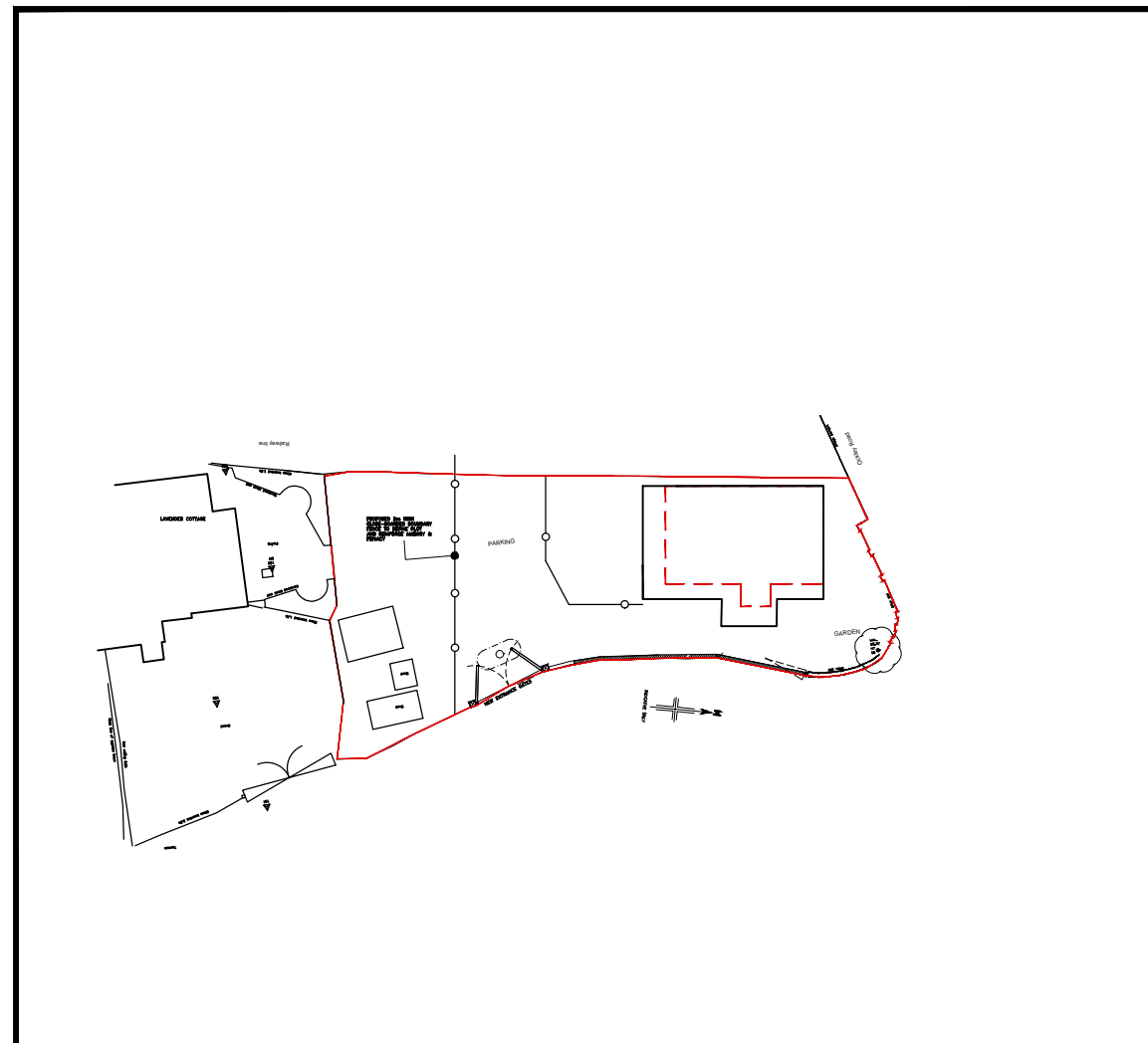


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 before setting-out, commencing work, or making any
 shop drawings.
 This drawing has been prepared without soil survey
 and report.
 Any discrepancy whatsoever between any information
 contained on this drawing and any other document
 or drawing must be drawn to the attention of the
 architect by the contractor before the work is
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REF	REVISION	DATE	BY
A	red line amended	Feb 2024	SCK

**Simon King
 Planning & Design Service**

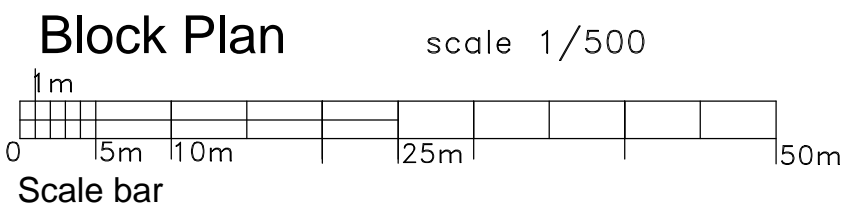
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 GODALMING,
 SURREY. GU7 1EQ.
 TELEPHONE 01483 423601.

