



Mr Scott Harrison
Octagon Developments Ltd
Weir House
Hurst Road
East Molesey
Surrey
KT8 9AQ

TOWN & COUNTRY PLANNING ACT 1990

GRANT OF PLANNING PERMISSION

PROPOSAL: Variation of Condition 2 of planning permission 2012/3682 (Detached two storey house with basement, rear balcony and detached garage following demolition of existing house and garage) for increase in basement of 87.6 sqm
APPLICANT: Holy Union Ltd
LOCATION: Overbye South Road St. Georges Hill Weybridge KT13 0NA

The decision of Elmbridge Borough Council on the application registered as valid by the Council on 27/08/2013 and described above is to GRANT PERMISSION subject to the conditions (if any) set out below: **Please note that any conditions printed in bold take precedence and need to be satisfied before any work commences on site. Where this involves the further approval of submitted details this should be done using the appropriate forms and will be subject to fee in accordance with standard informative 2 (below)**

Conditions/Reasons

2 **LIST OF APPROVED PLANS**

The development hereby permitted shall be carried out in strict accordance with the following list of approved plans: 01, 03, 04, 06, Clive Fowler Arboricultural Report and Tree Protection Plan ref. TT01 623 received on 16/10/12 ; email from Tony Taylor dated 11/12/12 received on 11/12/12; 02A received on 19/8/2013.

Reason: To ensure that the development is carried out in a satisfactory manner.

6 **PREVIOUS CONDITIONS**

This planning application has been considered as an amendment to planning permission 2012/3682. All conditions attached to planning permission 2012/3682 remain applicable to this amended scheme and need to be satisfied or fully implemented unless varied by this permission.

Reason: To ensure that the development is carried out in a satisfactory manner.

Informative(s): (if applicable)

1 **REASONS FOR PERMISSION**

Summary of reasons for grant of permission: The variation of Condition 2 of planning permission 2012/3682 to increase the basement area would have no additional impact upon the amenity of the neighbouring properties or upon the general character of the area. It accords with saved Local Plan Policies HSG16, HSG17, HSG19, ENV2, ENV12 and MOV6. It is also considered to represent a high quality and sustainable design that would integrate successfully into the local area in accordance with Core Strategy Policies CS10 and CS17 and the National Planning Policy Framework.

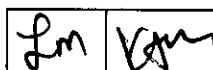
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Application No: 2013/3383

Type: Variation of Condition under Section 73



STRATEGIC DIRECTOR



Date: 23 September 2013

N.B. **THE ATTENTION OF THE APPLICANT AND AGENT IS DRAWN TO THE FOLLOWING INFORMATIVES WHICH PROVIDE IMPORTANT INFORMATION.**

STANDARD INFORMATIVES – GUIDANCE FOR APPLICANTS

1 APPEALS

If an applicant is aggrieved by the decision of the Local Planning Authority to grant permission or approval subject to conditions, an appeal may be made to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act, 1990. This must be done within six months of the date of the decision notice. Appeals must be made on a form which is obtainable from the Planning Inspectorate Registry/Scanning, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, Tel: 0117 372 6372. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the Local Planning Authority, having regard to Section 79 of the Town & Country Planning Act, 1990, the provisions of the Development Order, and to any directions given under the Order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

2 COMPLIANCE WITH CONDITIONS

Attention is drawn to the conditions that have been attached to the planning permission together with the reason for their imposition. Particular attention is drawn to those conditions that require the submission of further information to the Local Planning Authority and its approval of such further information before building works commence. You should be aware that under the amendment to the Fee Regulations in 2008 (Amended Nov 12) this approval, or other confirmation of compliance with conditions, attracts an additional fee of £28 for conditions placed on application for householder planning permission and £97 for conditions on all others. Such submissions **must** be made on the appropriate National Application form which is available to download from the Council's website www.elmbridge.gov.uk/planning. Additional information can be viewed in the Planning-related Fees Circular on the Government website www.communities.gov.uk. In the case of a reserved matters approval you must also take account of the conditions imposed on the outline permission.

The above decision makes reference to the saved Replacement Elmbridge Borough Local Plan policies. Should you wish to read the wording and content of any of these policies, the information can be accessed at the Town Planning Reception at the Civic Centre, Civic Centre, High Street, Esher, Surrey. KT10 9SD or on the Planning Portal Website at the following address www.planningportal.gov.uk

3 VARIATIONS IN APPROVED PLANS

The Local Planning Authority's decision relates strictly to the development described in the application and shown on the approved drawings as listed in the conditions above. This decision is based on the reasonable assumption that those details are correct and indicate accurately not only the size and appearance of the works and/or



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buildings (if relevant) but also their siting in relation to the boundaries of the land, and to any other features shown on the drawings such as existing trees and neighbouring buildings.

You are **strongly advised** to make a careful check of the approved drawings before proceeding with any works to ensure that all the details are correctly shown. Any discrepancies should be notified at once to the Town Planning Division (01372 474474). In addition, should you wish to vary the development in any way you should send revised drawings to the Town Planning Division and await a written response before starting work since this may require a fresh planning application. Only in this way is it possible to avoid a situation in which unlawful work takes place, leading to the possibility of enforcement action by the Council.

