

57 Longdown Lane North Ewell Surrey KT17 3JB

Demolition of existing dwelling and the erection of 2 detached houses with associated parking (Amended drawings received 31.01.2017)

Ward:	Nonsuch
Contact Officer:	John Robinson

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=OFAPLG GY0BY00>

2 Summary

- 2.1 This application proposes the demolition of an existing dwelling and the erection of 2 detached houses with associated parking.
- 2.2 This application has been submitted to committee at the request of Cllr David Wood.
- 2.3 The application is recommended for **APPROVAL**

3 Site description

- 3.1 The "wedge" shaped application site which has an area of 2150m² is located on the eastern side of Longdown Lane North, close to the junction with College Road. The site, which rises across the site to the south, is defined by dense foliage along the highway boundary, comprising mainly Sycamore trees, and further trees along the southern and northern flank boundaries.
- 3.2 The site is bounded to the south by a detached house, No 105 College Road, to the north by No 55 Longdown Lane North, a "chalet" style bungalow, and to the east by open (Green Belt) land.
- 3.3 The site falls within a predominately residential area, characterised by relatively large dwellings of varied periods of appearance and scale. The plots are deep with frontages of around 17m. The application site, however, is much larger than the surrounding plots, with a frontage width of 60m, reducing to 21m along the rear boundary.

4 Proposal

- 4.1 This application seeks permission to demolish the existing dwelling and erect 2 detached houses with associated parking.
- 4.2 The two houses would be almost identical in plan and elevation, save for the dwelling on Plot A (the northernmost plot) which would have the upper floor bedroom (No 3) omitted.
- 4.3 Each dwelling would have a 14m (w) x 12m (d) footprint, with a single storey 4m deep, 8.4m wide rear projection. The north western corner of the dwelling on Plot A would be set around 3m forward of the adjacent dwelling at No 55, whilst the dwelling on Plot B would be set forward of both the new dwelling and the house to the south, No 105 College Road.
- 4.4 The houses would be of “traditional” style, with symmetrical, rendered front elevations, comprising a central entrance porch, with two gable ended front projections, ground floor bays, under a hipped, crowned roof.
- 4.5 Each dwelling would have a detached double garage set back 6m from the highway boundary, and forward of each respective dwelling. Access would be via an existing and new crossover.
- 4.6 Three Sycamore trees along the highway boundary would be felled to form the new crossover, and one Sycamore along the southern flank boundary will be lost to accommodate the new garage to Plot B.

5 Comments from third parties

- 5.1 The application was advertised by means of letters of notification to 11 neighbouring properties, and site notice. To date (30.01.2017) 5 letters of objection have been received regarding:
 - Loss of trees: On the South boundary this means that a good Sycamore tree would be felled. It also appears to mean that a large tree in the property to the south of plot B immediately adjacent to the proposed building in plot B will have to be felled.
 - The huge size of these crammed-in 5 bedroom properties, with significant new construction in front of the existing building line, constitutes over-development within a residential garden that is not designated a brownfield site.
 - Impact on outlook, overbearing, loss of daylight/sunlight and overlooking to No 55 Longdown Lane North.

6 Consultations

- 6.1 County Highway Authority: No objections. Conditions to be imposed on any permission granted.

6.2 Tree Officer: No objection. The amended scheme would result in the loss of fewer trees along the highway boundary and the garages would be outside of the root protection zone. The loss of the Sycamore tree along the southern boundary is acceptable.

6.3 Conservation Officer: Mature shrubbery edges the proposal site and largely screens it from the public realm. The intended redevelopment will cause no harm to the significance of the designated heritage assets located some distance away to the north, west and southwest and there is no objection in terms of Policy DM8.