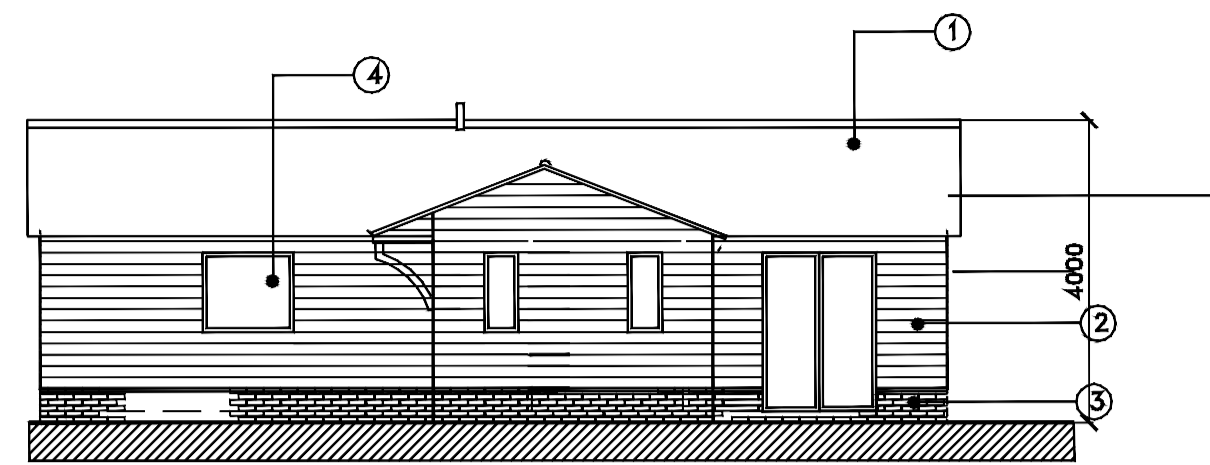
CLIENT:
Andrew Parrott & Barbara Russell

PROJECT TITLE:
**Proposed new Dwelling
 Land adjoining Lvender Cottage
 Ockley Road
 Beare Green RH5 4PU**

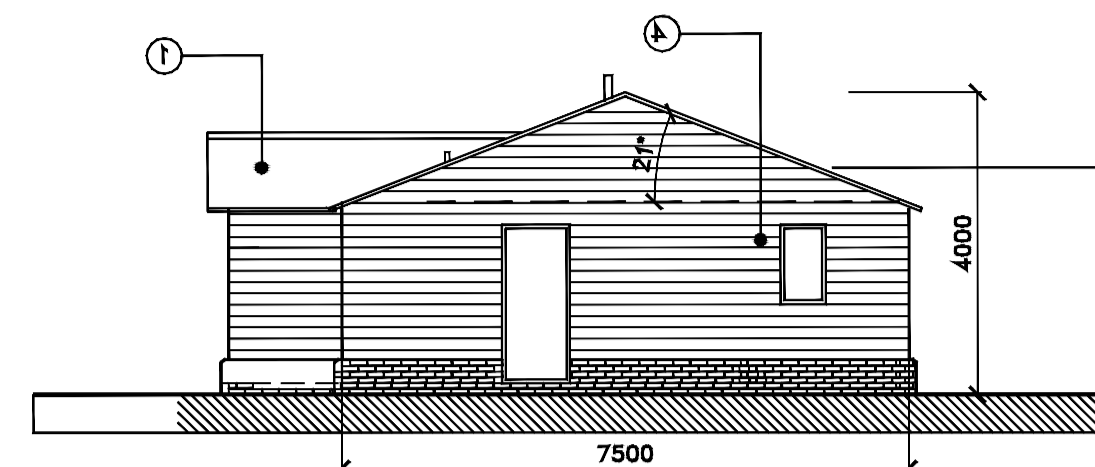
DRAWN: SCK	CHECKED:
TRACED:	
SCALE: 1:100 @ A3	DATE: November 2023

