

Planning Committee

26 June 2019



Application No.	19/00543/FUL
Site Address	Land at Orchard Close, Ashford, TW15 1JD
Applicant	Mr Andrew Loveridge
Proposal	Erection of 3 bedroom chalet bungalow with ancillary access and parking.
Case Officer	Matthew Clapham
Ward	Ashford Common
Called-in	Cllr R Barrett on the grounds of parking and access issues

Application Dates	Valid: 15/04/2019	Expiry: 10/06/2019	Target: Extension of Time Agreed.
Executive Summary	<p>This planning application relates to a triangular shaped area of land currently mainly used as parking located on the eastern side of Orchard Close in Ashford. The proposal seeks permission for the erection of a three bedroom chalet bungalow with ancillary access and parking, comprising two parking spaces and amenity space. The proposal represents an amendment to a bungalow which was granted planning permission on 20.03.2017 and has not yet time expired.</p> <p>The proposal is considered to be a sustainable form of development, utilising existing developed land in the urban area to provide housing. The design of the chalet bungalow is considered acceptable in an area of mixed types and styles of properties.</p> <p>The proposal would provide sufficient amenity space provision. It is considered to be acceptable in terms of parking and highway issues and would have an acceptable relationship with adjoining properties and would not have a material detrimental impact upon their residential amenity.</p>		
Recommended Decision	This planning application is recommended for approval subject to conditions set out at Paragraph 8 of the report.		

MAIN REPORT

1. Development Plan

- 1.1 The following policies in the Council's Core Strategy and Policies DPD 2009 are considered relevant to this proposal:

- SP2 – Housing Provision
- HO1 – Providing for New Housing Development
- EN1 – Design of New Development
- CC3 – Parking Provision

The National Planning Policy Framework (NPPF) February 2019

Spelthorne Borough Council Supplementary Planning Document for the Design of Residential Extensions and New Residential Development – April 2011

Spelthorne Borough Council Supplementary Planning Guidance for Parking Standards – September 2011

2. Relevant Planning History

- 2.1 The site has the following planning history:

17/00121/FUL	Erection of a detached bungalow with ancillary access and parking.	Granted 20.03.2017
SPE/FUL/84/775	Erection of 2 no. two storey blocks comprising a total of 8 one bedroomed houses with ancillary parking provision and further parking spaces for general estate use and landscaping.	Granted 26.02.1985

3. Description of Current Proposal

- 3.1 This planning application seeks planning permission for the erection of a three bedroom chalet bungalow with ancillary access and parking, comprising two parking spaces and amenity space. It should be noted that there is an extant planning approval for a single storey bungalow on the site, with associated amenity space and parking spaces which expires on 19 March 2020 (17/00121/FUL).
- 3.2 The application site is a triangular shaped area of land currently mainly used as parking. It is located on the eastern side of Orchard Close in Ashford where the road turns to the north to the head of the cul de sac. The site adjoins an access road to the rear of the site that leads to garages to the rear of the properties in Hogarth Avenue.
- 3.3 Orchard Close comprises mainly two storey terraced properties, with various communal parking areas.

- 3.4 The proposed dwelling will be positioned on the southern side of the site. The proposed access to the site will be on the northern side of the proposed dwelling leading directly to two car parking spaces. Amenity space is provided also to the south of the proposed dwelling, with a further area provided beyond the parking area. The house is designed in a traditional chalet bungalow style with front and rear dormer windows.
- 3.5 Copies of the site layout plan, floor plans and elevations are provided as appendices.

4. Consultations

- 4.1 The following table shows those bodies consulted and their response.

Consultee	Comment
County Highway Authority	No objections subject to conditions.
Environmental Health	No objections subject to conditions.

