanently closed and any kerbs, verge, footway, fully reinstated.

**Reason:** The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy (2007)

- (10) No development shall commence until a Construction Transport Management Plan, to 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) programme of works (including measures for traffic management)**
- (e) provision of boundary hoarding behind any visibility zones**
- (f) HGV deliveries and hours of operation**
- (h) measures to prevent the deposit of materials on the highway**
- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused**
- (j) no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm (adjust as necessary according to individual school start and finish times) nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in The Parade, Laburnum Road Heathcote Road, Hereford Close during these times**
- (k) on-site turning for construction vehicles 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:** The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy (2007)

- (11) On first occupation of the development the applicant shall:**

**Implement the approved travel plan on first occupation and for each subsequent occupation of the development, thereafter maintain and develop the travel plan to the satisfaction of the Local Planning Authority.**

**Reason:** To minimise reliance on the use of the private motor car in accordance with and Plan E and Policy CS16 of the Core Strategy (2007)

- (12) Prior to the commencement of any works excluding above ground site preparation works, above ground site investigation works (including environmental investigations) and above ground works of demolition, the applicant will secure the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which is to be submitted by the applicant and approved by the Planning Authority.**

**Reason:** The site is of high archaeological potential and it is important that the archaeological information should be preserved as a record

before it is destroyed by the development as required by Policy DM8 of the Development Management Policies Document 2015.

- (13) Before any part of the Hotel is used a Service Management Plan shall be submitted to and agreed in writing by the Local Planning Authority and shall include proposals for all deliveries to take place after 07:00 and before 18:00. The development shall be carried out in accordance with the approved details.

**Reason:** The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy (2007)

- (14) No demolition, site clearance or building operations shall commence until tree protection measures, including ground protection, for the Irish Yew have been installed in accordance with details submitted to and approved by the Local Planning Authority. No trenches, pipe runs for services and drains shall be sited within 4.5m of the trunk of any tree retained on site. Such protective measures shall be maintained during the course of development.

**Reason:** To enable the Local Planning Authority to ensure the retention of trees on the site protected from damage in the interests of visual amenity as required by Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.

- (15) No construction work shall be carried out in such a manner as to be audible at the site boundary before 07.30 hours on Monday to Friday or after 18.30 hours on Monday to Friday; no construction work shall be audible at the site boundary before 08.00 and after 13.00 hours on Saturdays and no construction work of any nature shall be carried out on Sundays or Bank Holidays or Public Holidays.

**Reason:** To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties as required by Policy DM10 of the Development Management Policies Document 2015.

- (16) Prior to the commencement of any works excluding above ground site preparation works, above ground site investigation works (including environmental investigations) and above ground works of demolition the following drawings need to be supplied to and approved by the local planning authority:

- Detailed development layout at an identified scale.
- A drainage layout detailing the exact location of SUDs elements, including finished floor levels
- Details of all SuDS elements and other drainage features, including long and cross sections of attenuation tanks, pipe diameters including the details of the methods of flow control

and respective levels and how these relate to submitted calculations.

**Reason:** To ensure that the design fully meets the requirements of the national SuDS technical standards

- (17) Prior to the commencement of any works excluding above ground site preparation works, above ground site investigation works (including environmental investigations) and above ground works of demolition, details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite, must be submitted to and approved by the local planning authority.

**Reason:** To ensure that the proposal has fully considered system failure.

- (18) Prior to the commencement of any works excluding above ground site preparation works, above ground site investigation works (including environmental investigations) and above ground works of demolition, details of how the Sustainable Drainage System will be protected and maintained during the construction of the development shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with those approved details.

**Reason:** To ensure that the construction works do not compromise the functioning of the agreed Sustainable Drainage System.

