

## 59 Ashley Road Epsom Surrey KT18 5BN

Residential development of 6 flats in a detached building, including associated landscaping, access and parking following demolition of existing dwelling.

<b>Ward:</b>	<b>College Ward;</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=documents&keyVal=PBUMGQGYKFW00>

### 2 Summary

- 2.1 The application seeks permission for a residential development of 6 flats in a detached building, including associated landscaping, access and parking, following demolition of the existing dwelling.
- 2.2 The application has been submitted to Committee at the request of the Ward Councillor David Gulland
- 2.3 The application would comply with residential policies contained within the Development Management Policies Document 2015 and is therefore recommended for **APPROVAL**

### 3 Site description

- 3.1 The application site, which has an area of approximately 0.13ha, is located on the eastern side of Ashley Road, broadly midway between the junctions of Downs Hill Road in the north and Treadwell Road in the south.
- 3.2 There is currently a large two-storey detached dwelling on the site, which is located roughly centrally within the plot. Adjacent to the dwelling lies a detached single storey garage/outbuilding. Aside from the dwelling on site the plot benefits from a significant degree of soft landscaping, an amount of hardstanding for car parking at the site frontage and associated vehicular access.

- 3.3 The nearest neighbouring properties are No. 57 Ashley Road to the north and No. 61 Ashley Road to the south.
- 3.4 The application site is located within Site 38 (Ashley Road & Downs Road) in the Council's Environmental Character Study. The Study states the following:
- 3.5 *"In terms of location, the area has a distinctive topography and sits on the urban settlement edge. In terms of landscape, the tall, closely spaced street trees (mainly beech) form the dominant element on the street and create a semi-woodland feature. Taken together, location and landscape help to form a distinctive character area itself, and also a landmark gateway between the Borough's urban and Epsom Downs areas. The built form of the area is notable for set back detached properties (many of which are of a high residential architectural quality and individually distinct) on large plots - with a degree of visual variance in styles/finishes."*
- 3.6 There are a number of Tree Protection Orders (TPOs) on the site, comprising 38/G12 a group consisting of 1 Corsican Pine 6 Beech 6 Larch and 1 Sycamore, 38/T7 a Beech , 38/T15 an Acer Palmatum and 38/T14 a Horse Chestnut.
- 3.7 The site is noted located within a Conservation Area, nor is it in close proximity to any Listed Buildings and therefore does not affect their setting.

#### **4 Proposal**

- 4.1 This application seeks permission for the demolition of the existing dwelling and the erection of a two storey building (with roof accommodation) accommodating 6 flats (1 one bed and 5 two bed flats) and associated parking.
- 4.2 The new apartment building would be located on the siting of the existing dwelling, and would have a broadly rectangular footprint measuring 15.24m x 12.3m. It would have crowned hipped roof with an eaves height of 5.96m and a maximum ridge height of 9.48m with the upper floor accommodation within the slope of the roof. The dwelling would maintain the established building line.
- 4.3 Each flat would comply with national space standards in regards to overall gross internal area (GIA) and individual habitable rooms. A mix of private (serving the ground floor units) and communal amenity space for the units would be provided.
- 4.4 The hip-roofed building would be in the local Surrey/Sussex vernacular, with an asymmetrical design to the massing of the front elevation comprising a two storey "Sussex" gable-ended projection, and a two storey "pavilion" projection.

- 4.5 Materials would comprise part red brick/part rendered elevations, painted timber fenestration under red/brown clay roof tiles.
- 4.6 Vehicle and pedestrian access to the development would be via the existing access off Ashley Road. 6 parking spaces would be provided at the front of the development. Refuse storage will be provided in the refuse store located on the northern flank of the building, with a collection point located towards the front of the site close to the existing site access. Cycle storage for 12 cycles would be located to the rear of the site, adjacent to the communal amenity area.