DRAWING TITLE: Block Plan		
CODE	PROJECT No.	DRAWING No.
TP	159	06

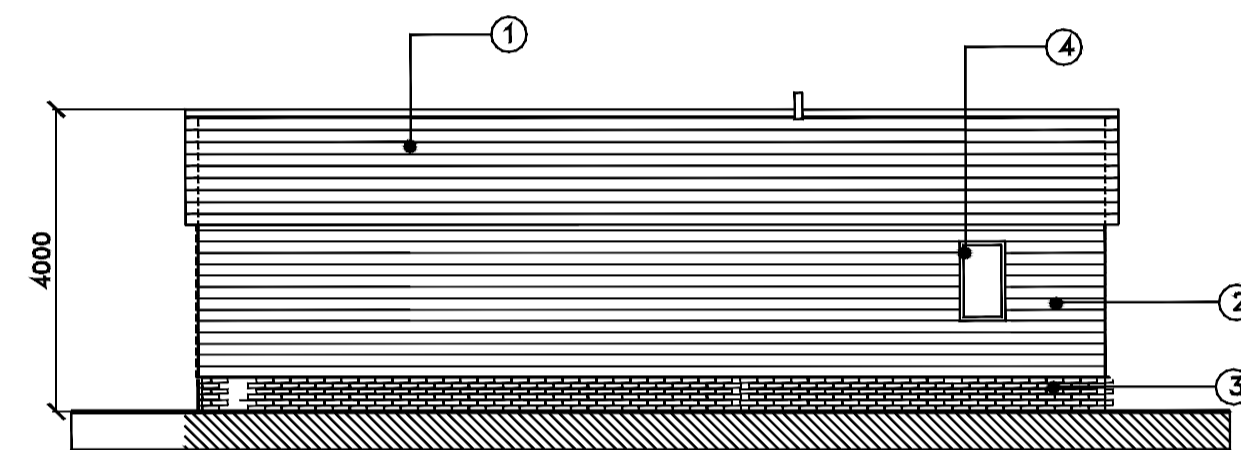




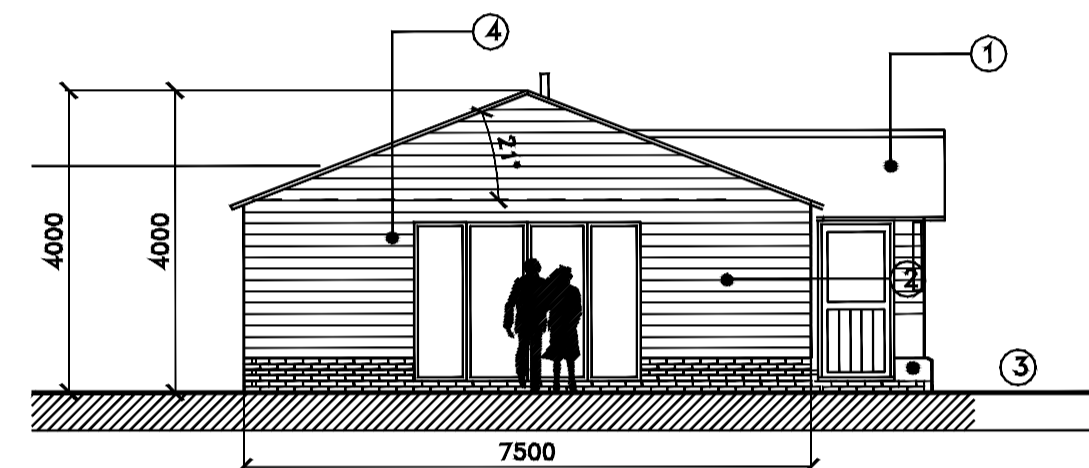
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



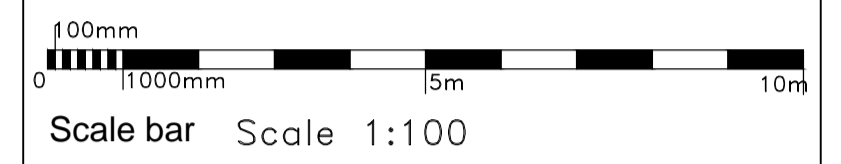
SOUTH ELEVATION

- ① Slate roof finish
- ② Black Composite wall cladding boards
- ③ Facing brick wall
- ④ Resident R9 windows 0.74