- (19) Prior to the commencement of any works excluding above ground site preparation works, above ground site investigation works (including environmental investigations) and above ground works of demolition, details of the proposed maintenance regimes for each of the SuDS elements must be submitted to and approved by the local planning authority

**Reason:** To ensure the drainage system is maintained throughout its life time to an acceptable standard.

- (20) Prior to occupation, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

**Reason:** To ensure the Sustainable Drainage System has been constructed as agreed.

- (21) Prior to the commencement of any works excluding site preparation works, archaeological investigations, site investigation works (including environmental investigations), works of demolition, ground remediation works and foundation work details of "swift" bricks" shall be submitted to and approved by the Local Planning Authority. The bricks shall be installed in accordance with the approved details.

**Reason:** To conserve and enhance biodiversity as required by Policy CS3 of the Core Strategy 2007.

- (22) The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan (Ref: 3640-OS-001);

Proposed Ground Floorplan (Ref: 3640-P-101 Rev D);

Proposed First Floorplan (Ref: 3640-P-102 Rev D);

Proposed Second Floorplan (Ref: 3640-P-103 Rev C);

Proposed Third Floorplan (Ref: 3640-P-104 Rev C);

Proposed Fourth Floorplan (Ref: 3640-P-105 Rev D);

Proposed Roof plan (Ref: 3640-P-106 Rev C);

Proposed Roof Plan in Context (Ref: 3640-P-107 Rev B);

Proposed South Elevation (Ref 3640-P-110 Rev G);

Proposed North Elevation (Ref: 3640-P-111 Rev C);

Proposed East Elevation (Ref 3640-P-112 Rev F)

Proposed West Elevation (Ref: 3640-P-113 Rev C);

Cross Section A (Ref: 3640-P-120 Rev B);

Cross Section B (Ref: 3640-P-121 Rev B);

Long Section C (Ref: 3640-P-122 Rev B);

South Elevation in Context (3640-P-126 Rev A)

Proposed Access Arrangement 2015/2503/001 Rev E

**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).

**Informatives:**

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
- (2) 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.

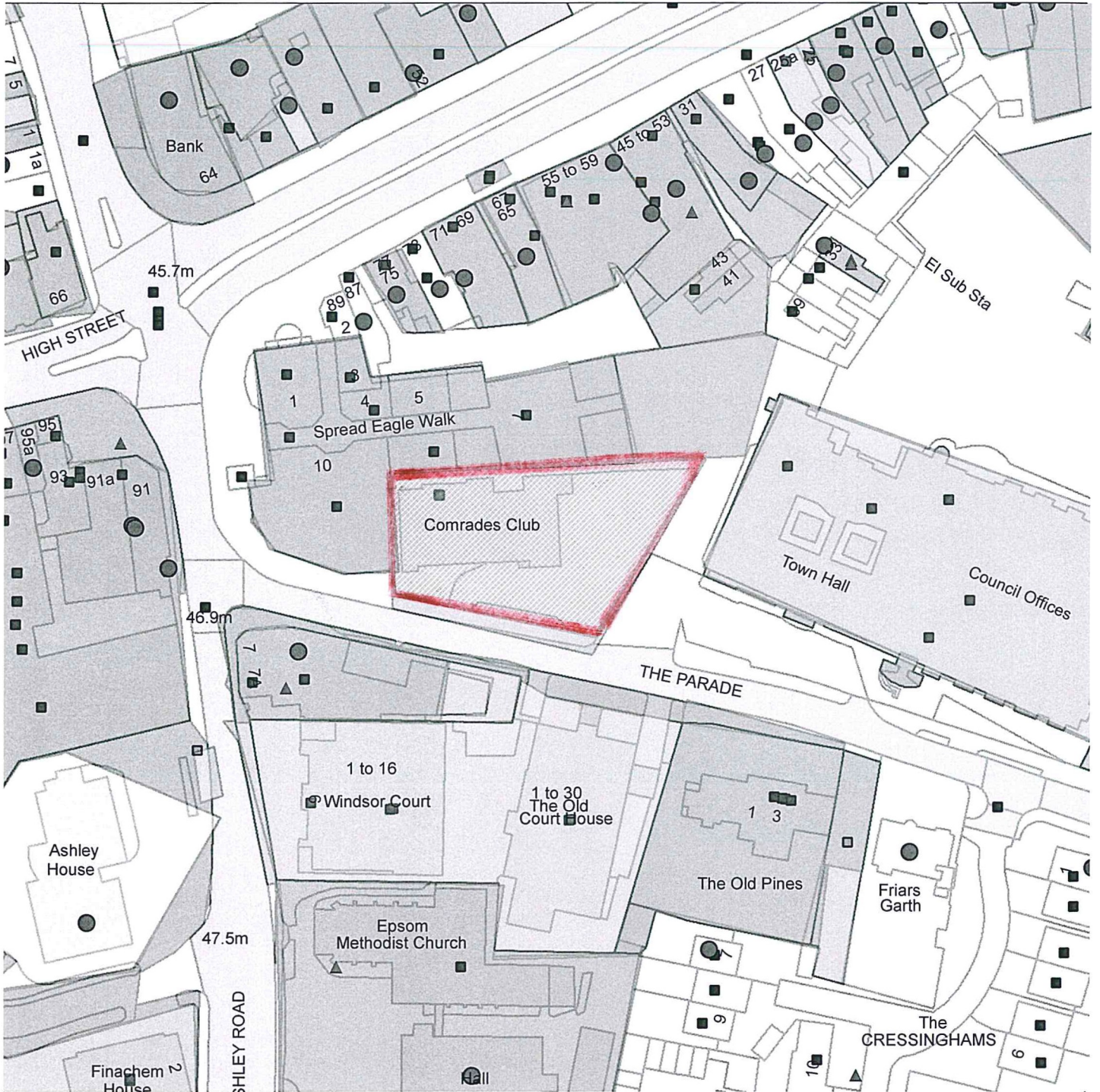
[www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-droppedkerbs](http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-droppedkerbs)

