

Planning report

Application number: 22/00050/FUL

Application location: 5 St Normans Way, Ewell, Surrey, KT17 1QW.

Proposal: Formation of new vehicular crossover involving drop kerb.

Planning history

Application Ref No:	Proposal	Decision	Decision Date
17/00403/FLH	Erection of single storey side/rear extension.	Application Permitted	08.08.2017

Comments from third parties

We consulted 2 nearby neighbours. By the end of the consultation period (24.02.2022), no representation received.

Consultations

Highways – No objection subject to conditions.

Planning policy

National Planning Policy Framework

Core Strategy 2007

CS1- General Policy

CS5 - The built environment

Development Management Policies Document

DM9 - Townscape character/distinctiveness

DM10 - Design for new developments

DM37 - Parking standards

Planning Considerations

Site description

The application site is situated along the south-eastern side of St Normans Way within a built-up area of Ewell, Epsom. The area is mainly residential in character and comprises of mainly detached dwellings of single and double storey properties. The dwelling is set back from the road by a small front garden.

The property has a single storey front projection with a gable roof. The dwelling also has an attached garage and a single storey side extension.

St Normans Way is an unclassified D Road (2406). The property is not listed nor is it located within a conservation area.

Proposal

The applicant seeks planning consent for formation of new vehicular crossover involving drop kerb.

Impact on visual amenity

Policy DM9 states that 'Planning permission will be granted for proposals which make a positive contribution to the Borough's visual character and appearance'. In assessing this consideration will be given to the proposal's compatibility with local character and the relationship to the existing townscape and wider landscape, as well as the setting of the proposal site and its connection to its surroundings.

The proposal would not adversely affect the character of the area, given there are other dropped kerbs along the Road which improve the access over the kerb. The proposal is therefore unlikely to affect the street scene and complies with Policy DM9 of the Development Management Policies Document (2015).

In considering the proposed development, the proposal is consider not having any significant harmful impact upon the character and appearance of the wider area in accordance with Local Plan Policy CS1 and CS5 of the Adopted Core Strategy (2007), DM9 and DM10 of the Development Management (2015).

Impact on neighbour amenity

The proposal is not consider resulting in any detrimental impact upon neighbouring properties or residential amenities enjoyed by any neighbouring dwellings within proximity of the application site.

As the proposal does not reduce highway safety of other road users, the proposal therefore complies with local plan policy DM10 of the Development Management Policies Document (2015).

Impact on Highways

Following consultation with Surrey County Highways Authority, the proposed development has been considered on safety, capacity and policy grounds as having no negative impact on highways users and recommends approval subject to planning condition and informative. The proposal therefore complies with the requirements of Policy CS16 of the Core Strategy (2007)

and Policy DM37 of the Development Management Policies Document (2015).

Conclusion

The application is therefore recommended for Approval.

Recommendation: PER

Conditions

1. The development hereby permitted shall be commenced within 3 years from the date of this decision.

Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)

2. The development hereby permitted shall be carried out in accordance with the following approved drawings:

OS - Site Location Plan
Proposed Site Plan with drainage sketch.

Reason: For the avoidance of doubt and in the interests of proper planning as required by Policy CS5 of the Core Strategy 2007.

3. No vehicle shall access 5 St Normans Way unless and until the proposed vehicular access hereby approved has been constructed and provided with a permeable bound surface material for the parking area and a means within the private land of preventing private water from entering the highway in accordance with the approved plans.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users. The above conditions are required to support the sustainable development objectives of the National Planning Policy Framework 2021. The above conditions are required in order to meet the objectives of the NPPF (2021) and to satisfy policies DM 35, DM 36 and DM 37 of the Epsom and Ewell Borough Council Development Management Policies.

4. Any new hardstanding surface area must be constructed with porous or permeable, or shall direct surface water to a porous or permeable surface within the site.

Reason: To reduce surface water run-off from the site in line with Policy CS6 of the Core Strategy (July 2007) and Policy DM10 of the Development Management Policies 2015.

Informatives

1. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
2. 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/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.
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. 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.

Date: 15th March 2022

Officer: Ade Balogun