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REF	REVISION	DATE	BY

**Simon King
 Planning & Design Service**

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 GODALMING,
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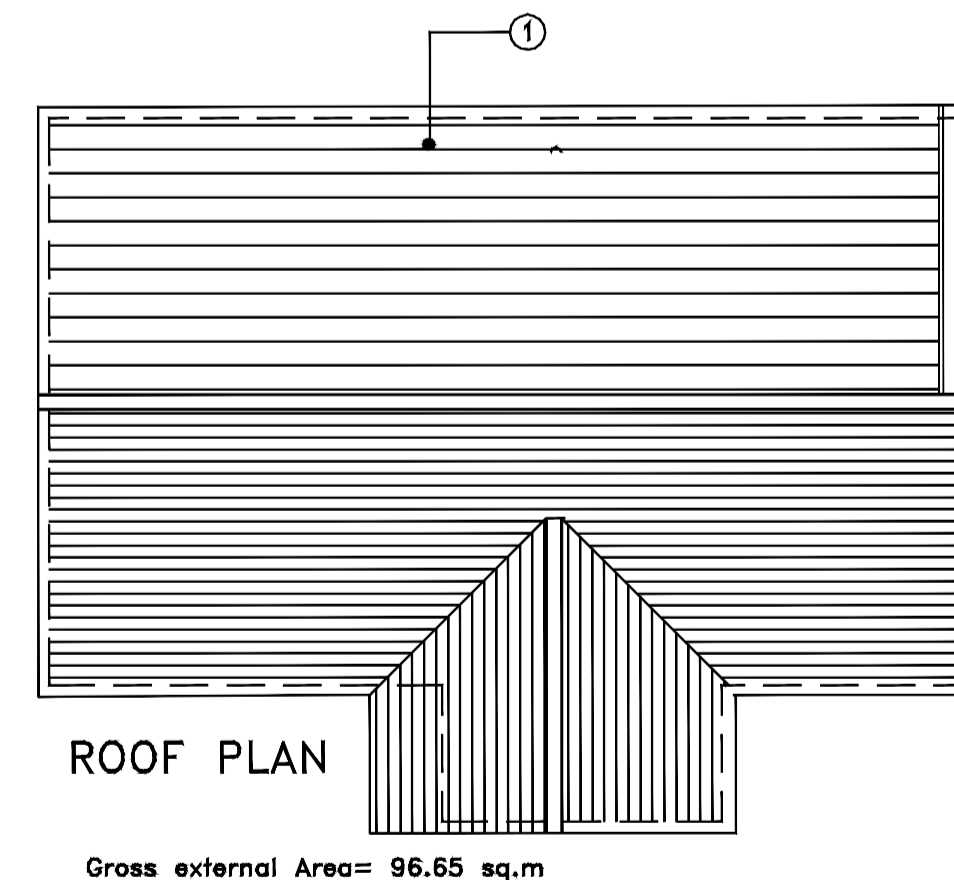
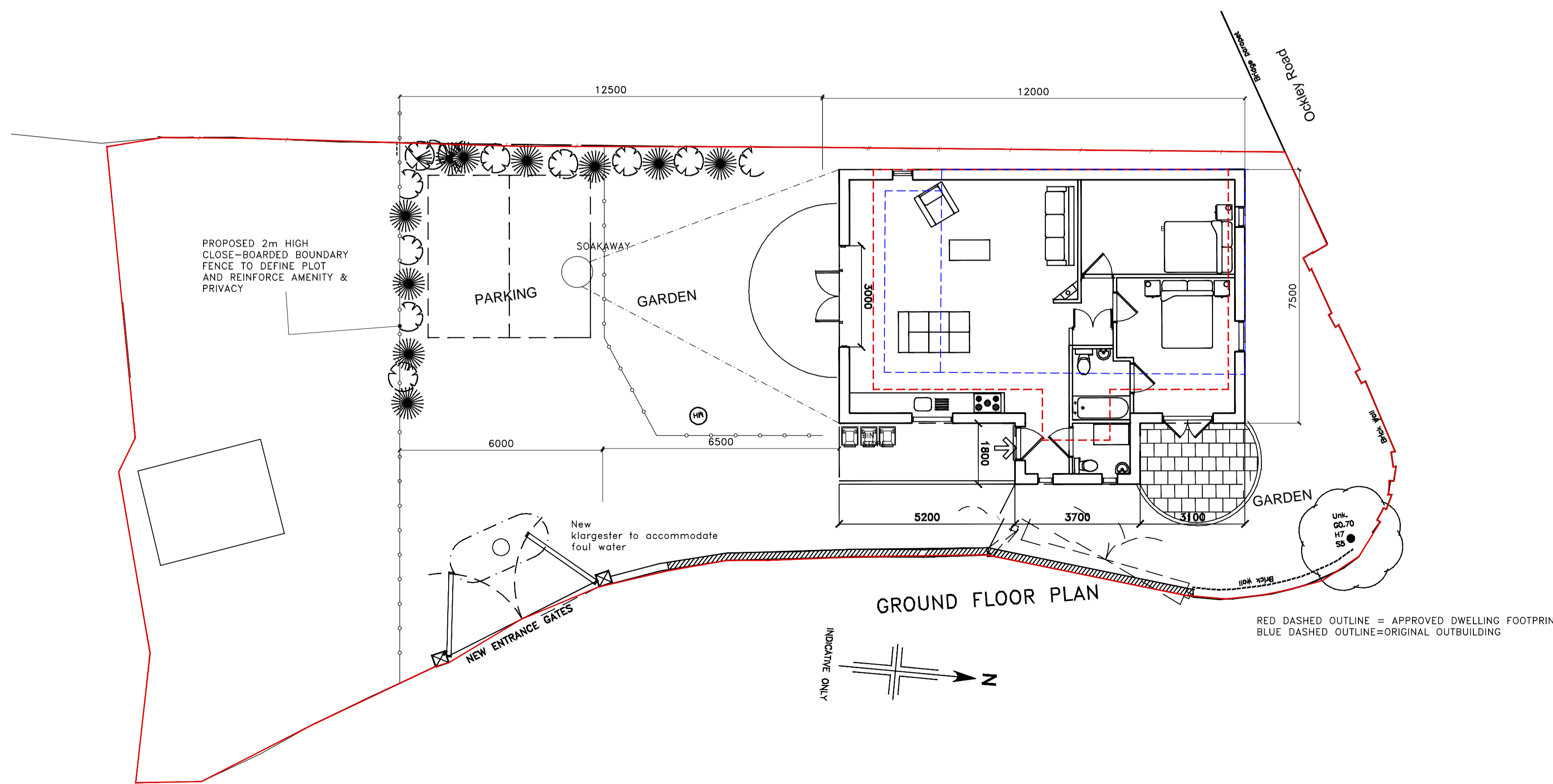
CLIENT:
Andrew Parrott & Barbara Russell