- (3) The developer is advised that a standard fee may be charged for input to, and future monitoring of, any Travel Plan the Developer would be expected to instruct an independent transportation data collection company to undertake the monitoring survey. This survey must conform to a TRICS Multi-Modal Survey format consistent with the UK Standard for Measuring Travel Plan Impacts as approved by the Highway Authority. To ensure that the survey represents typical travel patterns, the organisation taking ownership of the travel plan will need to agree to being surveyed only within a specified annual quarter period but with no further notice of the precise survey dates. The Developer would be expected to fund the survey validation and data entry costs.
- (4) A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via

[www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).”

This page is intentionally left blank





Scale: 1:1062

Date	02 June JQ16
Comments	
Page	1

This page is intentionally left blank



**SITE VISITS**

Report of the: Head of Place Development  
Contact: Mark Berry  
Annexes/Appendices (attached): None  
Other available papers (not attached): None

**REPORT SUMMARY**

**To identify planning applications which Members of the Committee consider should be the subject of a Member site visit.**

**RECOMMENDATION:**

**Members are asked to put forward any planning applications which it is considered warrant Members visiting the site before a decision is made.**

*Notes*

**1 Implications for Community Strategy and Council's Key Priorities**

1.1 This report accords with the functions and objectives of Development Management.

**2 Details**

2.1 The Committee is asked to note that planning applications previously agreed as the subject of Member site visits that have been withdrawn or recommended for refusal under delegated authority are therefore removed from the list.

2.2 The Committee is asked to consider whether it wishes to add any applications to be subject to a site visit (at the appropriate time).

2.3 The Committee is asked to note that a site visit should only be requested for planning applications that meet at least one of the following criteria:

2.3.1 If the whole of the site cannot be seen from the road

2.3.2 If the application is large and/or complex

2.4 The Committee is reminded that they will need to give their reason for requesting a site visit at the Planning Committee Meeting.

**WARD(S) AFFECTED: ALL**

This page is intentionally left blank