5. Public Consultation

- 5.1 31 Neighbouring properties were notified of the planning application and to date, 15 letters of objection have been received raising the following concerns:
- previous conditions regarding retention of parking areas for occupiers of the estate
 - noise and disturbance
 - emergency access / waste collection and deliveries - highway safety
 - inadequate parking
 - loss of sunlight / daylight
 - overlooking and loss of privacy
 - increased traffic
 - highway safety issues
 - overbearing
 - overdevelopment / layout / density
 - loss of a street light
 - adequacy of turning
 - loss of trees
 - encroachment onto highways land and grass verges
 - out of keeping with character of the area and imposing design
 - adverse impacts on existing nature and conservation on the site

6. Planning Issues

- 6.1
- Principle of the development
 - Need for Housing
 - Design and appearance.
 - Residential amenity
 - Parking provision

7. Planning Considerations

Need for housing

- 7.1 In terms of the principle of housing development regard must be had to paragraphs 59-61 of the National Planning Policy Framework (NPPF) 2019 which states the following:-

“Para 59. 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.

Para 60. To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.

Para 61. Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).”

- 7.2 When considering planning applications for housing local planning authorities should have regard to the government’s requirement that they boost significantly the supply of housing, and meet the full objectively assessed need for market and affordable housing in their housing area so far as is consistent policies set out in the NPPF 2019.

- 7.3 Para 11 of the NPPF stresses the presumption in favour of sustainable development and that proposals which accord with a development plan should be approved without delay noting that:

“...Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

- 7.4 The Council has embarked on a review of its Local Plan and accepts that the housing target in its Core Strategy and Policies DPD-Feb 2009 of 166 dwellings per annum is significantly short of its latest objectively assessed need of 552-757 dwellings per annum (Para 10.42 – Strategic Housing Market

Assessment (SHMA) – Runnymede and Spelthorne – Nov 2015). On 20th February 2019, the government updated its guidance in respect of Housing and Economic needs assessment which included proposals for a standard method for calculating local authorities' housing need. A figure of 590 dwellings per annum for Spelthorne was proposed by the application of this new approach. The figure of 590 based on the 2014 household formation projections has also been suggested by the Government in its latest consultation (Oct – Dec 2018). Following recent analysis, the figure has been revised to 603. Despite recent uncertainties, the standard methodology provides the most recent calculation of local housing need in the Borough and is consistent with the range of need identified by the Council in their SHMA. It is therefore appropriate for the Council to use the 603 dwellings per annum figure as their local housing need figure that comprises the basis for calculating the five-year supply of deliverable sites.

- 7.5 The sites identified in the SLAA as being deliverable within the first five years have been used as the basis for a revised 5-year housing land supply figure. Whilst this has shown that notionally we have identified sufficient sites to demonstrate that we have a five year supply of housing sites we have recently been advised that we need to apply an additional 20% buffer rather than the previously used 5%. This is because Government guidance (NPPF para 74) requires the application of a 20% buffer “where there has been significant under delivery of housing over the previous three years”. It therefore has no choice now but to apply the additional buffer for the five year period from 1 April 2019 to 31 March 2024. A 20% buffer applied to 603 results in a figure of 724 dwellings per annum which is our current figure. The effect of this increased requirement is that the identified sites only represent a 4.4 year supply and accordingly the Council cannot at present demonstrate a five year supply of deliverable housing sites.
- 7.6 In using the new objectively assessed need figure of 724 as the starting point for the calculation of a five year supply it must be borne in mind that this does not represent a target as it is based on unconstrained need. Through the Local Plan review, the Borough's housing supply will be assessed in light of the Borough's constraints, which will be used to consider options for meeting need. The Council has now published its Strategic Land Availability Assessment (SLAA) which identifies potential sites for future housing development over the plan period.
- 7.7 As a result, current decisions on planning applications for housing development need to be based on the “tilted balance” approach as set out in paragraph 11 of the NPPF (2019) which requires that planning permission should be granted unless “any adverse impacts of so doing would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.
- 7.8 Having regard to the proposed development and taking into account the presumption in favour of sustainable development which applies to Spelthorne together with adopted policy HO1 which encourages new housing development, it is considered that particular weight should be given to the merits of this development in this sustainable location. It should also be noted that each planning application must be assessed in its own right and

permission cannot be refused on the basis that other schemes for housing have been approved nearby.

