

Application Number and Registration Date	MO/2019/0609 (Detailed) 02-Apr-2019
Applicant	Mr Grimshaw
Case Officer	Mark Brodie
Amendments /amplifications	
Committee Date	7 August 2019
Ward(s)	Fetcham East
Proposal	Removal of existing side extension from 3, The Ridgeway and erection of new chalet bungalow on land to the rear with modification to access.
Site Description	3, The Ridgeway, Fetcham, Leatherhead, Surrey, KT22 9BA

RECOMMENDATION: Approve subject to conditions

Summary

The site lies within the built up area and comprises part of the rear garden of 3 The Ridgeway. Planning permission is sought for the demolition of the existing two-storey side extension from no.3 The Ridgeway and the erection of a new chalet bungalow on land to the rear with modification to access. Since originally submitted the scheme has been amended involving a reduction in the footprint and height of the proposed chalet bungalow and the submission of a tree report. When assessed against the policies in the NPPF taken as a whole, it is considered that the development would simultaneously achieve the social, economic and environmental dimensions necessary to be considered as sustainable development as defined and sought by the NPPF. The adverse impacts identified below would be limited and would not significantly and demonstrably outweigh the benefit of these proposals when measured against the policies in the NPPF. Noting that the proposal also accords with development plan policies. Taking all of these factors into account it is considered that planning permission should be granted.

1. **Development Plan**

1.1. Built up area

2. **Relevant Planning History**

LEA/25280	To erect a double garage with a bedroom over also convert existing garage to utility room and breakfast area	Approved 04.01.73

3. **Description of Development**

3.1. The application site is a two-storey detached property positioned on the south-western side of The Ridgeway within a generous spacious plot. The garden slopes upwards from the house to the south-west at the rear. Large detached properties of a larger footprint adjoin to the north-west and south-east. The development along The Ridgeway takes the form of individually designed detached properties standing in spacious plots with deep rear gardens of varying shapes and sizes. Some properties in the road have subdivided their gardens to provide additional plots and these have road frontages. There are also examples of backland development within the road and the immediate neighbourhood. Gardens of detached properties in Lower Road and Tyrrells Close adjoin the rear garden to the north-west and south-west respectively.



- 3.2. The current application seeks planning permission for the erection of a three bedroom chalet bungalow, with the demolition of the two-storey extension at 3 The Ridgeway to facilitate vehicular access. The chalet bungalow would be of traditional design incorporating shallow pitched roofs, hipped gabled bays, and dormer roof extensions. The accommodation would provide a lounge, kitchen/dining area, utility, w/c, study and bedroom on the ground floor and two bedrooms with en-suite bathrooms at first floor level.



4. **Consultations**

- 4.1. SCC Highways: - No objections. Recommend conditions.

- 4.2. Tree Officer: - No major tree related concerns with the scheme. The report indicates that there would be a loss of 4 smaller rear garden trees along with 2 Cypress trees. It confirms that the remaining larger trees on site can be afforded a good degree of protection during construction. The trees to be lost are not visible to the street and the losses would not therefore not harm the visual character and appearance of the wider area

Officer Comment: Conditions 7 and 12 deal with protection of trees and replacement trees respectfully.

- 4.3. Sustainability Officer: If permission is granted, more information would need to be submitted to satisfy the 10% requirement for on-site renewable energy provision.

Officer Comment Condition 11 recommended below.

5. **Representations**

- 5.1. 4 representations were received to the proposal as originally submitted raising the following summarised concerns:

- Overlooking onto properties and gardens in Lower Road, from rooflights in the north-west and south-west elevations and dormer windows in the south-west elevation.

Officer comment: *It is not considered that there would be an unacceptable loss of privacy to neighbours gardens and properties, as discussed at paragraph 7.19 of this report*

- Concerns regarding loss of trees and subsequent loss of privacy and preference for new trees to be planted adjacent to the boundaries with nos 71 & 73 Lower Road in the interests of privacy.