## **5 Comments from third parties**

- 5.1 The application was advertised by means of letters of notification to 33 neighbouring properties. To date (11.12.2019) 26 letters of objection have been received regarding:
- The construction could have an adverse effect on the trees, bushes and plants in the area with a knock on effect to the wildlife living in the area.
  - The proposed development is an over development of the site
  - Highway safety
  - Out of character
  - Overlooking and loss of privacy
  - Noise and disruption (The proposed communal garden would back directly onto our rear garden. Noise levels from up to 22 residents plus their visitors (compared to just 4-5 at present) would so clearly disrupt the current peace and tranquillity of this immediate area.
  - Significant risk of damage to the remaining trees, leaving aside the removal of those identified in the plans.

Epsom Civic Society: Recommends refusal as it would be contrary to Policies DM5, DM8 DM10 and DM 11

## **6 Consultations**

- 6.1 Surrey County Council: County Highways Officer: No objection. Conditions to be imposed on any permission granted.
- 6.2 Tree Officer: Initial concerns regarding root protection area % covered by hard standing on trees to be retained, and proposed service runs have been addressed by the applicant. Conditions to be imposed on any permission granted.

## **7 Relevant planning history**

7.1 None relevant

## **8 Planning Policy**

National Policy Planning Framework (NPPF) 2019

Core Strategy 2007

Policy CS1	Creating Sustainable Communities
Policy CS3	Biodiversity
Policy CS5	The Built Environment
Policy CS6	Sustainability in New Developments
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 Density
Policy DM12	Housing Standards
Policy DM17	Contaminated Land
Policy DM22	Housing Mix
Policy DM37	Parking Standards

## **9 Planning considerations**

Principle of Development

- 9.1 The overarching principle for the strategy of Epsom and Ewell is to achieve sustainable development. Core Strategy (2007) Policy CS1 states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvements necessary to achieve sustainable development. Changes should protect and enhance the natural and built environments of the borough.

- 9.2 Paragraph 70 of the NPPF states that local planning authorities should consider setting out policies to resist inappropriate development of residential gardens where development would cause harm to the local area.
- 9.3 The NPPF paragraph 59 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 9.4 Paragraph 68 of the NPPF encourages the promotion of small and medium sized sites – "giving great weight to the benefits of using suitable sites within existing settlements for homes".
- 9.5 Paragraph 122 of the NPPF states that planning policies and decisions should support development that makes sufficient use of land taking into account: (d) the desirability of maintaining an areas prevailing character and setting (including residential gardens) or of promoting regeneration and change...
- 9.6 The Governments standard method for calculating the objectively assessed housing need identifies a housing requirement for the Borough of 579 new homes each year. In the absence of a five year housing land supply this has been increased to 695 under the housing delivery test as published on 20th February 2019
- 9.7 Meeting any increase in the annual housing building target will be challenging. With the Borough being mostly comprised of existing built up areas, strategic open spaces or Green Belt, the supply of available development sites is now extremely limited. It is therefore important that available sites are optimised for housing delivery.
- 9.8 Paragraph 11d of the National Planning Policy framework is engaged via footnote 7 in circumstances where Local Planning Authorities cannot demonstrate a 5 year supply. The practical application and consequence of this is that unless the site is located in an area or involves an assets of particular importance that provides a clear reason for refusal, then permission must be granted unless it can be demonstrated that any adverse impacts demonstrably outweigh the benefits when assessed against the NPPF as a whole.
- 9.9 Given the significant housing need in the borough, it is considered that the proposed redevelopment of this site in a sustainable location for a residential scheme is appropriate in principle, subject to the detailed consideration of the other planning considerations below.