Principle of the development

7.9 On 20 March 2017, planning permission was granted for the erection of a detached bungalow and parking (17/00121/FUL). The permission lasts for three year, expiring on 19 March 2020. Therefore the principal of a dwelling on this site has been established and is a significant material consideration for the current application.

7.10 As noted above, Policy HO1 Core Strategy Policies DPD 2009 (CS & P DPD) of the Local Plan is concerned with new housing development in the Borough. HO1 (c) encourages housing development on all sustainable sites, taking into account policy objectives and HO1 (g) states that this should be done by:

“Ensuring effective use is made of urban land for housing by applying Policy HO5 on density of development and opposing proposals that would impede development of suitable sites for housing.”

7.11 As referred to above, the NPPF emphasises the government’s overall housing objective to significantly boost the supply of housing.

7.12 The site is within the urban area and is a brownfield site in an accessible and sustainable location, close to local facilities, the primary highway network and public transport links. The creation of a residential unit at the site has already been accepted.

Housing density

7.13 Policy HO5 of the CS & P DPD sets out density ranges for particular context but prefaces this at paragraph 6.25 by stating:

“Making efficient use of potential housing land is an important aspect in ensuring housing delivery. Higher densities mean more units can be provided on housing land but a balance needs to be struck to ensure the character of areas is not damaged by over-development.”

7.14 Policy HO5 indicates that in the existing residential areas, new development should generally be in the region of 35 to 55 dwellings per hectare. The proposal is for 1 unit and would be on a site of 0.0307 ha, equating to 32.5 dwellings per hectare (dph). Whilst the proposed density is below that set out in Policy HO5, due to the triangular shape of the site and the narrowing of the plot to the south, this density is considered acceptable, with very limited scope for additional units.

Design and appearance

7.15 Policy EN1a of the CS & P DPD states that “the Council will require a high standard in the design and layout of new development. Proposals for new development should demonstrate that they will: create buildings and places that are attractive with their own distinct identity; they should respect and

make a positive contribution to the street scene and the character of the area in which they are situated, paying due regard to the scale, height, proportions, building lines, layout, materials and other characteristics of adjoining buildings and land."

- 7.16 The proposed chalet style bungalow would replace an area of open land that is currently made up of hardstanding used for car parking, although part of the site is landscaped / overgrown with part of it sectioned off by temporary fencing. The building would be visible from the street scene in Orchard Close and to the rear of the properties in Hogarth Avenue. However, it is of a classic chalet style design, and while being larger than the existing approved bungalow on the site, remains relatively small and it is of a low profile design and the scale is not out of keeping than other properties in the vicinity.
- 7.17 The dormer windows to the front are of a pitched roof design and sit appropriately within the roof slope. To the rear is a larger flat roofed dormer. However, this is less visible from the street scene and backs onto the access leading to garages to the rear of properties on Hogarth Avenue. There are also examples of flat roofed dormers on properties in Hogarth Avenue that are visible from the application site. As such, the proposed dwelling is not considered to be detrimental to the character and appearance of the area.
- 7.18 Landscaping would be provided to the front and northern side of the building which would help to provide an attractive setting to the well-designed building and to provide a good standard of amenity for future occupants. A tree will be removed from the grass verge to allow for access, which will require the approval of the County Highway Authority, however the proposed landscaping will compensate for the loss of this tree. The scheme is considered to provide an attractive form of development, which would have its own sense of place and provide an attractive place to live, adding to the visual amenity of the area. As such the proposed development is considered to be acceptable in design terms, and to make a positive impact on the street scene conforming to policy EN1.