Officer comment: It is necessary to remove some trees to facilitate the development and associated access. Condition 12 requires details of replacement tree including the opportunity for additional tree planting along sensitive neighbouring boundaries.

- Unclear whether ground level of bungalow will be higher or lower than back gardens of nos.71 & 73 Lower Road and if higher preference for screening

Officer comment: The proposed chalet bungalow would have a ground level, level with the rear garden of no.71 and lower than the level of the garden of 73 Lower Road

- Excessive in scale and out of keeping with the character and visual amenities of the locality contrary to policies ENV22, ENV28 of MVLP & SE4 (Design & Quality of Development) of Surrey Structure policy.

Officer Comment: The scheme has been amended to reduce the height and footprint of the proposed building

- Overdevelopment, overbearing and harmful to neighbour's amenities

Officer Comment: Given the scale and revised footprint of the amended scheme it is not considered to be overbearing or represent an overdevelopment of the site

- Set a precedent for large 2-storey family houses to be built as infills to the detriment of surrounding houses.

Officer Comment: Any decision to approve this application would not set a precedent since each application is considered on its own merits

- Construction traffic and additional dwelling would increase the risk of accidents.

Officer comment: It is not considered that the additional traffic associated with the development is likely to result in an increase in accidents. The County Highway Authority has not raised any highway safety objection.

- Concerns regarding potential damage to trees situated on the common boundary with no.5 The Ridgeway and preference for their protection during construction.

Officer Comment: Condition 15 will ensure adequate tree protection during construction

- One letter raising no objection to the proposed chalet bungalow but seeks assurances that a satisfactory finish to no.3 The Ridgeway following the removal of the two-storey side extension. Refers to a development at 1 The Ridgeway (M)/2019/0880) which remains unfinished with uncovered breezeblocks, boarded window and untidy front garden.

Officer Comment: The proposed plans show that the resulting elevation following removal of the two-storey side extension will be finished in matching materials and condition 2 requires the development to be carried out in accordance with the

approved drawings. The condition of the neighbouring property has been reported to Enforcement for investigation

5.2. Neighbours re-consulted on amended scheme. 3 representations received raising the following summarised concerns:-

- Concern that the submitted tree report is inaccurate in that a number of mature trees (Area G15) have not been identified and if removed would have a significant impact on neighbouring residential amenity. There are at least 3 more cypress trees and 2 healthy yew trees that have been omitted from the report and request further information to ensure that unnecessary removal or damage of mature trees can be avoided. There are 10 mature cypress trees located in the property of no.5 The Ridgeway, which over time have grown in size to traverse the curtilage of the two properties. It is not clear what method of protection is to be used along this boundary to protect these trees.

Officer Comment: It has been confirmed that the additional trees (3 cypress and 2 yews), identified by the neighbour and not included within the tree report are proposed to be felled to make way for the access road. Conditions 12 & 07 will require satisfactory replanting and protection of trees to be retained..

- Overlooking.

Preference for window in north-west elevation to be obscured glazed.

Officer Comment: ; It is not considered that there would be an unacceptable loss of privacy to neighbours gardens and properties, as discussed at paragraph 7.19 of this report

- A method statement should be provided for the removal of the tall hornbeam tree to be removed to avoid damage to boundary with no.71.
- Reduction in height is minimal.
- Questions whether future occupiers will be able to obtain planning permission for a garage?
- The footprint is larger than neighbouring properties with a small gap to the boundary with no.71 and therefore clearly visible .

