

Planning Committee

02 April 2025



Application No.	24/01432/FUL
Site Address	18 Edward Way Ashford TW15 3AY
Applicant	Lansdowne Housing and Care
Proposal	Change of use from Residential (C3) to a young adult's care home (C2).
Case Officer	Vanya Popova
Ward	Ashford North And Stanwell South
Called-in	Cllr Geach has 'called in' the application due to concerns raised by neighbouring properties including on street parking pressures in the area.

Application Dates	Valid: 09.12.2024	Expiry: 03.02.25	Target: Extension of time agreed to 25.04.2025
Executive Summary	<p>The subject property is a six bedroomed, two-storey semi-detached dwelling. This application seeks the change of use from residential (C3) to a young adult's care home (C2) for up to 6 occupiers.</p> <p>The proposed use would not have an unacceptable adverse impact upon the character and appearance of the area, nor the residential amenity of ad-joining properties, compared to the existing use as a dwelling, or indeed if the dwelling was to be converted into a six resident HMO under permitted development as presently allowed. Furthermore, it is considered to provide an adequate level of amenity for future occupiers.</p> <p>In terms of highway safety and the proposed parking provision, the County Highway Authority raises no objection, subject to conditions and informatives.</p> <p>The proposal is therefore considered to be acceptable and is recommended for approval.</p>		
Recommended Decision	Approve the application subject to conditions as set out in the Recommendation section (paras. 8.1, 8.2 and 8.3).		

MAIN REPORT

1. Development Plan

- 1.1 The following policies in the Council's [Core Strategy and Policies DPD \(CS&P DPD\) 2009](#) are considered relevant to this proposal:
 - SP6 (Maintaining and Improving the Environment)
 - EN1 (Design of New Development)
 - EN11 (Development and Noise)
 - HO1 (Providing for New Housing Development)
 - HO4 (Housing Size and Type)
 - CO1 (Providing Community Facilities)
 - CC2 (Sustainable Travel)
 - CC3 (Parking Provision)
- 1.2 The policies contained within the [National Planning Policy Framework \(NPPF\)](#) (December 2024) are also relevant.
- 1.3 On 19 May 2022, the Council agreed that the draft Spelthorne Local Plan 2022 – 2037 be published for public consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The public consultation for the Pre-Submission Publication version of the Local Plan ended on 21st September 2022 and the local plan was submitted to the Planning Inspectorate on 25th November 2022.
- 1.4 An Examination into the emerging Local Plan commenced on 23 May 2023. However, on 6 June 2023, the Council resolved to request that the Planning Inspector pause the Examination for a period of three (3) months to allow time for the new council to understand and review the policies and implications of the emerging Local Plan. This was agreed.
- 1.5 On 14 September 2023, a letter was received from the Housing Minister stating that the Housing Secretary was directing the Council “not to take any step to withdraw the plan from examination...” The Council resolved to extend the pause in the Examination timetable until the proposed changes to the NPPF had been published before determining the next steps.
- 1.6 On 22 September 2023, the Inspector agreed to a further pause to the Examination and requested that the Council continue to address the issues that he identified in the first week of the Examination, in particular flood risk and its potential implications in relation to the site allocation and delivery strategy of the plan.
- 1.7 On 18 July 2024, Council considered a report into the resumption of the Local Plan Inquiry which had previously been agreed by the Corporate Policy and Resources Committee on 8 July 2024. The report set out the recent response from the Environment Agency, and the options for deciding whether or not Council agreed a request for further Main Modifications to the Local Plan in order to resume the Examination hearings and progress the Plan to adoption.

Council agreed the option to progress the local plan and officers have now requested this from the Inspector.