4 BUILDING REGULATION APPROVAL

If the proposal, as detailed in the Decision Notice, involves the erection of a new building, or the extension or material alteration of an existing building or the putting of an existing building to a different use then the BUILDING REGULATIONS 2000 (as amended) will apply, and an application will be required. If you are unsure of the requirements of the Regulations and require any advice, you are strongly recommended to contact the Building Control Division.

5 ACCESS AND EGRESS FOR THE DISABLED

Your attention is drawn to the Chronically Sick and Disabled Persons Acts, 1970 and 1976 together with the Disability and Discrimination Act of 1995 and the Code of Practice for Access for the Disabled to Buildings (British Standard 8300:2004) regarding the provision of means of access, parking facilities and sanitary conveniences for the needs of persons visiting, using or employed at the buildings or premises who are disabled. In addition and in accordance with The Building Regulations 2000, Part M - Access and Facilities for Disabled People (as supported by Approved Document M - 2004 Edition), the principal entrance doorway(s) to the development hereby permitted shall have a minimum width of 900mm (1800mm for a double door) with the threshold thereto being a flush surface. A pedestrian access 1.2m wide incorporating flush dropped kerbs as appropriate from the public highway and the car park serving the development shall be provided with a suitable parking space or spaces with an access route which shall be unimpeded by steps and with access ramps involved having a maximum gradient of 1 in 15. Where new vehicular accesses are formed to sites from the highway, the requirements as appropriate of Department of Transport Circular 1/91 shall be observed.

6 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).

7 CLIMATE NEUTRAL DEVELOPMENT

The Council is keen to encourage sustainable development and would strongly commend attention to the following measures (as appropriate to the scale of the development) in addition to the mandatory requirements of the Building Regulations:

Transport

- New development should include facilities to support the use of low or zero carbon fuelled vehicles, such as the charging of electric vehicles from green electricity sources and the provision of bicycle storage

Site Layout and Building Design (see also BREEAM and EcoHomes Standards)

- The development should maximise the potential for passive solar gain
- Landform and landscaping should be used to optimise the benefits of shelter (such as shading of car parks and summer shade generally) but avoid overshadowing of buildings
- Buildings should be specified to maximise the capture and use of passive solar energy, whilst avoiding excessive solar gain in summer

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- Buildings should be specified to optimise thermal comfort in summer without needing air conditioning through techniques such as window design and location, shutters and sun screens

Energy Reduction

- Buildings should be specified to be less dependent on grid distributed energy and fossil carbon fuels
- A greater proportion of the energy requirements of new development should be from renewable sources (minimum 10%) or from on-site sustainable generation
- Schemes should use combined heat and power or similar technology (mandatory on developments in excess of 5000 sqm floorspace)

Waste Recycling

- The development should provide adequate space for storing and servicing recycling collection bins
- The development should maximize the potential for home composting facilities

Sustainable Drainage to Cope with Increased Rainfall

- New development should include sustainable drainage systems (SUDS) for the disposal of surface water
- Opportunities should be taken to develop SUDS that provide multi-use benefits such as public amenity and wildlife improvements, and are combined with water conservation measures

Water Conservation/Recycling

- Developments should include measures to reduce water consumption and provide facilities for rainwater collection and recycling of grey water
- There should be an integrated approach linking water demand and rainwater disposal

Building Materials

- Developments should include a greater proportion of building materials from renewable sources
- Re-use of building materials should occur where opportunities arise
- Demolition of buildings should be preceded by a method statement identifying opportunities for the re-use of materials and the sustainable disposal of those not re-used

8 CONTROL OF POLLUTION AND NOISE DURING CONSTRUCTION

The Environmental Health team would offer the following advice to control noise and pollution during the construction phase where sensitive premises are nearby:

- (a) Work which is audible beyond the site boundary should only be carried out between the following hours:
Monday to Friday 08:00 hrs to 18:00 hrs
Saturday 08:00 hrs to 13:00 hrs
and not at all on Sundays or Bank Holidays.
- (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels.
- (c) Deliveries and collections should only be received within the hours detailed above.
- (d) Adequate steps should be taken to prevent dust causing nuisance beyond the site boundary. These could include the use of hoses to damp down stockpiles of materials which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes.
- (e) There should be no burning on site that causes nuisance to local residents.
- (f) Only minimal security lighting shall be used outside the hours stated above.

Further advice is available on our website www.elmbridge.gov.uk/envhealth.



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9. BUILDING MATERIALS, MACHINERY & CONTRACTORS' VEHICLES.

The Council is keen to ensure that developments do not cause obstruction or block visibility on the highway. As such, it is advised that building materials and machinery shall not be stored on the highway and contractors' vehicles shall be parked with care so as not to cause an obstruction or block visibility on the highway.

10 SITE SECURITY

In furtherance of its responsibilities under Section 17 of the 1998 Crime and Disorder Act, the Borough Council will expect measures to be taken to ensure that your construction site is safe and secure and deters crime at all times. Further details and advice can be obtained from Surrey Police Architectural Liaison Officer (Tel: 01372 478311 Fax: 01372 478390).

11 SITE NOTICES

In the interests of protecting the character of the environment, you are requested to remove any Planning Notice that may have been posted outside your site.

12 POSITIVE AND PROACTIVE ENGAGEMENT

The Council confirms that in assessing this application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.