Visual Impact

- 9.10 Chapter 12 of the NPPF refers to design. Paragraph 127 sets out that planning decisions should ensure that developments (inter alia) function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting. Development should also create places that are safe, inclusive and accessible
- 9.11 Policies DM9 and DM10 encourage high quality development and planning permission will be granted for proposals, which make a positive contribution to the borough's visual character and appearance.
- 9.12 The hipped roofed building, which would be of traditional style, would have an asymmetrical design to the massing of the front elevation, with a first floor setback with gabled frontages. Materials would comprise facing brickwork, horizontal cladding and concrete roof tiles. The ground floor would be facing brickwork with a plinth brickwork at low level.
- 9.13 The new building would have an eaves height matching that of the adjacent dwelling at No 61, and would have a similar footprint width to both the dwelling it would replace, and the adjacent neighbour. The gaps between the buildings would be acceptable, and would not give the impression of the new building being 'crammed' onto the site with little space for the building to "breathe" in its surroundings.
- 9.14 Overall the building would relate acceptably to the prevailing style and appearance of buildings in the immediate area.
- 9.15 It is concluded that overall, the proposed scheme would be of high quality and would enhance the streetscene, as well as the character and appearance of the wider area. It would therefore accord with Policy DM9 and DM10

Neighbouring Amenity

- 9.16 The flank elevation of the proposed scheme would face the flank elevation of No 61 (to the south) at a distance of around 2m, and the flank elevation of the dwelling to the north (No 57) at a distance of 29m. At first floor level, flank windows would be obscurely glazed, and at second floor level, rooflights with a cill height of 1.7m above floor level, are proposed to serve flank facing rooms.
- 9.17 Dormer windows would be located in the rear elevation, facing the communal garden. The positioning of the new building would prevent it from conflicting with a 45 degree outlook angle subtended from the nearest ground floor windows of the adjoining property at No 61.

- 9.18 The separation gap between the application building and its adjacent neighbours would prevent any material loss of daylight or impact on outlook.
- 9.19 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, in accordance with Policy DM10

#### Quality of Accommodation

##### Minimum Standards

- 9.20 The Nationally Described Space Standards, introduced by DCLG in March 2015, sets clear internal minimum space standards for new dwellings. The space standards are intended to ensure that all new homes are fit for purpose and offer the potential to be occupied over time by households of all tenures while policy DM10 of the Development Management Policies Document states that in order to ensure that the housing delivered is of high quality and the most appropriate type, the Council will expect proposals for new residential development to accord with the principles of good design. Policy DM12 states that the Council will expect proposals to include the provision of appropriate amenity space and play space provision.
- 9.21 The proposed 2 bed (4 bedspace) flat would have a GIA of 70<sup>2</sup>, the 2 bed (3 bedspace) flats an area between 61m<sup>2</sup> and 67m<sup>2</sup>, and the 1 bed (2 bedspace) flats an area of 50m<sup>2</sup>.
- 9.22 Each flat would comply with the appropriate Nationally Described Space Standard technical requirements (70m<sup>2</sup>, 61m<sup>2</sup> and 50m<sup>2</sup> respectively)

##### Amenity Space

- 9.23 Policy DM12 refers to housing standards and requires amenity space to be private, functional, safe and bio-diverse, easily accessible from living areas, oriented to take account of sunlight and shading, of sufficient size to meet the needs of the likely number of occupiers and provide for the needs of families with young children.
- 9.24 Access to private amenity space for the ground floor flats (Nos 1 and 2) would be provided. The upper floor flats would have access to communal amenity space at the rear of the building.
- 9.25 The space provided for all of the flats, in terms of both quality and function, is considered to meet the overall standard set out in DM12.

Sustainable Construction

- 9.26 Core Strategy policy CS6 requires proposals to demonstrate how sustainable construction and design can be incorporated to improve the energy efficiency of development.
- 9.27 An appropriate planning condition is recommended, should the proposal be acceptable, to secure their inclusion.

Car Parking and Access

- 9.28 Paragraph 109 of the NPPF 2018 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 9.29 6 allocated parking spaces and two visitor spaces are proposed which would comply with the Council's adopted parking standards which require 1 and 2 bedroom flats outside of the Town Centre to have 1 space per unit. The development is in a sustainable location, within proximity of a local bus route and the parking provision is therefore acceptable.
- 9.30 Secure covered bicycle parking is also provided within the scheme at a level of 2 spaces per unit to accord with the Council's requirements.
- 9.31 A refuse storage area would be provided as well as a space for the storage of refuse/recycling bins located within the required carrying distance for service personnel.
- 9.32 The Highways Officer commented as follows:
- 9.33 *"The CHA undertook a site visit on 24/10/2018 in order to make a full assessment. It was noted during this site visit that there are bus stops near by the proposed development which do not have a shelter. There is also no footway on the opposite side of the site where there is currently a bus stop situated. The CHA currently has no objections to the proposed development on highway Safety grounds, however, it is recommended that any future CIL contributions are put towards provision of shelters at the bus stops and a footway to serve the bus stop on the opposite side of the carriageway from the development."*



