

APPLICATION NUMBER	EP/21/0057
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DEVELOPMENT AFFECTING ROADS
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant: Alex Kitts

Location: 138 Miles Road, Epsom, Surrey.

Development: Replacement roofs to Blocks A and B and conversion of roofspace to provide new residential dwellings (Class C3), respectively, and construction of a new three-storey side extension to Block B to provide one new residential dwelling (Class C3).

Contact Officer	Gemma Ruff	Consultation Date	29 January 2021	Response Date	19 February 2021
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The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY who having assessed the application on safety, capacity and policy grounds, recommends the following conditions be imposed in any permission granted:

Conditions

- 1) The development hereby approved shall not be first occupied unless and until the facilities for the secure parking of bicycles within the development site have been provided in accordance with the approved plans, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.
- 2) The development hereby approved shall not be occupied unless and until at least 2 of the available parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
- 3) The development hereby approved shall not be first occupied unless and until a pedestrian inter-visibility splay measuring 2m by 2m has been provided on each side of the access to Miles Road, the depth measured from the back of the footway and the widths outwards from the edges of the access. No obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.
- 4) 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 plan 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 purpose.

Reason

Conditions 1 - 2 are required in recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2019.

Conditions 3 - 4 are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

Policy

The above conditions are required in order to meet the objectives of the NPPF (2019), and to satisfy policies DM35, DM36 and DM37 of the Epsom and Ewell Development Management Policies (2015).

Highway Informatives

- 1) 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
- 2) 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).