6. **Main Planning Policies**

6.1. **National Planning Policy Framework**

Section 2: Achieving Sustainable Development

Section 11: Making effective use of land

Section 12: Achieving well designed places

Mole Valley Core Strategy

CS1 - Where development will be directed

CS2 – Housing Provision and Location

CS3 – Balancing Housing Provision
CS14 – Townscape, Urban Design and the Historic Environment
CS15 – Biodiversity & Geological Conservation
CS19 – Sustainable Construction, Renewable Energy & Energy Conservation
CS20 – Flood Risk Management

6.2. Mole Valley Local Plan

ENV22 – General Development Control Criteria
ENV23 – Respect for setting
ENV24 – Density of Development and the space about buildings
M0V2 – Movement implications of new developments
M05 – Parking standards

6.3. Other Documents

Built Up Areas Character Appraisal Bookham & Fetcham

7. **Main Planning Issues**

7.1. The main planning issues for consideration are...

Principle of Development
Effect on the character and appearance of the area
Impact on the amenities of residents of adjoining properties
Sustainable Construction
Highways and Parking
Impact upon Trees

Principle

7.2. At the heart of NPPF is a presumption in favour of sustainable development. Paragraph 11 states that in terms of the decision making process, this means approving development proposals that accord with the development plan without delay and where the development plan is absent, silent or relevant policies are out of date, granting permission unless:-

i. the application of policies in the Framework that protect areas or assets of particular importance; or

Such areas include land designed as Green Belts, an Area of Outstanding Natural Beauty, and Conservation Areas. (This does not apply in this case).

ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

7.3. The Council can currently only demonstrate 2.63 years of Housing Land Supply and as such, the 'tilted balance' in paragraph 11 of the NPPF is engaged. This means granting permission for residential development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of doing so, when assessed against the NPPF as a whole, or there is a clear reason for refusing development because of a conflict with policies in the NPPF that protects areas or assets of particular importance.

- 7.4. In assessing the benefits, the proposals would contribute a residential unit to the housing market and the District's wider housing supply. The site lies within reasonable walking distance of Fetcham Village and the development may increase footfall in the local shops and other outlets. This element would be consistent with the social and economic role of sustainable development and attracts weight.
- 7.5. Paragraph 127 of the NPPF states that planning policies and decisions should ensure the developments, inter alia: (a) will function well and add to the overall quality of an area, not just for the short term but over the lifetime of the development; (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); (d) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 7.6. At paragraph 130, it is stated that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way in functions.
- 7.7. Policies CS1 and CS2 of the Core Strategy advise that new development will be directed towards previously developed land within the built up areas of Leatherhead, Dorking, Bookham, Fetcham and Ashted. The site lies within the built up area of Fetcham: the principle of residential development is therefore acceptable.
- 7.8. Policy CS3 states that the Council will particularly seek the provision of two and three bedroom dwellings. The proposal would provide one 3 bedroom house and therefore accords with this policy.
- 7.9. Effect on the character of the area
- 7.10. The key characteristics of the area are set out in the Built up Area Character Appraisal for Bookham & Fetcham (West Fetcham) as follows:-

Dwellings often set back behind well maintained front gardens. Wide streets, grass verges and lateral separation between buildings combine to create a strong sense of spaciousness

Generous tree cover, including many mature trees within private gardens.

Interesting variety in house design, including some good examples of well built, late 20th century housing.