PROJECT TITLE:
**Proposed new Dwelling
 Land adjoining Lavender Cottage
 Ockley Road
 Beare Green RH5 4PU**

DRAWN: SCK CHECKED:
 TRACED:
 SCALE: 1:100 @ A1 DATE: November 2023

DRAWING TITLE:
Proposed Plans & Elevations

CODE	PROJECT No.	DRAWING No.
TP	156	03



ROOF PLAN

RED DASHED OUTLINE = APPROVED DWELLING FOOTPRINT
 BLUE DASHED OUTLINE=ORIGINAL OUTBUILDING

COUNTY OF SURREY

MOLE VALLEY DISTRICT COUNCIL

Pippbrook, Dorking, Surrey RH4 1SJ

Mr S King
1A, Church Street
Godalming
Surrey
GU7 1EQ

Ref No: MO/2023/1762/PLA
Detailed
9 February 2024

(On behalf of Mr A Parrott)

IN PURSUANCE of its powers under the Town and Country Planning Act 1990 MOLE VALLEY DISTRICT COUNCIL as District Planning Authority gives notice of its decision to **GRANT** planning permission for the development specified in schedule 1 hereto, subject to the conditions specified in schedule 2.

N.B. The permission below does not constitute approval for any purpose whatsoever save as aforesaid. Consent under other Statutory Enactments and compliance with the Building Regulations 2000 may also be necessary.

IMPORTANT - ATTENTION IS DRAWN TO THE ATTACHED NOTES

Schedule 1 **Erection of 1 No. bungalow with associated landscaping, parking and amenity area, following demolition of 2 No. outbuildings (Updated Location Plan).**

Land adjacent to Lavender Cottage, Ockley Road, Beare Green, Dorking, Surrey, RH5 4PU

Schedule 2

Conditions and Reasons

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 numbers TP/159/05B (Location Plan), TP159/06 (Block Plan) and TP/156/03 (Proposed Plans and Elevations) 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 groundworks take place details of a landscaping scheme shall be submitted to and approved by the Local Planning Authority, detailing measures to deliver biodiversity net gains, such as bird or bat boxes and log piles, and incorporating the planting of native species of trees, shrubs, herbaceous plants and areas to be grassed. The landscaping shall be carried out in the first planting season after commencement of the development unless agreed otherwise in writing by the Local Planning Authority, and shall be maintained for a period of 5 years. Such maintenance shall include the replacement of any trees and shrubs that die.