Residential amenity

- 7.19 Policy EN1b of the CS & P DPD states that new development should achieve a satisfactory relationship with adjoining properties avoiding significant harmful impact in terms of loss of privacy, daylight or sunlight, or overbearing effect due to bulk and proximity or outlook. The Councils Supplementary Planning Document for the Design of Residential Extensions (Design SPD) also provides guidance on assessing impacts upon adjoining properties. The SPD recognises at para. 3.6 that *'Most developments will have some impact on neighbours. The aim should be to ensure that the amenity of adjoining occupiers is not significantly harmed. This will require careful attention to the position, scale and design of the extension (or new dwelling) to avoid loss of privacy, outlook, daylight and sunlight; each of these issues is considered below. It will also be important to identify differences in levels with adjoining sites and buildings and for this to be shown accurately on street scene elevations'*. Due to the relationship with the adjoining properties and the small scale of the building, it is not considered that there are adverse impacts upon the residential amenity of adjoining properties in terms of any loss of light privacy or proximity. The dormer windows to the rear face onto the rear of

properties in Hogarth Avenue. However a separation of 5.5m is maintained to the front of the garages and outbuildings with further separation to the very rear of the gardens, which are long with the dwellings themselves in Hogarth Avenue being in excess of 30m away. The adjoining properties are located with a relatively dense urban area and are two storey with some overlooking already occurring from neighbours to their sides. Therefore, it is not considered that any harmful overlooking would arise. The central window, serving a bathroom will be obscurely glazed via a condition. To the front, the properties are over 15m away. Due to the size and height of the building and its relationship with the adjoining properties, no adverse impacts in terms of any loss of light, privacy or overbearing would arise.

- 7.20 In terms of future occupiers of the dwelling, the Councils Supplementary Planning Document for the Design of Residential Extensions and New Residential Development outlines the requirements for amenity space. The proposed dwelling would have approximately 80sqm of amenity space to one side and the front with further amenity space around beyond the parking spaces. This is considered acceptable.
- 7.21 The main habitable rooms have an outlook onto a landscaped area and in particular, the main living accommodation looks out onto the amenity area to the southern side.
- 7.22 The individual room sizes and internal floor space meet the Technical housing standards – nationally described space standard. Therefore, the proposal is considered to provide a satisfactory level of amenity for future occupiers.

Parking Provision and Highway Safety

- 7.23 A number of concerns have been raised regarding inadequate parking and highway safety concerns. Therefore, careful consideration has been given to those concerns raised by residents regarding the car parking situation in the area. It is recognised that there is an earlier planning approval for a development on the site which included 'further parking spaces for general estate use' under ref 84/775. The area of land to which this application relates was shown as being for general parking purposes comprising 10 parking spaces and a condition applied to ensure that the parking was retained as parking. However, at the time of the site visits, only half of the spaces were occupied and there were plenty of both on-street spaces and parking bay spaces available, although it is fully accepted that there will be more cars on site and in the area at evenings and weekends. It is also noted that only 8 spaces are available on the site as some have become overgrown. Furthermore, four properties in the close have dropped kerbs allowing their own off street parking, easing some on-street parking pressures.
- 7.24 However there is an extant permission for a development on this site involving the loss of the parking area and it is also noted that the County Highways Authority have not raised any concerns on highway safety. In addition, the condition was imposed in excess of 30 years ago and there has been a shift in planning policy and standards in terms of utilising previously developed urban land for providing housing. The reason for imposing one of the parking conditions in the 1984 application was on the grounds of highway safety, which would no longer apply in the absence of any objections from the Highways Engineers. The second condition was to ensure that parking was maintained for the benefit of the occupiers of the development 'hereby

permitted', which was for the erection of 2 no. two storey blocks comprising a total of 8 one bedroomed houses with ancillary parking provision and further parking spaces for general estate use and landscaping. The reason was 'to ensure that the facilities are reserved for the benefit of the development for which they were specifically required and provided'. In approving the extant scheme on the site, it was considered that any condition could be challenged at a later date and that any new application would be treated on its own merits. It was considered that the application was supported by an associated justification for a new dwelling on the site, providing additional housing, and having regard to the current up to date adopted planning policies and consultation responses. The County Highway Engineer has also made the following comments:

The proposed application follows the proposed approval under application reference 17/00121 for the same site. This permission is extant. The revised proposal seeks to increase the size of the development, but the application is not materially different in any other respects. The impact of the proposed scheme will not be significantly different from the previously approved (scheme).

