

15A Hyperion Place, Epsom, Surrey, KT19 9ED G

Erection of a two bedroom detached house and associated parking.

Ward:	Court
Contact Officer:	John Mumford

1 Plans

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to the originally permitted application via the Council's website, which is provided by way of background information to the report.

Link: <http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ODHFH1GYM9400>

2 Summary

- 2.1 The application site currently forms part of the curtilage to 15A Hyperion Place, a semi-detached 2 storey house situated on the western side of Hyperion Place near to the Chessington Road Recreation Ground.
- 2.2 The application is for the erection of a detached two bedroom detached house situated 1.0m south of the flank elevation of 15A Hyperion Place and is referred to Planning Committee for determination because it is submitted by a council employee.
- 2.3 **The application is recommended for APPROVAL** as it involves a policy compliant residential in-fill development and there are no visual or amenity concerns relating to the proposal.

3 Site description

- 3.1 The application site comprises a total of 165 sq m and is mainly laid to grass as it forms the side and part of the rear garden to the host property 15A Hyperion Place. The southern flank boundary to the site next to 15 Hyperion Place has a 1.0m high solid brick to the front and 1.6m high solid brick wall with trellising above along the rest of the common boundary.

4 Proposal

- 4.1 The application seeks permission for the erection of a two bedroom detached house with an independent access drive off Hyperion Place which would accommodate 2 cars. There would also be cycle and refuse storage provision and a small area of soft landscaping to the front.

5 Consultations

- 5.1 Surrey County Council – No objections subject to standard conditions requiring the proposed vehicular access, vehicular and cycle parking to be laid out prior to first occupation and pedestrian in-visibility splays to be provided and maintained on each side of the new access. *Conditions 8-10 cover the points raised.*

6 Relevant planning history

Application number	Decision date	Application detail	Decision
02/00862/FUL	25.09.02	Conversion of garage into living accommodation	Granted

7 Planning Policy

National Policy Planning Framework (NPPF) 2012

Chapter 6: Delivering a wide choice of high quality homes

Core Strategy 2007

Policy CS5 The Built Environment
Policy CS6 Sustainability in New Developments
Policy CS8 Broad location of Housing Development

Development Management Policies 2015

Policy DM5 Trees and Landscape
Policy DM9 Townscape Character and Local Distinctiveness
Policy DM10 Design Requirements for New Developments
Policy DM12 Housing Standards
Policy DM35 Transport and New Development

8 Planning considerations

Principle of Development

- 8.1 The application site is located in the built-up residential area adjacent to the Longmead housing estate. It is situated in a sustainable location close to Chessington Road and local shopping facilities. The development of this site for an additional residential unit in principle accords with the policies contained within national and local planning policy.

Layout, Design and Scale.

- 8.2 The proposed development is of a scale, design and layout that is appropriate for the site.

- 8.3 The provision of 47sq m of external private amenity space would comply with the minimum space requirement of 40sq m for 2 bedroom houses as set out within the supporting text to Policy DM12. It would also leave 77 sqm of external private amenity space for the host property which would exceed the recommended minimum standard of 70sq m for a 3 bedroom property.
- 8.4 The internal floorspace of 72 sq m would also comply with the DCLG Technical Housing Standards – nationally prescribed space standard as referred to under Policy DM12 that prescribes a minimum gross internal floor area of 70sq m for a 2 bedroom/3 person dwelling.
- 8.5 The design of the dwelling and the choice of matching brickwork and roof tiles would be similar to the host dwelling and would complement the style and appearance of other nearby properties.

Residential Amenity

- 8.6 The host dwelling has a first floor bathroom window on the flank gable elevation. The proposed siting of the detached house shows it set back 2.0m behind the front building line of the host property and separated by a 1.0m gap along what would become the flank boundary. The house would have a 2 storey rear projection that would be set in 1.35m approximately from the flank boundary with No 15A and which would project approximately 2.7m to the rear of that property. This would provide a satisfactory relationship to the host property by preserving the 45 degree angle which is designed to protect outlook and daylighting. The northern flank ground floor dining room window has been amended to show it being obscure glazed and fixed shut in order to safeguard the privacy of the host dwelling occupants.
- 8.7 The other neighbouring property at 15 Hyperion Place has a ground floor flank dining room window and a ground floor front kitchen extension that has brought the front building line to almost match that of the host property. The proposed siting of the house would be approximately 2.5m in front of the original building line of No 15 and the first floor front bedroom window. This would preserve the 45 degree angle measured on plan from the edge of that window and given the orientation with the neighbouring property situated to the south of the proposal it would not result in any over shadowing. The proposal would be set in 1.0m from the flank boundary with No 15 and would align with the existing rear building line to that property. It is accordingly considered that with no fenestration on the proposed southern flank elevation there would be no harmful impact on the amenity of the neighbouring occupants at 15 Hyperion Place.

Parking and Access

- 8.8 The provision of an access drive with a depth of 11.0m which could accommodate 2 cars would meet the Council's Parking Standards for Residential Development SPD that requires a minimum of 1 parking space for a 2 bedroom house.

- 8.9 The County Highways Authority has no objection to the proposal subject to the imposition of highway conditions regarding the provision of the vehicular access, vehicular and cycle parking and sight-lines.

Landscaping

- 8.10 Indicative hard and soft landscaping are shown on the Block Plan. These are acceptable in principle and full details are covered by planning condition 4.

Sustainability

- 8.11 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. No details are provided but this can be covered by planning condition.

Refuse

- 8.12 Satisfactory provision is made for refuse storage to the front of the property.

Community Infrastructure Levy\

The scheme is CIL liable.

9 Conclusion

- 9.1 The application proposal meets planning policy objectives and is designed to have no harmful impact on the residential amenity of neighbouring occupiers.

10 Recommendation

- 10.1 Planning permission 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) **The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 759/03, 759/04A, 759/05, 759/06, 759/07, 759/08,**

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) The development hereby permitted shall be constructed entirely of the materials as detailed on the schedule of materials on the planning application form and as shown on drawings 759/04A and 759/05

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 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.

- (5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), no windows, dormer windows, rooflights, doors or other form of openings other than those shown on the approved plans, shall be inserted in the flank elevations of the development hereby permitted.

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

- (6) The ground floor window in the northern flank elevation of the development hereby permitted shall be glazed with obscure glass of no less than obscurity level 3 and permanently fixed shut 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.

- (7) 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 (2007).

- (8) The development hereby approved shall not be first occupied unless and until the proposed vehicular access to [Hyperion Place has been constructed in accordance with the approved plans.

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 Policy DM35 of the Development Management Policies 2015.

- (9) No development shall commence on site until a pedestrian inter-visibility splay of 2m by 2m has been provided on each side of the access, the depth measured from the back of the footway (or verge) and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

Reason: 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 Policy DM35 of the Development Management Policies 2015.

- (10) The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles and cycles to be parked. Thereafter the parking area shall be retained and maintained for its 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.

- (11) The residential unit hereby approved shall not be occupied until it has 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.

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 developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
- (3) 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

- (4) 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.
- (5) 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>

- (6) You are advised that 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.**