Contrasting styles of development generally co-exist in a harmonious manner

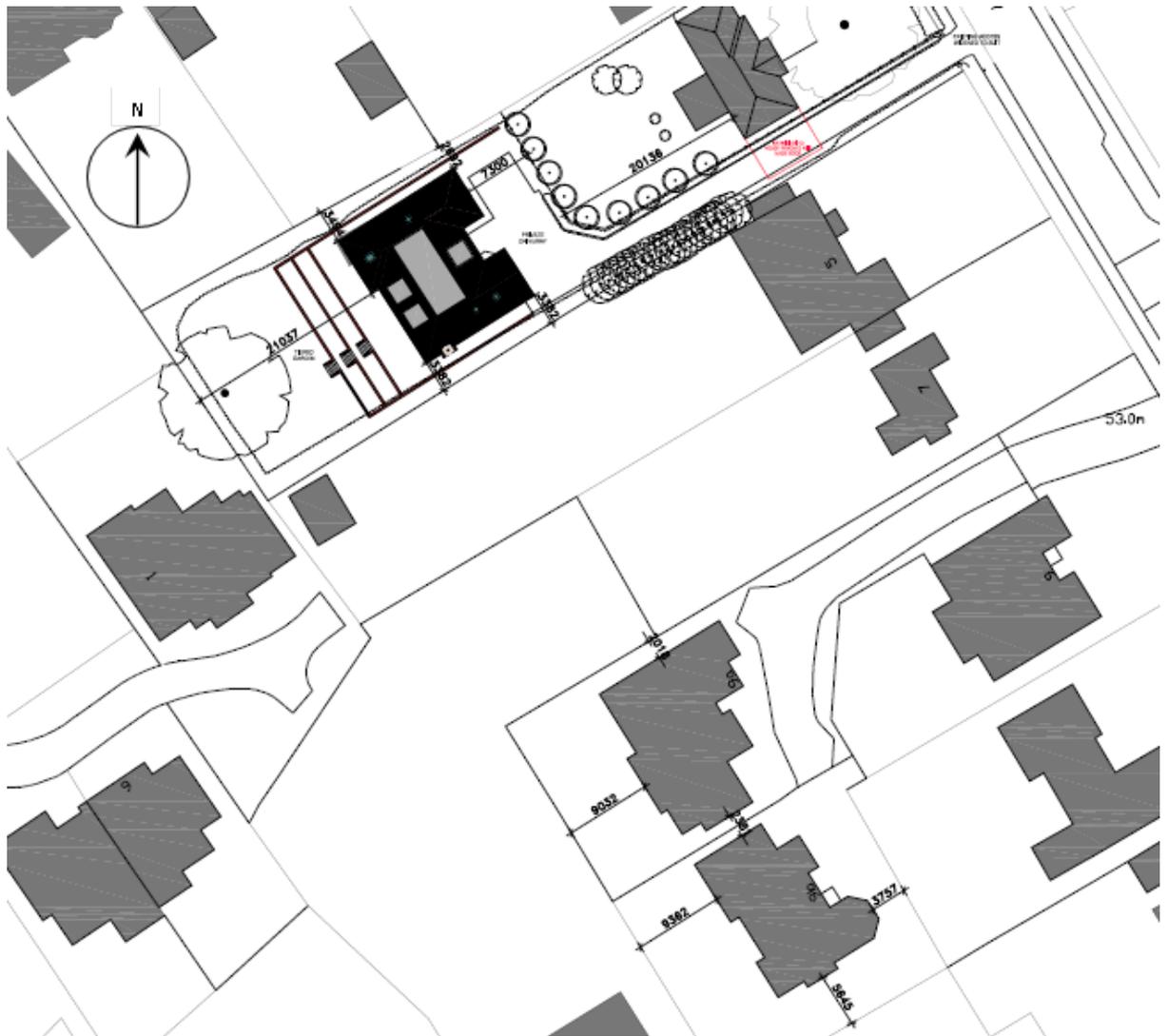
House plots mostly of regular size/spacing, creating a sense of coherence despite variety of house design.

Succession of small public open spaces throughout the built up area.

Little local distinctiveness in housing design, although level of tree cover and spaciousness is very typical of "leafy" Surrey.

Few distinctive landmarks and some rather tortuous road layouts, which makes area difficult to navigate off the main through routes.