- 1.8 On 24 October 2024, the Council agreed to re-instate 13 of the 15 Green Belt sites as housing allocations and requested the Planning Inspector to resume the Examination into the Local Plan.
- 1.9 On 12 December 2024, the Planning Inspectorate confirmed that the Local Plan examination would resume on the 27 January 2025. This has now taken place and the Examination closed on 18 February 2025. Adoption of the Local Plan by Council could be by September 2025 subject to the plan being found sound by the Inspector and public consultation undertaken on the Main Modifications (<https://spelthornelocalplan.info/evidence-base/>).
- 1.10 The following policies of the Pre-Submission Spelthorne Local Plan 2022 – 2037 are of relevance:
 - ST1: Presumption in Favour of Sustainable Development.
 - ST2: Planning for the Borough.
 - PS2: Designing places and spaces.
 - H1: Homes for All.
 - ID2: Sustainable Transport for New Developments.
- 1.11 The (NPPF) policy states at para 49 that: Local planning authorities may give weight to relevant policies in emerging plans according to:
 - a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 1.12 Section 38(6) the Planning and Compulsory Purchase Act 2004 (https://www.legislation.gov.uk/ukpga/2004/5/pdfs/ukpga_20040005_en.pdf) requires applications to be determined in accordance with the development plan (unless material considerations indicate otherwise) and not in accordance with an emerging plan, although emerging policies may be a material consideration.
- 1.13 At this stage, the policies in the Pre-Submission Spelthorne Local Plan carry limited weight in the decision-making process. The adopted policies in the 2009 Core Strategy and Policies DPD carry substantial weight in the determination of this planning application.

2. Relevant Planning History

2.1 The site has the following planning history:

21/01012/HOU	Erection of a part first floor part two storey side extension and single storey rear extension (following demolition of existing garage, conservatory at the rear and sheds).	Grant Conditional 29.07.2021
21/00462/HOU	Erection of a part first floor part two storey side extension (following demolition of existing garage and sheds).	Grant Conditional 14.05.2021
20/01341/FUL	Subdivision of plot and the erection of a two-storey end of terraced dwelling house with a second floor of habitable accommodation within the roof including rear facing dormer and single storey rear element with associated parking and amenity space (following demolition of existing outbuildings and single storey side extension). Loft alterations to the existing dwelling that would include a hip to gable and the installation of a rear facing dormer with 2 no rooflights to the front and the erection of a single storey rear extension.	Application Refused 18.01.2021
20/01238/CPD	Certificate of lawfulness for the proposed development of hip to gable roof alterations and rear facing dormer to create loft conversion together with 2 no. rooflights on front elevation and the erection of a single storey rear extension (following demolition of existing single storey rear extension).	Grant Certificate of Lawfulness 21.12.2020
STAINES/FUL/P13416	Erection of a single-storey side Extension.	Grant Conditional 12.07.1971
STAINES/FUL/P11606	Erection of a Conservatory.	Grant Conditional 24.11.1969

3. Description of Current Proposal

3.1 The application site relates to a two storey semi-detached dwelling which is situated on the western side of Edward Way in Ashford. The northern and

southern flank boundaries are bounded by existing residential semi-detached two storey properties (Nos. 16 and 20 Edward Way), whereas the western rear boundary is adjacent to but outside of the Green Belt. The application site's front garden is laid out entirely with hardstanding and contains space for the parking of two off-street vehicles. There is also an enclosed rear garden.

- 3.2 The area surrounding the site is residential in character comprising a mixture of dwelling types including two storeys and bungalows. It is noted that the character of this area has changed and evolved over time with changes to individual properties, many of which have previously been extended or altered, including entire front gardens being laid with hardstanding to accommodate off-street parking.
- 3.3 This application seeks permission for the change of use from a dwelling (use Class C3) to a young adult's care home (C2). The application included a Design and Access Statement which confirms that the building would be occupied by up to 6 young adults between 16 and 24 years old. The statement also confirms that these younger adults will be supervised by two members of staff per shift with a roster system in place on a 24 hour basis. The provider will be looking after young people that might have a background as a care leaver or need providing independent/stand-alone accommodation and support.
- 3.4 In transitioning young people to adult services and meeting their housing and accommodation needs, the care provider will be aiming to offer continuity of service by providing independent/ stand-alone accommodation and support to prepare them for independent living. In addition, as a provider of care, the care home operator would need to register and meet the requirements of [the Office for Standards in Education, Children's Services and Skills \(OFSTED\)](#) to operate a care facility and would be required to work within the [Supported Accommodation Regulations](#).
- 3.5 The submitted information also indicates that there are no changes to the parking arrangements currently in place (two off street parking spaces). No external alterations have been proposed. In additional, no internal alterations are shown either (solely change of use).