*The CHA notes the concerns from residents in regard to where the proposed development is situated in relation to the bend in the road. However, having undertaken a second site visit and physically measuring the vehicle visibility, the CHA is still satisfied that the proposed development would not present a highway safety problem. During the second site visit it was noted that a driver proceeding south along Ashley Road would be able to see the access to the site from a point 54m north of the access. Furthermore, a driver proceeding south would be able to see a driver waiting to turn left into the access from a point 50m north of the access. The access itself has visibility of 43m to a point 0.5m into the carriageway from the nearside kerb. This visibility was taken from a point 2.4m back along the access from the nearside kerb. All of the above measurements are commensurate with the posted speed limit of 30mph and Manual for Streets. Manual for Streets states that drivers should be driving according to the speed limit and the conditions of the road”.*

- 9.34 The County Highways Authority therefore has no objection to the proposal subject to the imposition of highway conditions regarding the provision of the parking spaces, vehicle charging sockets and a Construction Transport Management Plan

- 9.35 The proposed scheme would therefore comply with Policy DM37.

Ecology /Biodiversity

- 9.36 Chapter 15 of the NPPF relates to the conservation and enhancement of the natural environment. Paragraph 170 sets out that planning decisions should contribute to and enhance the natural and local environment by (inter alia) protecting and enhancing valued landscapes and sites of biodiversity. Development should, wherever possible, help to improve local environmental conditions, such as air and water quality.
- 9.37 The ratio of built area to site area on the application site is acceptable, and there would not be a material diminution of the grassed area to the rear. Accordingly, there would not be an adverse impact on ecology/biodiversity, contrary to Policy DM4, which requires that every opportunity should be taken to secure net benefit to the Borough's biodiversity.
- 9.38 The application is supported by a Bat Emergence Survey Report which concludes the following:

*Common pipistrelle (Pipistrellus pipistrellus) and soprano pipistrelle (Pipistrellus pygmaeus), were recorded feeding on site primarily around the canopies of the mature trees within the garden and open lawn area of the back garden. No bats were recorded emerging from the application building.*

*As no bats were recorded emerging from the buildings and they were investigated internally the likelihood of affecting a bat or their conservation status under the legislation should be considered to be low. The bat activity recorded across the site showed that the gardens provide a feeding resource for bats locally. None of mature trees on site are currently proposed to be directly affected by the development. It should be noted that the mature trees at the front of the property are to be retained and are subject to TPO's.*

- 9.39 It is recommended that a condition requiring the installation of bat and bird boxes, swift and bee bricks, as well as the planting of native trees and shrubs be imposed, in order to enhance the value of the site for local wildlife, with a net gain for biodiversity as encouraged by Policy DM4.

#### Trees Landscaping

- 9.40 Chapter 15 of the NPPF concerns the conservation and enhancement of the natural environment. Paragraph 170 sets out that planning decisions should contribute to and enhance the local environment by (inter alia) recognising the intrinsic character and beauty of the countryside and the wider benefits from ecosystem services, including trees and woodland.
- 9.41 Policy DM5 (Trees and Landscape) of the Development Management Policies Document (2015) sets out that the Borough's trees, hedgerows and other landscape features will be protected and enhanced by (inter alia):
- Planting and encouraging others to plant trees and shrubs to create woodland, thickets and hedgerows; and
  - Requiring landscape proposals in submissions for new development, which retain existing trees and other important landscape features where practicable and include the planting of new semi-mature tree and other planting.
- 9.42 A number of trees on the site are covered by TPO number 38/12. However, none of these trees are required to be removed as a result of the proposed development. A total of 12 individual trees and 6 tree groups were surveyed on the site. The proposed scheme provides for the retention and protection of all the trees surveyed with the exception of U Grade T6, C Grade G12 and U Grade T17. (C Grade – trees of low quality and value, with a life expectancy of more than 10 years U Grade – trees usually for removal (unless otherwise stated), with a life expectancy of less than 10 years)
- 9.43 It is proposed to install low invasive surfacing at the front of the site to formalise the existing practice of parking on the grass in the front garden and to accommodate the proposed 6 parking spaces, three of which would fall within the root protection areas of the adjacent trees.

