

Application: 2024/936
Location: 184 to 212 Pollards Oak Road, Hurst Green, Surrey, RH8 0JP
Proposal: Hardstanding to provide refuse bin storage to the existing grass lawn area to the southwest corner of the communal gardens. New access gate via the existing public footpath and erection of new fence to enclose the proposed refuse area.
Ward: Oxted South

Decision Level: Planning Committee

Constraints – Urban Area, BIGGIN HILL SAFEGUARDING, ROAD_LOCAL D, EA_ROFSW_1_IN_30

RECOMMENDATION: **APPROVE, subject to conditions**

This application is reported to Committee as the application site is Council owned.

Summary

1. The site is located within the urban area of Hurst Green. The proposed refuse bin storage area would not have a detrimental impact on the character and appearance of the area or impact on neighbour amenity.
2. As such, the development is found to be acceptable in accordance with Policies CSP1, CSP18 of the Tandridge District Core Strategy 2008, Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014. The application is therefore recommended for approval by Officers.

Site Description

3. The overall site currently comprises a grassed strip, forming part of the communal garden of Nos 184 to 212 Pollards Oak Road, a three-storey block of flats. The application site is located adjacent and to the rear of a garage court serving the flats.

Relevant History

4. There are no planning applications of relevance relating to the redlined application site.

Key Issues

5. The key considerations are the impact of the proposal on the street scene and locality and impact on neighbour amenity.

Proposal

6. The application seeks planning permission for the formation of a hardstanding to provide refuse bin storage to the existing grass lawn area to the southwest corner of the communal gardens, incorporating a new access gate via the existing public footpath, and the erection of a new fence to enclose the proposed refuse area.
7. The applicants submit that the rationale for the proposal is that they are planning on moving over to communal Euro bins at the block, and the current bin storage position is not appropriate due to the drag distance to the nearest

drop kerb located on Pollards Oak Road being too far for operatives to safely use. Having the bin store in the new location would result in only a short drag distance to the drop kerb located at the end of the path onto Oak Close.

8. The hardstanding area would have a footprint measuring 4.5m wide x 4.4m deep and would be located directly to the rear of the garages, and adjacent to the public footpath running along the southeastern flank boundary of the flats.
9. The bin storage area would be enclosed along three sides by a 1.3m high, picket style timber fence, with access to the public footway, to facilitate bin collection, via a pair of 900mm wide timber gates.

Development Plan Policy

10. Tandridge District Core Strategy 2008 – Policies CSP1, CSP18
11. Tandridge Local Plan Part 2 – Detailed Policies 2014 – Policy DP7

Supplementary Planning Documents (SPDs), Supplementary Planning Guidance (SPGs) and non-statutory guidance

12. Surrey Design Guide (2002)

National Advice

13. National Planning Policy Framework (NPPF) (December 2023)
14. Planning Practice Guidance (PPG)
15. National Design Guide (2019)

Consultation Responses

16. Oxted Parish Council: In considering the application the Parish Council has found no material planning reasons for refusal.
17. County Highway Authority: Has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The County Highway Authority therefore has no highway requirements.

Public Representations/Comments

18. Third Party Comments:
 - Impact on neighbours (Odours)

Assessment

Character and Appearance

19. Paragraph 131 of the NPPF December 2023 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key

aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It goes on to state that planning decisions should ensure that developments will function well, add to the overall quality of the area, be sympathetic to local character and history (whilst not discouraging innovation) and establish a strong sense of place. It also states that development that is not well designed should be refused.

20. Policy CSP18 of the Core Strategy requires that new development should be of a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness. Development must also have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.
21. Policy DP7 of the Local Plan Part 2: Detailed Policies requires development to, inter alia, respect and contribute to the distinctive character, appearance and amenity of the area in which it is located, have a complementary building design and not result in overdevelopment or unacceptable intensification by reason of scale, form, bulk, height, spacing, density and design.
22. The bin store area would be of functional design and of a discrete scale. Although it would be visible from the public domain it would have no detrimental impact on the character and appearance of the street scene or on the wider area.
23. For these reasons, the proposed development is considered to accord with design aspirations of Policy CSP18 of the Core Strategy, and Policy DP7 of the Local Plan.

Residential Amenity

24. Policy CSP18 of the Core Strategy advises that development must not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, noise, traffic and any adverse effect. Criteria 6-9 of Policy DP7 of the Local Plan Part 2: Detailed Policies seek also to safeguard amenity, including minimum privacy distances that will be applied to new development proposals.
25. The above policies reflect the guidance at Paragraph 135 of the NPPF, which seeks amongst other things to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users of development.
26. The site is located adjacent to the public pathway, abutting the garage court. Noise and disturbance arising from bin collections would be minimal and the proposal would be a positive intervention as it would relocate the current bin area a greater distance from the occupants of the flats. The Eurobins would all have lids, so any odours should be contained.
27. For the reasons outlined, the proposal is considered acceptable in terms of the potential impact upon the residential amenities of existing properties and therefore no objection is raised in this regard against Policy DP7 of the Local Plan (2014), and Policy CSP18 of the Core Strategy (2008).

Conclusion

28. The proposed development would not have a detrimental impact on the street scene or character and appearance of the wider area and there would be no impact on neighbour amenity.
29. For the reasons outlined above, the application is recommended for approval.
30. The recommendation is made in light of the National Planning Policy Framework (NPPF) and the Government's Planning Practice Guidance (PPG). It is considered that in respect of the assessment of this application significant weight has been given to policies within the Council's Core Strategy 2008, the Tandridge Local Plan: Part 2 – Detailed Policies 2014 and the Tatsfield Neighbourhood Plan in accordance with the NPPF December 2023. Due regard as a material consideration has been given to the NPPF and PPG in reaching this recommendation.
31. All other material considerations, including third party comments, have been considered but none are considered sufficient to change the recommendation.

RECOMMENDATION:

APPROVE, subject to conditions

1. The development hereby permitted shall be begun not later than the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. This decision refers to drawings numbered T/184POR/01 received on the 29th August 2024. The development shall be carried out in accordance with these approved drawings. There shall be no variations from these approved drawings.

Reason: To ensure that the scheme proceeds as set out in the planning application and therefore remains in accordance with the development plan.

Informatives:

1. Condition 2 refers to the drawings hereby approved. Non-material amendments can be made under the provisions of Section 96A of the Town and Country Planning Act 1990, and you should contact the case officer to discuss whether a proposed amendment is likely to be non-material. Minor material amendments will require an application to vary condition 2 of this permission. Such an application would be made under the provisions of Section 73 of the Town and Country Planning Act 1990. Major material amendments will require a new planning application. You should discuss whether your material amendment is minor or major with the case officer. Fees may be payable for non-material and material amendment requests. Details of the current fee can be found on the Council's web site.
2. The applicant is advised that the gates for the proposed bin store should open inwards only as shown on the drawing and not allowed to obstruct the public footpath.