4. Consultations

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

Statutory Consultees

Consultee	Comment
County Highway Authority	No objections on highway grounds, subject to conditions and informatives.

Non-Statutory Consultees

Consultee	Comment
Surrey Police	No comments received.

Surrey CC Adults, Wellbeing and Health Partnerships	Has a number of requirements relating to the set up and operation of the building. However, they would need to be dealt at registration/licencing stage.
Environment Health - Contamination	No comments
Environmental Health Officer (Noise)	No objection

5. Public Consultation

5.1 At the time of writing 23 letters of representation have been received objecting to the proposal, including 1 petition with 76 signatures.

Reasons for objecting include:-

- Anti-social behaviour
- Safety concerns
- Well-being
- Increased traffic
- Parking pressures
- Noise and disturbance
- Coming in and out activities
- Insufficient off-street parking provision
- Future occupiers
- Out of character
- Already HMOs nearby
- Carehome for younger people rather for helping the elderly
- Originally had plans for 6 people HMO
- No community engagement (*Officer's note:- This is not a statutory requirement*)
- Only adjoining properties were consulted during the previous planning applications
- Applicant's questionable operational history (*Officer's note:- This is not a material planning consideration*)
- Set a precedent
- Impact on the character of the area
- Limited availabilities to use public transport
- Day to day services would require the use of a car
- Lack of local amenities and support facilities
- Private profit rather for community benefit (*Officer's note:- This is not a material planning consideration*)
- Increase crime
- Insufficient amenity external area
- Impact on properties value (*Officer's note:- This is not a material planning consideration*)
- Light pollution
- Concerns regarding how it would be managed (*Officer's note:- This is not a material planning consideration*)
- Drainage issues

6. Planning Issues

- Is the development acceptable in principle
- Residential amenity.
- Parking & highways.
- Other matters

7. Planning Considerations

Principle of development and the character of the area

- 7.1 Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The [Town and Country Planning \(Use Classes\) Order 1987](#) as amended identifies under Part C that Class C3 is for use as a dwellinghouse (whether or not as a sole or main residence) (a) by a single person or by people living together as a family, or (b) by not more than 6 residents living together as a single household (including a household where care is provided for residents). A change from C3 (a) to C3 (b) would not normally be classed as development requiring planning permission under Section 55 (f) of the Act as amended.
- 7.2 Use Class C2 includes the provision of residential accommodation and care to people in need of care and treatment (other than a use within a Class C3 dwellinghouse). In some circumstances where the total number of residents does not exceed 6, Case Law and appeal decisions suggest that a Children's Home or people in need of care can be regarded as falling within the C3(b) Use Class and the fundamental question in determining this is whether the residents of the property form a single household and receive care.
- 7.3 The case law *North Devon District Council v FSS & Southern Childcare Ltd [2003] EWHC 157 (Admin); [2003] JPL 1191* held that the concept of what constitutes a household means more than simply the number of people, as it was necessary to assess whether the unit could be regarded as a household. It is also understood from the applicant's statement that the carers (who will be at property 24/7) would not reside at the property permanently and instead would rotate on a shift basis. Having regard to the number of occupiers of the property, together with the conclusions of the *North Devon v SOS* case, it is considered that the proposed use of the building would fall within the C2 Use Class (Residential Institutions). In the *North Devon* case, where carers did not live in the property full time, this meant that the use fell within the C2 Use Class rather than the C3 Use Class. This is defined as use for the provision of residential accommodation and care.
- 7.4 The submitted information states that there will be no more than six young adults living in the property. The issue to be assessed is whether the use change from a dwellinghouse (C3) to a young adult's care home (C2) is acceptable in planning terms.
- 7.5 Local and national planning policy is extremely limited in its guidance in respect of Children's or Younger Adults Homes. The operation and regulation is not a planning matter and the Council must instead consider the principle of

the C2 use of the site. However, the applicant has stated that the provider will be looking after young people between age of 16 and 24 years old that may have a background as a care leaver who are likely to be between 16-18 years old. Policy CO1 states that the Council will seek to ensure that community facilities are provided to meet local needs by supporting the provision of new facilities for which a need is identified in locations accessible to the community served. Whilst the official leaving age in the UK is 18, children can leave care as early as 16 years old. Regardless of their age, all carer leavers are entitled to receive support from their local council. The applicant has stated that it will be aimed to provide independent/stand-alone accommodation and support along with working closely the Transitions Teams and Adult social Care Teams, ensuring that this was an inclusive process. The application proposes a community facility and is considered to be in accordance with policy CO1 in this regard.