9.44 The Tree Officer commented as follows:

- The scale of the proposed development, in its current form, necessitates an extensive hardstanding area for car parking. The surface area exceeds the 20% coverage into the Root Protection Area (RPA) as set as the maximum tolerance level in the British Standard 5837:2012
- It is recommended that the scale of the development and the frontage parking provision is reduced to ensure the existing sylvan character of the setting is preserved
- Currently the implication assessment states that existing underground service routes will be used. Officers consider that this is unlikely to be possible given the new connections required for all the new proposed apartments. There is a foreseeable risk of trenching being required past the neighbours significant trees (at 57) or through the RPA of trees in the front garden.

9.45 In response the applicant's tree consultant stated that

*An amended parking layout has been submitted. This is still in line with the council's highway parking standards and has reduced the impact on the trees within the scheme.*

*An amended arboricultural method statement and tree protection plan has been submitted.*

*All of the RPA's are under the British Standard guidance of 20%, if services are needed then two pipes are to be drilled at 1m depth and not trenched. The only excavations will be the two inspection pit at each end of the service runs. This is a recognised method of installing gas, water, power and data services as per section 7.7 of BS 5837. Furthermore, I believe this could be done through a condition if needed. The ground protection suggested could be expanded to other areas on the site for demolition purposes.*

*In summary, the arboricultural impact of the proposed scheme is minor as the only trees to be removed as a result of the proposed development (G12) are located at the rear of the site where tree removal will cause very little impact to the surrounding landscape.*

9.46 In summary the impact on the trees is considered acceptable, and in particular, when balanced against the benefits of the proposed scheme on the local area and housing numbers.

9.47 Subject to details of hard and soft landscaping, tree protection measures and service run details being secured by an appropriate condition, Officers consider that the proposal would not fall contrary to Policy DM5 – Trees and Landscape

Community Infrastructure Levy

9.48 The development would be CIL liable.

Planning Balance and Overall Conclusion

9.49 The proposal is for erection of a block of 6 flats.

9.50 The Government's standard method for calculating the objectively assessed housing need identifies a housing requirement for the Borough of 579 new homes each year. In the absence of a 5 year housing land supply this has been increased to 695 under the housing delivery test as published on 20 February 2019.

9.51 Paragraph 11d of the National Planning Policy framework is engaged via footnote 7 in circumstances where Local Planning Authorities cannot demonstrate a 5 year supply. The practical application and consequence of this is that unless the site is located in an area or involves an asset of particular importance that provides a clear reason for refusal, then permission must be granted unless it can be demonstrated that any adverse impacts demonstrable outweigh the benefits when assessed against the NPPF as a whole.

9.52 Meeting any increase in the annual housing building target will be challenging. With the Borough being mostly comprised of existing built up areas, strategic open spaces or Green Belt, the supply of available development sites is now extremely limited. It is therefore important that available sites are optimised for housing delivery.

9.53 The development has been considered with regard to applying the presumption in favour of sustainable development, and the latest housing land supply position has been taken into account. It is considered that there are no adverse impacts that would otherwise outweigh the benefits of providing an additional 5 housing units. Whilst this would not make a significant contribution to the Borough's housing target, it is acknowledged that due to site constraints, the scheme represents an acceptable optimisation of the use of the site.

## **10 Conclusion**

10.1 The proposal meets planning policy objectives and gives the opportunity to redevelop this residential site with a higher density residential scheme. Accordingly the application is recommended for approval.