- 7.25 A three bedroom development of this size would require 2.25 spaces as detailed in the Council's Parking Standards SPD. While the provision of 2 spaces is a small shortfall on this figure, the area is sustainable, being within walking distance of shops within Woodlands parade and buses on Feltham Hill Road and Staines Road West/School Road. In view of this and the extant approval on the site, it is not considered that the potential issues in terms of parking are sufficient to justify and sustain a refusal in this case.
- 7.26 In view of the historic use of the site, the approved dwelling which also provided two parking spaces and given that there is no objection from the County Engineer, the application is considered to be acceptable on highway grounds. It is not considered that a single dwelling on land that is already used as parking and not accessible to emergency vehicles, refuse lorry's and delivery lorries/vans, would compromise accessibility for these vehicles and in view of the lack of any objections from the County Highways and the extant permission, no significant highway safety concerns would result. Waste collection would be collected from the front of the property as with other households. A condition has been attached to require details of the location of the store and satisfactory room is available to provide the refuse bins.

Financial Considerations

- 7.27 Under S155 of the Housing and Planning Act 2016, Local Planning Authorities are now required to ensure that potential financial benefits of certain development proposals are made public when a Local Planning Authority is considering whether or not to grant planning permission for planning applications which are being determined by the Council's Planning Committee. A financial benefit must be recorded regardless of whether it is material to the Local Planning Authority's decision on a planning application, but planning officers are required to indicate their opinion as to whether the benefit is material to the application or not.
- 7.28 In consideration of S155 of the Housing and Planning Act 2016, the proposal is a CIL chargeable development. As such it would generate a CIL payment

based on £140 per square metre of approx. £24,821 in total. This money is allocated for infrastructure and as such is a material consideration in the determination of this planning application. The proposal will also generate a New Homes Bonus and Council Tax payments which are not material considerations in the determination of this proposal.

Other matters

- 7.29 The County Highways Authority is responsible for Orchard Close and has not raised any objections regarding encroachment on to grass verges, highway land or the impact on street lights. Due to the location and currently undeveloped nature of the site, no significant nature or conservation concerns would arise. There are not considered to be any significant trees that would be lost as a result of the development. A landscaping condition has been attached to the recommendation.

8. Recommendation

GRANT subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- This condition is required by Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. No development above damp course level shall take place until details of the materials to be used for the external surfaces of the building(s) and surface material for parking areas are submitted to and approved by the Local Planning Authority. The development shall then be constructed in accordance with the approved materials and detailing.

Reason:- To ensure that the proposed development does not prejudice the appearance of the development and the visual amenities and character of the locality in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

3. Prior to the occupation of the development, details of a scheme of the means of enclosure shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s)/use is/are occupied. Development shall be carried out in accordance with the approved details and maintained as approved.

Reason:- To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

4. Following construction of any groundwork and foundations, no construction of development above damp course level shall take place until a report is submitted to and agreed by the Local Planning Authority which includes

details and drawings demonstrating how 10% of the energy requirements generated by the development as a whole will be achieved utilising renewable energy methods and showing in detail the estimated sizing of each of the contributing technologies to the overall percentage. The detailed report shall identify how renewable energy, passive energy and efficiency measures will be generated and utilised for each of the proposed buildings to meet collectively the requirement for the scheme. The agreed measures shall be implemented with the construction of each building and thereafter retained.