- 7.6 There is already hardstanding covering the entire frontage for the parking. The current proposal would not result in any further additional external changes to the building neither internally. It would not result in additional footprint and as such the proposal would not change the appearance of the area. It is considered that the design and appearance would not cause harm to the character of the area or street scene. The property is located along a residential road and adjoins other residential properties with Edward Way. At the beginning of the road, there are two buildings with flatted developments and as such a mixture of types and sizes of housing is available nearby.
- 7.7 The proposal is therefore considered to have an acceptable impact upon the character of the area and would be in accordance with policy EN1 and the NPPF in design grounds.

Amenity of future occupants

- 7.8 It is reasonable to expect that future occupants should have access to good standard of communal accommodation in which to prepare food, dine and mix with fellow residents. The NPPF requires spaces that promote health and well-being, with a high standard of amenity for future users (Para 135). Social interaction is important for mental health and well-being inclusive communities (Paragraph 96).
- 7.9 Each bedroom is of sufficient size with a good size window for outlook and light. Each of these rooms have separate en-suites and small kitchen countertops. The proposed plans show a functional space for the future occupants including a kitchen, lounge/dinner and access to the rear garden as well as the use of a utility area. The understanding is that the occupiers would eat together and share prepared meals or make their own meals and they would share all the facilities of the home. During the day, it is expected that children would engage in various activities including attending a special needs school in the area.
- 7.10 The on-site shift workers would have a designated office room at ground floor area. The submitted information indicates that there always be two members of staff who will be psychologically trained and will be rotating on shifts basics providing personalized, integrated personal support in the occupiers' development and acting as corporate parents by supporting with their life,

social and behaviour skills and assist them in re-engaging with education. This will be on a 24 hour basis. The frequency of shift changes and other visits is not considered will alter the character balance of the use and the way its occupants interact with one and another as a single household.

- 7.11 Although the LPA does not have any minimum requirements for garden sizes for care homes, the SPD minimum size of a garden for a three or more bedroom semi-detached or detached dwellings home is 70 sq. metres. The proposal will provide a rear garden area of some 71.3 sq. metres and therefore this is considered to be acceptable. It is accessed from the communal indoor space.
- 7.12 Although the LPA does not have any minimum requirements for room sizes, it is considered in that each bedroom would be of a sufficient size to accommodate one bedspace (up to six people in total) ensuring that it has a floor area of at least 7.5 sq. m and will be at least 2.55 sq. m wide as per the Government's nationally described Technical Housing Standards (March 2015) for new dwellings. A planning condition could be imposed in order to limit the number of residents to six. The shared kitchen and lounge/dinner would be located on the ground floor of the property, which is considered to be sufficient in size for the number of occupants. Residents would also have access to a shared rear garden and have cycle and refuse storage facilities.
- 7.13 The proposal provides good sized bedrooms and shared communal spaces, including the garden and off-street parking. Therefore, it is considered that the number of occupants would be able to be comfortably accommodated in the subject property. The quality of the communal space provided within the development is considered to be sufficient and would provide an acceptable living environment for its future residents.

Amenity of neighbouring properties

- 7.14 The proposal does not include any extensions, and the existing building will be converted for the proposed use, and will continue to be residential in nature. As such, no new building or neither windows will be introduced, and the proposal will remain in residential use. Therefore, it is not considered that the proposal would lead to harmful overlooking or loss of privacy, as the relationship will remain the same as existing.
- 7.15 In regard to the impact on the amenity of neighbouring properties, Policy EN11 sets out the Council's general approach to minimise the impact of noise refers to noise by reducing noise levels from noise generating activities and locating noise sensitive development away from sources of high noise.
- 7.16 It is likely that the house and its curtilage would retain the look and character of neighbouring houses; that of a normal residential dwelling. Whilst there could be activity (in terms of people entering and leaving the property) associated with the proposal, it is not considered that these could be found materially different to those expected in a 6 bedroomed family dwelling. It is not considered that the use of the property as C2 care home for up to 6 persons would cause unacceptable noise or general disturbance and would lead to material harm to the living condition of neighbouring and adjoining properties. The Council's Environmental Health Department has been consulted and raised no objection to the proposal on noise grounds.