## **11 Recommendation**

11.1 Planning permission is GRANTED subject to the following conditions:

**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 of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

**BRN /P18/03B Site Layout**

**ARE/P18/08/A East and West Elevations**

**ARE/P18/08/A North and South Elevations**

**ARE/P18/04 Ground floor plan**

**ARE/P18/05 First floor plan**

**ARE/P18/06 Second floor plan**

**ARE/P18/07 Roof plan**

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

- (3) Prior to the 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.

- (4) No development shall take place until details of existing and proposed finished site levels, finished floor and ridge levels of the buildings to be erected, and finished external surface levels have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.

**Reason:** In order to safeguard the visual amenities of the area / In order to safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy CS5 of the Core Strategy

**(2007) and Policy DM10 of the Development Management Policies 2015.**

- (5) 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 landscaping shall incorporate the planting of native species of trees and shrubs. 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.**

- (6) No development shall take place until full details of all boundary treatment have been submitted to and approved in writing by the local authority. The approved scheme shall be implemented prior to the occupation of the development hereby approved and thereafter 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.**

- (7) Prior to demolition of the existing building details of the 'no dig' technique, (using a cellular confinement system) of the parking spaces, shall be submitted to and approved by the local planning authority. The parking spaces shall be constructed in full accordance with the approved details.**

**Reason: To protect the roots of surrounding trees from damage by root severance and/or compaction in accordance with Policies DM5 and DM9 of the Development Management Policies 2015.**

- (8) Prior to commencement of the development details of the method of construction and route of the underground services to the new building shall be submitted to and approved by the local planning authority. The underground services shall be accommodated in full accordance with the approved details.**

**Reason: To protect the roots of surrounding trees from damage by root severance and/or compaction in accordance with Policies DM5 and DM9 of the Development Management Policies 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

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

- (11) The development hereby approved shall not be occupied unless and until at least 20% of the available parking spaces are provided with a fast charge socket (current minimum requirement:

7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by 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 DM36 of the Development Management Policies Document 2015

- (12) 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.

- (13) Prior to the first occupation of the new building, "woodcrete" soffit bird and bat boxes, as well as swift and bee bricks, shall be installed in accordance with details submitted to and approved by the local planning authority. The boxes shall be retained thereafter.

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

- (14) Prior to occupation of the development hereby permitted, detailed elevations, locations and plans of the proposed secure cycle, refuse and recycling storage shall be submitted to and approved by the council. The approved details will then be retained in perpetuity or the lifetime of the development hereby approved or until the grant of planning permission explicitly states otherwise.

**Reason;** In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy CS16 of the Core Strategy (2007).

- (15) The development shall be carried out strictly in accordance with the Arboricultural Method Statement (Rev 1) Ref: CC/1880 AR4113, and Tree Protection Plan TPP-CC/1880 AR4113 REV 1. 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.

- (16) All planting, seeding or turfing approved shall be carried out in the first planting and seeding season following the occupation of the development or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or diseased in the opinion of the local planning authority, shall be replaced in the next available planting season with others of similar



size, species and number, unless otherwise agreed in writing by the local planning authority.

**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.

- (17) Excavation within the root protection area shall be undertaken by hand under arboricultural supervision as indicated on the Tree Protection Plan TPP-CC/1880 AR4113 REV 1

**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.

- (18) 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

- (19) The flank windows in the upper floors and roofslope of the development hereby permitted shall 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 and shall thereafter be permanently retained as such.

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

**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 38 of the National Planning Policy Framework 2018.
- (2) The water efficiency standard required under condition 11 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>

- (4) 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.
- (5) The applicant is informed that the Highway Authority (HA) would seek to secure a S278 agreement prior to works commencing, due to the location of the central pedestrian crossing, as this is also considered to obstruct construction vehicle access and thus impact on the safe movement of pedestrians and free flow of traffic. The HA highlight that this aspect can take up to six months and it is recommended that the applicant enter into a S278 agreement at the earliest point.