Reason:-.To ensure that the development is sustainable and complies with Policies SP7 and CC1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

5. Prior to the commencement of development a survey report detailing ground conditions of the site shall be submitted to and approved in writing by the Local Planning Authority. Where made ground or contamination is encountered a scheme to investigate, assess and remediate contamination risks shall be agreed in writing with the Local Planning Authority, and shall be carried out in accordance with the agreed details and timetable.

Reason:-.To protect the amenities of future residents and the environment from the effects of potentially harmful substances in accordance with policies SP6 and EN15 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

6. Prior to the first use or occupation of the development, and on completion of the agreed contamination remediation works, a validation report that demonstrates the effectiveness of the remediation carried out shall be submitted to and agreed in writing by the Local Planning Authority.

Reason:-.To protect the amenities of future residents and the environment from the effects of potentially harmful substances in accordance with policies SP6 and EN15 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

NOTE

The requirements of the above Condition must be carried out in accordance with current best practice. The applicant is therefore advised to contact Spelthorne's Pollution Control team on 01784 446251 for further advice and information before any work commences. An information sheet entitled "Land Affected By Contamination - Guidance to Help Developers Meet Planning Requirements" proving guidance can also be downloaded from Spelthorne's website at www.spelthorne.gov.uk.

7. No part of the development shall be first occupied unless and until the proposed vehicular access to Orchard Close has been constructed and provided with the maximum achievable visibility zones in both directions along Orchard Close, taken from 2 metres back from the edge of carriageway. Thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

Reason:-.The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other

highway users, and to accord with the National Planning Policy Framework 2019 and policy CC2 (highway Safety) and CC3 (Parking) of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

8. The development hereby permitted shall be carried out in accordance with the following approved plans: site location plan; KJT/Orchard Close/Scheme 2/100a and KJT/Orchard Close/Scheme 2/101a received 15.04.2019.

Reason:-.For the avoidance of doubt and in the interest of proper planning.

9. Facilities within the curtilage of the site for the storage of refuse and recycling materials shall be submitted to and approved by the Local Planning Authority. The agreed details shall be implemented prior to the occupation of the development hereby approved and retained thereafter.

Reason:-.To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order) no extensions or other form of enlargement to the residential development hereby permitted, nor erection of porches, outbuildings, hardstandings, storage tanks, gates, fences, walls or other means of enclosure, shall take place without the prior planning permission of the Local Planning Authority.

Reason:- To safeguard the visual amenity of the area and the amenity for adjoining residents.

11. Details of a scheme of both soft and hard landscaping works shall be submitted to and approved by the Local Planning Authority prior to first occupation of any part of the development hereby approved. The approved scheme of tree and shrub planting shall be carried out prior to first occupation of the buildings and/or site. The planting so provided shall be maintained as approved for a minimum period of 5 years, such maintenance to include the replacement in the current or next planting season, whichever is the sooner, of any trees or shrubs that may die, are removed or become seriously damaged or diseased, with others of similar size and species, unless the Local Planning Authority gives written permission to any variation.

Reason:-.To minimise the loss of visual amenity occasioned by the development and to enhance the proposed development.

12. Prior to the occupation of the development hereby permitted the first floor window on the eastern elevation of the proposed new build block shall be obscure glazed and be non-opening to a minimum height of 1.7 metres above internal floor level in accordance with details/samples of the type of glazing pattern to be submitted to and approved in writing by the Local Planning

Authority. These windows shall thereafter be permanently retained as installed.

Reason:- To safeguard the amenity of neighbouring residential properties in accordance with policies SP6 and EN1 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

13. That the parking space(s) and/or garage(s) shown on the submitted plan be constructed within 3 months of the commencement of any other part of the development permitted, or such longer periods as may be approved by the Local Planning Authority, and thereafter the approved facilities together with the means of access thereto shall be maintained as approved, and be reserved for the benefit of the development hereby permitted.

Reason:- To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway(s) and to ensure that the facilities provided are reserved for the benefit of the development for which they are specifically required, in accordance with policy CC3 of the Spelthorne Borough Core Strategy and Policies Development Plan Document 2009.