7 Relevant planning history

7.1 None

8 Planning Policy

Core Strategy 2007

Policy CS1	General Policy
Policy CS3	Biodiversity and Nature Conservation
Policy CS5	Built Environment
Policy CS6	Sustainable Development
Policy CS7	Housing Provision
Policy CS8	Housing Location
Policy CS16	Highways

Development Management Policies Document 2015

Policy DM9	Townscape Character and Local Distinctiveness
Policy DM10	Design Requirements for New Developments
Policy DM4	Biodiversity and New Development
Policy DM5	Trees and Landscape
Policy DM12	Housing Standards

Supplementary Planning Guidance

Sustainable Design 2016
Parking Standards for Residential development 2015

9 Planning considerations

Principle of Development

9.1 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

- 9.2 The new houses would only be partially visible in the street scene as mature trees and shrubbery edges the proposal site and largely screens it from the public realm. The new plots would be similar in size and configuration to the plots to the north of the application site and given the overall size of the site, it comfortably accommodates larger dwellings.
- 9.3 The larger dwellings would not be at odds with the character and grain of the wider area, which generally has large dwellings on deep plots. In terms of scale and massing, the adjacent property at No 55 is the only bungalow in the surrounding area and therefore the proposed houses would be contextually appropriate.
- 9.4 Whilst the new garages would be set forward of the new dwellings, this would not be at odds with the pattern of development in the immediate area. The adjacent properties at Nos 55 and 53 benefit from a garage/workshop, which is set on the highway boundary, and No 51a benefits from a detached garage/outbuilding set similarly on the highway boundary. The new garages would align with the listed dwelling at No 51, itself is set forward of Nos 55, 53a, 51a and 49b.
- 9.5 It is concluded therefore, that the proposed scheme in terms of its design, scale and massing would sit comfortably within the respective plots and would not have a harmful impact on the character and appearance of both the immediate and wider area and would therefore accord with Policy DM9 and DM10.

Residential Amenity

- 9.6 Whilst both dwellings would be set forward of the respective neighbours, they would not conflict with a 45 degree outlook angle taken from the nearest window in the front elevation of each affected dwelling.
- 9.7 The front corner of the house on Plot A would be set back 4m from the flank boundary with No 55, with the rear (ground floor) corner set back 2m. Concern is raised regarding loss of daylight and sunlight, to No 55. The application is supported by a BRE Daylight/Sunlight Study, which concludes that the proposed house on Plot A would not have a materially harmful impact on daylight and sunlight. It should be noted that subsequent to the issue of this report the scale and massing of the dwelling on Plot A has been further reduced by the omission of bedroom on the upper floor, in the north eastern corner of the dwelling.
- 9.8 Concerns regarding overlooking of No 55 have been addressed by the omission of the bedroom described previously. The nearest bedroom window (in the amended scheme) would face the dining room bay window of No 55 at an obtuse angle of some 155 degrees, and the rear garden at an angle of 55 degrees and a distance of 16m, which is acceptable.
- 9.9 The amended first floor flank/rear elevation of the house on Plot A would further reduce the impact of the dwelling in the outlook from No 55.

- 9.10 The proposed scheme would therefore accord with Policy DM10

Amenity Space

- 9.11 The rear gardens of each dwelling would be in excess of the minimum required depth and area of 10m and 70m² respectively, and would therefore comply with policy DM12's requirement for amenity space for new dwellings.

Parking/Access

- 9.12 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".

- 9.13 Each dwelling would provide two parking spaces within a detached garage, and a further two spaces could be accommodated within the paved driveway to each garage. This would comply with the Council's adopted parking standards which require 4 bedroom and 4+ bedroom houses to provide 3 spaces per unit.

- 9.14 The Highway Authority has no objection in principle to the development.

Sustainability and Renewable Energy

- 9.15 Core Strategy Policy CS6 requires proposals to demonstrate how sustainable construction and design can be incorporated to improve the energy efficiency of development.

- 9.16 The applicants state that high quality renewable materials where possible and renewable technology (solar panels) will be utilised. The proposal is indicative in the main and an appropriate planning condition is recommended to secure their inclusion.

Ecology

- 9.17 Policy DM4 of the Development Management Policy Document states that every opportunity should be taken to secure net benefit to the Borough's biodiversity.

- 9.18 The applicants have submitted a Bat Survey, which found evidence of one common pipistrelle bat within the loft space of the existing dwelling.