- 7.11. The alterations to the frontage building involving the demolition of the two-storey side extension that was constructed in the 1970s, would not be contentious returning the building to its original form on this side of the house. Condition 2 is recommended to ensure the works are carried out in accordance with the approved drawing and would result in a scheme that is sympathetically designed in matching materials.
- 7.12. There are other examples of approved backland development within the immediate vicinity of the application site including:-
- M0/2013/1616 - 9 The Ridgeway – Erection of 1 x 1 detached 5-bedroom house and 1 detached bungalow, both with integral garaging and shared new access drive, following demolition of existing house.
- M0/2014/1409 – Land r/o 11 The Ridgeway – Erection of one detached bungalow with single integral garage accessed from private driveway.
- M0/2015/0305 – 10 The Ridgeway – Erection of a detached bungalow with integral double garage and new access driveway.
- M0/2015/1253 – 77-79 Lower Road – Erection of one detached dwelling with integral garage; one pair of semi-detached dwellings with integral attached single garage and construction of private access drive
- 7.13. Mole Valley Core Strategy policy CS14 advises that all new development must respect and enhance the character of the area in which it is proposed whilst making the best possible use of the land available.
- 7.14. Mole Valley Local Plan policy ENV22, General Development Control Criteria sets out seven general criteria for sound development control practice. Criterion 1 requires that development should be appropriate to the site in terms of its scale, form and appearance. Criterion 2 requires that the proposal does not significantly harm the amenities of neighbouring occupiers by reason of overlooking or its overshadowing or overpowering effect. Criterion 3 requires that development should respect the character and appearance of the locality.
- 7.15. Mole Valley Local Plan policy ENV23, Respect for Setting requires that development should take account of the scale, character, bulk and proportions of the surrounding built environment, and that it should not comprise overdevelopment in relation to the size of the plot and/or surrounding developments. Criterion 3 requires that new development has regard to established townscape features, including the space around buildings.
- 7.16. Mole Valley Local Plan policy ENV24 advises that development will not be permitted where it would result in a cramped appearance having regard to the general spacing around buildings in the locality.
- 7.17. The proposed chalet bungalow would be set in from the side boundaries with neighbouring gardens in The Ridgeway and Lower Road to the south-east and north-west respectively and would of a similar footprint and height to the bungalows constructed at 9 & 11 The Ridgeway. It is considered that the proposed development would not appear out of keeping with the character and appearance of the area.



7.18. Impact on the amenities of residents of adjoining properties

7.19. The proposed chalet bungalow would be positioned approximately 27 metres to the south-west of the existing house and 21 metres from the neighbouring property to the south no.5 The Ridgeway and the rear south-western boundaries with properties in Lower Road and Tyrrells Close. The garden to the property to the north-west, (71 Lower Road) that directly adjoins the site at the position of the proposed house has the same site level as the application site at this point. The house at Number 71 Lower Road is positioned some 37 metres from the boundary of the application site. The garden to the application site rises steeply to the rear (south-west) of the proposed house.

7.20. The proposed roof light in the north-west and south-west roof slopes of the proposed house are positioned 1.75 metres above first floor level and as such would not command views of neighbouring properties and gardens. The two rear facing dormers look directly out to the south west and any acute views to the north-west would largely be obscured by the hipped roof of the rear projection of the proposed house. Due to the separating distances between buildings, it is considered that the proposed development would not adversely affect the amenities of neighbouring residential occupiers by reason of loss of light, outlook, or privacy.

7.21. Sustainable Construction

7.22. The proposal falls within the remit of Policy CS19 – Sustainable Construction of the Mole Valley Core Strategy. The proposed development would therefore need to meet the requirements of this policy. Compliance with the requirement to reduce the carbon emissions of the predicted energy use of the development by at least 10% through the implementation of decentralised and renewable or low carbon energy sources in accordance with policy CS19, can be satisfactorily controlled through the imposition of a suitable planning condition.

7.23. Highways & Parking

7.24. Local Plan policy MOV2 seeks to ensure that development makes adequate provision for off-street parking, servicing vehicular access and egress and movement within the site. There is ample space within the private driveway to accommodate two parking spaces, which would be sufficient to meet the standards for one three bedroom dwelling within this built up area. There is adequate space within the site to allow satisfactory vehicular manoeuvring.

7.25. One representation suggests that there is potential for increased risk of accidents resulting from construction vehicles and the associated movements of occupiers of the proposed house. However there is no evidence to suggest that this modest increase in vehicular movement would be any different to other back land developments within the area. Condition 9 is recommended regarding a Construction Method Statement. Highways have not objected to the proposal.

