

**TOWN AND COUNTRY PLANNING ACT 1990
(as amended)**



Decision to GRANT Full Planning Permission
(ref no 07/01394/FUL) to: -

Mr Thomas Coles
c/o Mr Terry Reeves
Robourgh
5 Wyndham Lea
West Chiltington
West Sussex
RH20 2NP

TAKE NOTICE that EPSOM & EWELL BOROUGH COUNCIL,
the local planning authority under the Town and Country Planning Act 1990,
hereby GRANTS FULL PLANNING PERMISSION for the:

Erection of single-storey front extension with new entrance, provision of hardstanding to forecourt and new vehicular cross-over to Hook Road

as referred to in your application (07/01394/FUL) and shown on submitted plans relating to:

224 Hook Road, Epsom, Surrey

SUBJECT TO SUCH CONDITIONS AS ARE SPECIFIED hereunder together with the reasons for their imposition:

- 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 2005
- 2 All external fascias, materials, treatments and finishes of the proposed new work shall match those of the existing building to the satisfaction of the Borough Council and the treatment and/or finishes of the external surfaces shall be carried out within a period of three months from the date of occupation of the development.
Reason: To secure a satisfactory external appearance in the interests of the visual amenities of the locality as required by Policies BE1 and DC1 of the Epsom and Ewell District Wide Local Plan (May 2000).
- 3 Notwithstanding the provision of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order re-enacting that Order with or without modification) no windows, doors or openings of any kind shall be inserted in the flank elevations of the development hereby permitted, without the prior permission in writing of the Local Planning Authority. Reason: To safeguard the privacy of the occupiers of adjoining properties as required by Policy DC1 of the Epsom and Ewell District Wide Local Plan (May 2000).
- 4 The proposed vehicular/pedestrian/cycle access to 224 Hook Road, Epsom, Surrey KT19 8UB shall be designed/constructed and provided with visibility zones in accordance with the approved plans, all to be permanently maintained to a specification to be agreed in writing with the Local Planning Authority and the visibility zones shall be kept permanently clear of any obstruction.

Reason: HR1 The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in accordance with Policy CS16 of the EEBC Adopted Core Strategy.
- 5 (a) No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for maximum 3 cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.
(b) The existing parking (and turning) area at the premises (as shown on the application drawings) shall be permanently maintained for that purpose.

Reason: HR1 The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in accordance with Policy CS16 of the EEBC Adopted Core Strategy.

- 6 Before any of the operations hereby approved are started on site, a pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway (or verge) and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

Reason: HR1 The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and in accordance with Policy CS16 of the EEBC Adopted Core Strategy.

Informatives

- 1 This permission is granted on the basis that the development either meets or does not significantly conflict with the relevant policies of the Epsom and Ewell District Wide Local Plan 2000, and does not cause demonstrable harm to interests of acknowledged importance.

The application was considered having taken account of all material considerations and all representations.

The specific policies of the Local Plan taken into account were BE1, DC1, DC17, DC18 and CS5.

- 2 Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Control Division of Surrey County Council.
- 3 The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority Local Transportation Service before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
- 4 A pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.
- 5 The applicant 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.

Dated: 20th March 2008

Signed:



Head of Planning

EPSOM & EWELL BOROUGH COUNCIL, TOWN HALL, THE PARADE, EPSOM, SURREY KT18 5BY Tel: 01372 732000

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF/ATTACHED AND ANY ACCOMPANYING LETTER(S).

NOTES FOR THE APPLICANT

Any planning permission or approval granted is confined to permission under the Town and Country Planning Acts, and the Town and Country Planning General Development Orders 1995, and does not obviate the necessity for compliance with any other enactment, bye-Law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be requisite. This includes the necessity to apply for Building Regulations Approval, or for Listed Building Consent should the proposal involve the demolition or alteration (internal or external) of, or extension to a building listed as being of Architectural or Historic Interest, or of any structure within the curtilage of a listed building or (in most cases) of any unlisted building if it is situated within a designated conservation area.

APPLICANTS ARE PARTICULARLY ADVISED TO CONTACT THE BUILDING CONTROL DIVISION AT THE TOWN HALL, EPSOM, (TELEPHONE 01372 732000) TO ASCERTAIN WHETHER IT IS NECESSARY FOR PERMISSION TO BE GIVEN UNDER THE BUILDING REGULATIONS.

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RIGHTS OF APPEAL

If you are aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment, in accordance with section 78 of the Town and Country Planning Act 1990 within six months from the date of the decision. Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (tel: 0117 372 8000). 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 granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (*), to 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.

If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the Land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the Land in accordance with the provisions of Part IX of the Town and Country Planning Act 1990.

In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 120 of the Town and Country Planning Act 1990.

(*) The statutory requirements are those set out in section 78(7) of the Town and Country Planning Act 1990.

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