- 9.19 As such, a European Protected Species Licence would be required, in accordance with the British standard on biodiversity. An informative advising the applicant of this requirement is recommended.

- 9.20 It is also recommended that conditions be imposed requiring the provision of both bat and bird boxes within the site.

- 9.21 In view of the above and the proposed mitigation measures, it is considered that the proposed scheme would be in accordance with Core Strategy Policy CS3 and Policy DM4.

Trees

- 9.22 The application is supported by a Tree Survey which indicates that 24 trees are to be felled as a result of the proposed development. The majority of the trees to be felled are either Category U or C trees (poor quality) with only 1 Category B (moderate quality) to be felled. The Borough's Tree Officer raises no objection to the proposed scheme. Details of hard and soft landscaping are secured by an appropriate condition.

Community Infrastructure Levy

- 9.27 The proposed scheme is CIL liable.

10 Conclusion

- 10.1 The proposal seeks to erect a new residential building in a location, which is considered appropriate. The new building would not harm the wider character of the area, nor lead to a loss of neighbouring residential amenities. In light of the above, it is recommended that planning permission is granted.

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) **The development hereby permitted shall be constructed entirely of the materials as detailed on the schedule of materials on the planning application form**

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) No equipment, machinery or materials shall be brought onto the site for the purpose of the development, until a scheme showing the exact position of protective fencing to enclose all retained trees as shown on the submitted plans, beyond the outer edge of the overhang of their branches in accordance with British Standard 5837:2012: Trees in Relation to Construction (or later revision), has been submitted to and approved in writing by the local planning authority, and the protective fencing has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

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) 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).

- (6) 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.

- (7) No development shall take place until details and location of the installation of bat and bird boxes to enhance the biodiversity interest of the site have been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in full prior to the

occupation of the development hereby approved and thereafter maintained.

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

- (8) The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for 4 vehicles to be parked. and for vehicles to turn so that they may enter and leave the site in forward gear Thereafter the parking area 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

- (9) The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Longdown Lane North has been constructed in accordance with the approved plans.

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) 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: 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 windows serving bathrooms in the flank elevations of the development hereby permitted shall be glazed with obscure glass of no less than obscurity level 3, 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 Document 2015.

- (12) Any trees proposed to be felled as a result of the development hereby permitted shall be replaced by other trees in accordance with a scheme to be submitted to and approved by the local planning authority, and all planting in accordance with such an approved scheme shall be completed within a period of twelve months from the date on which the development of the site is commenced or shall be carried out in the first planting season following completion of the development.

Reason: The trees within the site make a substantial contribution to the visual amenities enjoyed by residents in the area and the felling of any trees without replacement would be detrimental to such amenities and contrary to Policies DM5 and DM9 of the Development Management Policies Document 2015.

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

692/10/B	Site Plan
692/20	Elevations
692/19	Elevations
692/21	First floor plan Plot A
692/13A	Ground floor plan Plots A & B
692/15B	Rear elevation Plot B
692/14B	First floor Plot B
692/17B	North Elevation Plot B

Reason: For the avoidance of doubt and in the interests of proper planning as required by 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 property is situated close to a former saw mill. In the event that contamination is found at any time when carrying out the approved development, works should be suspended and it must be reported in writing immediately to the Local Planning Authority. In that event, an investigation and risk assessment must be undertaken and remediation carried out as is necessary, subject to the approval in writing of the Local Planning Authority.
- (3) No burning of materials obtained by site clearance shall be carried out on the application site.
- (4) The water efficiency standard required under condition 6 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) The applicant should note that under the terms of The Conservation of Habitats and Species Regulations 2010, Wildlife and Countryside Act 1981 and Countryside and Rights of Way Act 2000, it is an offence to disturb nesting birds or roosting bats which are also European Protected Species.

You should note that the work hereby granted consent does not override the statutory protection afforded to these and other protected species and you are advised to seek expert advice if you suspect that the demolition would disturb any protected species. Please note that a European Protected Species Licence will be required to allow the proposed development to proceed lawfully. Further details can be found at:

<https://www.gov.uk/environmental-management/wildlife-habitat-conservation>

- (6) 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>