- 7.17 Consequently, it is not considered to have a significant impact on neighbouring residential properties that would justify refusal on these grounds. The proposal would be in accordance with policies EN1 and EN11 as well as the NPPF.

Parking Provision

- 7.18 Policy CC2 states that the Council will seek to secure more sustainable travel patterns by only permitting traffic generating development where it is or can be made compatible with the transport infrastructure in the area taking into account access and egress to the highway and highway safety. Policy CC3 states that the Council will require that appropriate provision is made for off-street parking in accordance with its parking standards. In considering the level of provision the Council will have regard to the anticipated demand for parking arising from the use proposed, or other uses to which the development may be put without needing planning permission.
- 7.19 The Council's Parking Standards do not contain minimum parking requirements for care homes. The closest comparable use within the standards is that of a residential hostel, which for single people has a requirement of 1 parking space per 2 residents. In this instance there would be 6 residents, and as such if the residential hostel requirement was applied, there would be a requirement for 3 off-street parking spaces. However, the current proposal includes 16 years old young people who are too young to drive in the UK. Consequently, the submitted plans which show the front garden can accommodate two parking spaces off-street is considered to be a reasonable provision.
- 7.20 Third party representations have raised concerns about parking pressures. The County Highway Authority (CHA), in its role as highway authority, has undertaken an assessment in terms of net additional traffic generation, access arrangement and parking provision and has been satisfied that proposal would not have a material impact on the safety and operation of the adjoining public highway. The submitted plans indicate that the site contains two vehicle off-street parking. The road is unclassified and is unrestricted for on-street parking. The National Planning Policy Framework states that development should only be prevented on highways grounds if *'there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios'*. For any transportation objection to be valid, the authority must demonstrate the harm the development would lead to. Surrey County Highway Authority does not consider the development is likely to result in material harm in respect of highway safety or capacity.
- 7.21 There are opportunities for trips by bicycle route. In addition, the application site is within a walking distance away from Short Lane bus stop (approximately 4 minutes away) which is served by Bus no 116 (Ashford Hospital-Hounslow route) running approximately every 12 minutes.
- 7.22 It is considered that this location is sufficiently accessible to the extent that it would not be a necessity for future occupiers to own their own private cars. Cycle storage will also be provided on site to encourage a sustainable travel mode.

- 7.23 It is therefore considered that the proposed parking provision would not conflict with Policy CC3 of the Spelthorne Core Strategy and Policies Development Plan Document (2009) and is acceptable.

Other matters

- 7.24 In regard to neighbouring safety concerns, the Surrey Police has been consulted and no comments have been received. However, the Police usually recommends advice encouraging the applicant to apply for the Secure by Design Award in regard to crime prevention measurement. The supporting statement indicates that there will be some security measures in place such as the installation of CCTV, monitored by the staff on duty, high boundary treatment at the side and rear of site, undertaking Safe Area Assessment of Risk and others. It is recommended for these to be added as an informative to the decision notice. In addition, the applicant has advised that as part of the OFSTED registration, they have made contact with the police, hospital, fire and Local Authority Childrens' Services, Single Point of Access.
- 7.25 Policy EN8 of the CS&P DPD states that the Council will seek to protect and improve landscape and biodiversity in the borough. It is relevant to note that the application is not subject to the National Biodiversity Net Gain requirements as it involves a change of use.
- 7.26 Surrey CC Adults, Wellbeing and Health Partnerships has made a number of comments on the set up and operation of the proposed use. Whilst not planning matters, they have been referred that it would require from the applicant to provide rent that is affordable. The applicant has indicated that the rents for children and young people will be covered by the Local Housing Allowance (LHA)/Housing Benefit entitlement. In transitioning to adulthood and the high probability of further engagement with Adult Social Services, all young adults will be discharged from the existing services, aged 18. The applicant has also confirmed that the Local Housing Allowance will be able to offer Outreach Support to young adults leaving care and moving into independent accommodation, and/or those remaining in education.
- 7.27 It should be noted that the applicant had submitted an HMO licence application to the Environmental Health Service for a six person HMO last year (prior the submission of this application). The application is still under consideration by EH but is not a planning matter relevant to this application.