7.26. At paragraph 109 of the NPPF, it is advised that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The Surrey Highway Authority has been consulted on the current proposal and raised no objections.

7.27. Impact Upon Trees

7.28. Concern has been expressed regarding the number of trees to be removed under the application. This is understandable particularly when the trees to be removed may offer a degree of screening. However, none of the trees on the site are covered by a Tree Preservation Order and as such there would be no protection regarding their removal. It is recommended that a Tree Protection Plan be implemented for the retained trees and that additional tree planting be secured by condition to allow for additional screening to neighbouring boundaries. The additional trees not included in the tree report, identified by the neighbour at no.5 The Ridgeway (3 cypress trees and 2 yew trees) will need to be removed to facilitate the proposed access driveway. However, as previously stated there will be an opportunity for additional planting along boundaries of neighbouring residences to provide screening. Additional tree planting and tree protection are secured by conditions 12 and 07. It is noted, that there is one Hornbeam tree to be removed, that currently leans across and punctures a hole in the neighbouring boundary with no.71. The occupier has requested that a method statement be provided to prevent damage to the boundary but this is essentially a civil matter to be agreed between the two parties.

7.29. Community Infrastructure Levy

7.30. The Localism Act 2011 amended the Town & Country Planning Act 1990 to state that Authorities should also take into account “any finance considerations, so far as material to the application”.

7.31. "Local finance considerations" include sums that a relevant Authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL).

7.32. Policy CS17 of the Core Strategy states that development should make provision for new infrastructure where necessary. However, the Community Infrastructure Levy (CIL) has now been introduced, which places a mandatory charge on new residential developments to be used to fund infrastructure projects within the District. The Council has produced the following list of infrastructure types that will be funded through CIL receipts (known as the Council Regulation 123 List).

- Transport schemes other than site-specific access improvements
- Education
- Primary Health Care
- Leisure and Recreation
- Community Facilities
- Flood Defences and Mitigation Works
- Waste Collection & Recycling Facilities

7.33. This development is CIL liable and a CIL contribution of £45,080.39 would be generated from the development. However, this figure may be amended if further information is forthcoming and it may also be subject to an application for exemption.

7.34. Conclusion

7.35. When assessed against the policies in the NPPF taken as a whole, it is considered that the development would simultaneously achieve the social, economic and environmental dimensions necessary to be considered as sustainable development as defined and sought by the NPPF. The adverse impacts identified above would be limited and would not significantly and demonstrably outweigh the benefit of these proposals when measured against the policies in the NPPF. Noting that the proposal also accords with development plan policies. Taking all of these factors into account it is considered that planning permission should be granted.

8. Recommendation

Permission be GRANTED 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: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plan number AAL-19-145-P01A, P02A, P03A, P04, P05A contained within the application and no variations shall take place.

Reason: To accord with the terms of the submitted application and to ensure minimal impact on local amenity and the environment in accordance with Mole Valley Core Strategy policy CS14 and Mole Valley Local Plan policy ENV22.

3. Before any above ground works commence, details of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the development harmonises with its surroundings in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

4. Any new or altered hard surfacing to be provided shall be constructed from either porous materials or shall make adequate provision for the direction run-off from the hard surface to a permeable or porous area.

Reason: To prevent the increased risk of flooding, in accordance with Mole Valley Local Plan policy ENV25 and policies CS14 and CS20 of the Mole Valley Core Strategy.

5. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions within Schedule 2, Part 1, Classes A, B, C or E to the dwelling hereby permitted shall be erected.

Reason To control any subsequent enlargements in the interests of the visual and residential amenities of the locality, in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy [and to restrict the enlargement of dwellings in this rural area in accordance with Mole Valley Local Plan policy RUD7].

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows shall at any time be inserted in the north-west or south-east elevation of the dwelling.