Reason: To ensure the provision and maintenance of trees, hedges, other plants and grassed areas in the interests of visual amenity, to ensure that the proposed development will deliver biodiversity enhancements, to compensate for the loss of existing trees and soft landscaping and to ensure compliance with Mole Valley Local Plan policy ENV25, policies CS14 and CS15 of the Mole Valley Core Strategy and the NPPF.

4. The boundary treatment shown on the approved plans shall be carried out prior to the first occupation of the development hereby permitted 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.

5. 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.

6. 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 Drawing No. 03 by the Local Planning Authority 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 turning areas shall be retained and maintained for their designated purposes.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, to satisfy the National Planning Policy Framework, the Surrey Transport Plan, and saved policies MOV2 and MOV5 of the Mole Valley Local Plan

7. The development hereby approved shall not be occupied unless and until the proposed dwelling is provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The above condition is required in recognition of Section 9 Promoting Sustainable Transport in the National Planning Policy Framework 2021

8. The development hereby approved shall not be first occupied unless and until facilities for the secure, covered parking of bicycles and the provision of a charging point with timer for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The above conditions are required in order to meet the objectives of the NPPF (2023), the Surrey County Council Transport Plan LTP4 (2022-2032), and to satisfy policies MOV2 and MOV5 of the Mole Valley Local Plan.

9. Prior to the commencement of the development hereby permitted, surface water drainage details shall be submitted for the approval in writing by the Local Planning Authority. Such details shall include an assessment of the potential for the disposal of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework.

The assessment shall provide information of the design storm period and intensity (typically a 1 in 100 year storm of 30 minutes duration with an allowance for climate change), the method employed to delay and control the surface water discharged from the site and the means to prevent pollution of the receiving groundwater and/or surface water. Where applicable, the details shall include infiltration tests, calculations and controlled discharge rates. If the development is to discharge water into the ground in any form, then a full BRE Digest 365 infiltration test (or falling head test for deep bore soakaways) will have to be submitted to the Local Planning Authority prior to commencement of any works on site. The suitability of infiltration methods should be verified (i.e. possible contaminated ground).

The approved drainage scheme shall be implemented prior to the first occupation of the development.

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, in the interests of sustainable development, in accordance with the advice contained in the National Planning Policy Framework and policy CS20 of the Mole Valley Core Strategy.

10. The recommendations set out within the applicant's Preliminary Ecological Appraisal by Simlaw dated 24/06/21 and submitted in support of the previous application MO/2021/1445 shall be carried out in full before the development is occupied.

Reason: To safeguard the ecological interest of the site in accordance with policy CS15 of the Mole Valley Core Strategy, policy ENV15 of the Mole Valley Local Plan, and the National Planning Policy Framework.

11. Within one month of the first occupation of the dwelling hereby permitted the existing two outbuildings at the southern side of the application site as annotated on Plan No. TP/159/05 shall be completely demolished and all resultant materials removed from the site.

Reason: To accord with the terms of the application and in the interests of the openness of the Green Belt, to comply with policy CS1 of the Mole Valley Core Strategy and the National Planning Policy Framework.

Informatives

1. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.
2. The applicant's attention is drawn to the contents of Network Rail's letter dated 21st February 2024 which can be seen on the Council's website.

3. In 2019 Mole Valley District Council declared a Climate Emergency and in 2022 an Ecological Emergency. In these circumstances, the applicant is asked to consider seriously how they can give greater consideration to energy conservation and to biodiversity enhancement than the levels set as Conditions and required by formally agreed Development Policies, including the installation of hydrogen-ready boilers, geothermal and air source heat pumps, solar photo-voltaic installations and water harvesting measures such as water butts. The Council encourages developers to consider, until such time as an adopted policy is in place, achieving a minimum Biodiversity Net Gain of 20% over the baseline value.

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

Signed:

A handwritten signature in black ink, appearing to read 'P. Mason', written in a cursive style.

Piers Mason
Executive Head of Service (Planning and Environment)

Dated: 4 April 2024

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision to refuse planning permission for a **householder application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- As this is a decision to refuse planning permission for a **minor commercial application**, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- **None of the above:** If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
[Further details are on GOV.UK.](#)