Financial Considerations

- 7.28 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.

7.29 The proposal is not a CIL chargeable development.

Equalities Act 2010

7.30 This planning application has been considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard to:

The elimination of discrimination, harassment and victimisation; The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it; The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights Act 1998

7.31 This planning application has been considered against the provisions of the Human Rights Act 1998.

7.32 Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, i.e. peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

7.33 In taking account of the Council policy as set out in the Spelthorne Local Plan and the NPPF and all material planning considerations, Officers have concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by the approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

Recommendation

8.1 The options available to the Planning Committee for decision making are:

- To approve the application as set out in this report. This option is recommended. The report analyses in some detail the reasons why the application is considered to be acceptable in planning terms.
- To approve the application subject to additional /amended conditions and informatives. This option is not recommended, the conditions and informatives are set out below. The Planning Committee should be minded of paragraph 57 of the NPPF which states that :- *planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be*

permitted, enforceable, precise and reasonable in all other respects
([National Planning Policy Framework](#)).

- To refuse the application. This option is not recommended. The report assesses why officers consider the application to be acceptable and there are [no material planning reasons](#) to refuse the proposal.

8.2 The application is recommended for approval, subject to conditions and informatives below.

8.3 **APPROVE** 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. The development hereby permitted shall be carried out in accordance with the following approved plans 02_18EdwardWay_ExistingBlockPlan_V2 Revision V2, 03_18EdwardWay_ProposedBlockPlan_V2 Revision V2, 01_18EdwardWay_LocationPlan_V2 Revision V2, 06_18EdwardWay_ElevationsAndSections_V2 Revision V2, 04_18EdwardWay_ExistingPlans_V2 Revision V2 and 05_18EdwardWay_ProposedPlans_V2 Revision V2 Received on 03.12.2024.

Reason: - For the avoidance of doubt and to ensure the development is completed as approved.

3. The occupation of the young adult's care home hereby permitted shall be limited to a maximum of 6 residents at any time.

Reason: - To safeguard the amenity of future residents of the property and neighbouring properties.

4. Prior to the occupation of the development, details of the cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The agreed facilities shall be installed prior to the occupation of the development and retained thereafter.

Reason: - To safeguard the amenity of future residents of the property and neighbouring properties.

5. Prior to the occupation of the development hereby approved the facilities for the secure parking of bicycles within the development site shall be provided in accordance with the approved plans. Thereafter the said approved facilities shall be retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The above condition is required in recognition of Section 9 (Promoting Sustainable Transport) of the NPPF.

Informatives

1. In accordance with Approved Document S of the Building Regulations, you will be required to install electric vehicle charging facilities.
2. The applicant's attention is drawn to the ACPO/Home Office Secured by Design (SBD) award scheme, details of which can be viewed at www.securedbydesign.com.
3. The property will not receive any more bins than the standard household allocation of 1 x 240 rubbish and 1 x 240 recycling, emptied on a fortnightly basis.

Any additional capacity or collections required for the tenants to manage their waste (and there will be as two bins are insufficient for 8 inhabitants) would be the responsibility of the landlord to seek/arrange on a commercial basis.
4. The applicant's attention is drawn to the Equalities Act 2010, which requires the property to be accessible to disabled people.
5. 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/permits-and-licences/vehicle-crossovers-or-dropped-kerbs
6. The applicant is encouraged to consider the installation of e-bike charging points. If installed, they should socket timers to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. With regard to an e-bike socket in a non-domestic dwelling, the development should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-6 for fire detection and fire alarm systems in both new and existing domestic premises and BS 5839-1 the code of practice for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.