14. The proposed hardstanding area shown on the submitted plan shall be constructed to be permeable, or be designed to run off to a permeable surface within the curtilage of the dwellinghouse, in accordance with details to be submitted to, and approved in writing by the Local Planning Authority before the commencement of the development. The hardstanding area shall be completed and maintained in accordance with the approved details.

Reason:- To minimise the risk of flooding from surface water runoff.

15. The development hereby approved shall not be first occupied unless and until existing accesses from the site to Orchard Close have been permanently closed and any kerbs, verge, footway, fully reinstated.

Reason:- The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2012 and policy CC2 (highway Safety) and CC3 (Parking) of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

16. 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 to be parked. Thereafter the parking area shall be retained and maintained for its designated purpose.

Reason:- The condition above is required in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2012 and policy CC2 (highway Safety) and CC3 (Parking) of Spelthorne

17. The development hereby approved shall not be occupied unless and until each of the proposed dwelling(s) are provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) for the charging of electric vehicles in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:- in order that the development makes suitable provision for sustainable travel, in accordance with the sustainable objectives of Chapter 9 "Promoting sustainable transport" of the National Planning Policy Framework 2019, and policies CC2 and CC3 of Spelthorne Borough Council's Core Strategy and Policies Development Plan Document February 2009.

INFORMATIVES TO APPLICANT

1 Access by the Fire Brigade

Notice of the provisions of Section 20 of the Surrey County Council Act 1985 is hereby endorsed on this planning permission. Copies of the Section may be obtained from the Council Offices or from County Hall. Section 20 of this Act requires that when a building is erected or extended, proper provision must be made for the Fire Brigade to have means of access to the building or to any neighbouring buildings. There are also requirements relating to access and facilities for the fire service contained in Part B of the Building Regulations 2000 (as amended).

2. The Town and Country Planning (Development Management Procedure) (England) Order 2015
Working in a positive/proactive manner
In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included the following:-

Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.

3. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the

classification of the road. Please see: <https://www.surreycc.gov.uk/land-planning-and-development/planning/transport-development/alterations-to-existing-roads>

4. When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highways Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developer's expense.
5. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
6. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
7. Historically land across Spelthorne has been subjected to extensive mineral extraction, with subsequent infilling of the resultant voids. Excavations during some development works have encountered fill materials where records have not previously identified a history of extraction / infilling.

To confirm ground conditions at the application site minimum requirements of the survey are as follows:

- The excavation of 2 -3 trial holes to a depth of 1.00mbgl. This can be done by hand or with a small digger
- At least one location beneath the footprint of the proposed dwelling and another one to two holes within the proposed rear garden and other associated landscaped areas.
- an inspection to be made of the ground conditions and confirm the absence or otherwise of any made ground / fill materials at this property, their thickness and extent.
- Photographs shall be taken of each exploratory position including all associated soil arisings (soils excavated and placed to the side of the hole as works progress).
- Where different soil horizons are encountered (i.e. topsoil to 0.40mbgl overlying a layer of sandy gravel to 0.60mbgl with stiff clay to the base of the excavation (c.1.00mbgl)) appropriate written logs will be required to detail the depths, thickness and description of the materials encountered.
- a scale plan (such as the site layout plan) indicating the location of the exploratory positions in relation to the proposed property and a photograph taken across the site detailing the soils and arisings.
- The information, logs and photographs can be submitted to us in a simple letter report.

- If made ground materials are encountered during the excavations soil sampling and assessment of contamination risks will be required to be undertaken by a suitably qualified person.

Made ground refers to non natural / notable fill materials – fragments of brick, concrete, metal, plastic, timber, glass, ashy materials. Evidence of contamination is identified by either visual (staining of soil or sheens on groundwater (if encountered)) or olfactory means (organic, tarry, hydrocarbon / petrochemical odours). In the event that materials of this nature are discovered during the survey, you are advised to contact us for further guidance.