Reason: To protect the amenity and privacy of adjoining residential properties in accordance with Mole Valley Local Plan policy ENV22.

7. Hard surfaces and foundations within the minimum recommended distances for protective fencing from trees given Section 4.6 of the current BS5837 (Trees in relation to design, demolition and construction) shall be constructed using an approved permeable no-dig method or a low invasive method in accordance with the principles embodied at Sections 7.4 and 8.6 of the current BS5837 and AAIS (Arboricultural Advisory and Information service) Practice Note 12.

Reason: In the interests of visual amenity and to ensure the retention of trees which enhance the existing character of the locality in accordance with Mole Valley Local Plan policies ENV25 and ENV53 and Mole Valley Core Strategy policies CS14 and CS15.

8. No development shall take place until details of the existing ground levels of the site, the proposed finished levels of the ground, the ground floor slab level of the building, and the finished levels of any access road and driveway showing their relationship with the existing levels of the immediately adjoining land and buildings, have been submitted to and approved, in writing, by the Local Planning Authority. The development shall be

carried out in accordance with the approved levels.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted and to protect the amenities and privacy of adjoining properties in accordance with Mole Valley Local Plan policy ENV22.

9. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
 - i. the parking of vehicles of site operatives and visitors
 - ii. loading and unloading of plant and materials
 - iii. storage of plant and materials used in constructing the development
 - iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 - v. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted, and to protect the amenities of neighbouring residential properties in accordance with Mole Valley Local Plan policy ENV22.

10. No occupation of the development hereby permitted shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected/retained. The boundary treatment shall be completed prior to the first occupation of the development, shall be carried out in accordance with the approved details and thereafter permanently retained as such.

Reason To preserve the visual amenity of the area and protect neighbouring residential amenities in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

11. Prior to any above ground works commencing, details to reduce the carbon emissions of the predicted energy use of the development hereby permitted by at least 10% through the on-site installation and implementation of decentralised and renewable or low-carbon energy sources shall be submitted and approved by the Local Planning Authority and be implemented prior to the first occupation of the development.

Reason: To optimise renewable energy and its conservation, in accordance with policy CS19 of the Mole Valley Core Strategy.

12. Notwithstanding what is shown on the approved drawings, details of replacement trees, including their species and position within the site, shall be submitted to and approved by the Local Planning Authority prior to the commencement of above ground works. The trees as may be approved must be planted within the curtilage of the property in the first planting season following the felling of the trees hereby consented to be removed. The replacement trees shall be an extra heavy standard tree with a minimum of 12-14cm in girth and shall be maintained for a period of five years, such maintenance

to include the replacement of the trees should they die. The owner shall inform the Local Planning Authority when the trees are planted.

Reason: In the interests of visual amenity and to ensure the retention of trees which enhance the existing character of the locality.

13. No part of the development shall be first occupied unless and until the proposed modified vehicular access to The Ridgeway has been constructed in accordance with the approved plans and thereafter shall be kept permanently maintained

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with the objectives of the NPPF (2019), and to satisfy policies MOV2 and MOV5 of the Mole Valley Local Plan.

14. 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 and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with the objectives of the NPPF (2019), and to satisfy policies MOV2 and MOV5 of the Mole Valley Local Plan.

15. Hard surfaces and foundations within the minimum recommended distances for protective fencing from trees given Section 4.6 of the current BS5837 (Trees in relation to design, demolition and construction) shall be constructed using an approved permeable no-dig method or a low invasive method in accordance with the principles embodied at Sections 7.4 and 8.6 of the current BS5837 and AAIS (Arboricultural Advisory and Information service) Practice Note 12.

Reason: In the interests of visual amenity and to ensure the retention of trees which enhance the existing character of the locality in accordance with Mole Valley Local Plan policies ENV25 and ENV53 and Mole Valley Core Strategy policies CS14 and CS15.

Informatives

1. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
2. 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.
3. 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.)

4. 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 or to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.