

 <b>Reigate &amp; Banstead</b> <b>BOROUGH COUNCIL</b> Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	6 <sup>th</sup> JUNE 2018
	<b>REPORT OF:</b>	HEAD OF PLACES & PLANNING
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<b>AGENDA ITEM:</b>	9	<b>WARD:</b> Horley Central

<b>APPLICATION NUMBER:</b>	18/00038/F	<b>VALID:</b>	<b>28<sup>th</sup> February 2018</b>
<b>APPLICANT:</b>	Mr Robert Matthews	<b>AGENT:</b>	The Property Consultancy Service
<b>LOCATION:</b>	<b>JESSOPS LODGE 50 MASSETTS ROAD HORLEY SURREY RH6 7DS</b>		
<b>DESCRIPTION:</b>	<b>Combined Development (CD) of 50 Massetts Road to include the demolition of the existing coach house, the building of two new mews cottages, the conversion of the main house ground floor into 2 flats &amp; associated landscaping. As amended on 30/</b>		
<b>All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.</b>			

## SUMMARY

This is a full application for the demolition of the existing rear coach house, the building of two new mews cottages in its place and the conversion of the main house ground floor into 2 flats & associated landscaping (no change to its upper floors). The proposed replacement mews cottages would be sited in a similar position to the rear of the main building as the existing coach house. The mews houses would be a pair of semi-detached dwellings of a traditional design. The conversion of the ground floor of the main building from one to two flats would not involve any external alterations. A total of seven parking spaces are proposed to serve the four residential units.

The site is located within the Massetts Road Conservation Area.

Planning permission for an extension to the coach house and conversion to one residential unit was granted recently in February 2018. This consent has not been implemented although is extant. The appearance of the building would be similar to that recently consented, and subject to the amendments sought following concern raised by the Conservation Officer, no objection is raised from the conservation viewpoint subject to recommended conditions.

The proposed mews dwellings would be set away from both side boundaries and sufficient space would remain between the properties either side as to not result in a physically harmful relationship.

There would be some impact upon outlook from the first floor rear facing windows of the existing first floor flat of the main building; however, the principle of sub division, along with similar extensions has already previously been accepted. As such, such a relationship is considered acceptable and there remains no compelling reason for the LPA to reach a differing view in this case.

### **RECOMMENDATION(S)**

Planning permission is **GRANTED** subject to conditions.

## **Consultations:**

Highway Authority: The 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 subject to conditions.

Sutton and East Surrey Water Company - no comments received

Harley Chamber of Commerce – no comments received

Harley Town Council – objects to the redevelopment of the coach house on the grounds of overdevelopment in a conservation area. However has no objection to the conversion to flats in the main building subject to the Conservation Officer's conditions

## **Representations:**

Letters were sent to neighbouring properties on 13<sup>th</sup> March 2018 and again on 1<sup>st</sup> May 2018 upon receipt of amended plans. A site notice was posted 16<sup>th</sup> March 2018 and advertised in local press on 22<sup>nd</sup> March 2018.

0 responses have been received.

### **1.0 Site and Character Appraisal**

- 1.1 The site is located on the north side of Massetts Road, within Massetts Road Conservation Area. The site comprises a large detached house which has been converted into two flats, with a detached coach outbuilding in the rear garden.
- 1.2 The site is relatively flat and bounded by fences and there are several protected trees on the site.
- 1.3 The coach house is presently in ancillary use to the main building and appears to be in use as storage and not living accommodation. The coach house is very closely located to the rear elevation of the main building and has undergone adaptation and alteration including minor extensions and fenestration changes. The building complements the main dwelling, which in turn contributes positively to the character of the conservation area.
- 1.4 An application has recently been approved for two new detached dwellings in the rear garden. These dwellings would be sited at the rear most part of the plot and front a new access from Pine Gardens. At the time of the visit this permission had not been implemented.

### **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: The applicant did not approach the Council for pre-application advice therefore the opportunity to secure improvements did not arise
- 2.2 Improvements secured during the course of the application: During the course of the application amended plans were sought to address concerns raised by the Conservation Officer in regards to the replacement coach house building.
- 2.3 Further improvements could be secured: A condition regarding the use of materials would be attached to a grant of planning permission.

### **3.0 Relevant Planning and Enforcement History**

- |     |              |   |   |
|-----|--------------|---|---|
| 3.1 | 17/02910/S73 | Construction of two detached 4-bed houses. Variation of condition 1 of permission 17/01969/F. Amendments - Plot 1: room in the roof added. Plot 2: footprint amended and room in the roof added | Approved with conditions<br>6 <sup>th</sup> February 2018 |
| 3.2 | 17/02372/F   | Two storey extension & the conversion of the Coach House into residential dwelling.   | Approved with conditions<br>15 <sup>th</sup> January 2018 |
| 3.3 | 17/01969/F   | Construction of two detached 4-bed houses   | Approved with conditions<br>3 <sup>rd</sup> November 2017 |
| 3.4 | 17/00793/F   | Construction of two detached 4 bed houses   | Refused<br>8 <sup>th</sup> June 2017                      |
| 3.5 | 14/01442/F   | Two storey extension and conversion of the coach house to a dwelling - approved with conditions   | Approved with conditions<br>9 <sup>th</sup> January 2015  |
| 3.6 | 08/01027/F   | Two-storey extension, installation of four roof dormers and conversion of coach house to dwelling   | Approved with conditions<br>5 <sup>th</sup> December 2008 |
| 3.7 | 03/02440/F   | Proposed use of land and coach house to the rear of 50 Massetts Road for car valeting.  | Refused<br>3 <sup>rd</sup> June 2004                      |
| 3.8 | 03/01489/F   | Renewal of previously approved permission 98P/1093 for erection of 3 dormer windows and two storey  | Approved with conditions<br>1 <sup>st</sup> September     |

extension to coach house (rear of outbuilding). 2003

3.9 98/10930/F Erection of 3 dormer windows and two storey extension to Coach House Approved with conditions 18<sup>th</sup> December 1998

#### 4.0 Proposal and Design Approach

4.1 This is a full application for the demolition of the existing coach house, the building of two new mews cottages, the conversion of the main house ground floor into 2 flats & associated landscaping

4.2 The proposed replacement mews houses would be sited in a similar position to the rear of the main building as the existing coach house. The mews houses would be a pair of semi-detached dwellings of a traditional design with a gable roof that would include one front facing dormer window. The building would be one and a half storeys in height and would include accommodation in the roof space. An area of private outside amenity space would be provided to the rear of the building and four parking spaces would be provided at the rear of the site along with an area of communal outside space.

4.3 The conversion of the ground floor of the main building from one to two flats would not involve any external alterations. A private amenity space would be provided to flat two at the rear of the building. Three parking spaces would be created in the front garden area, one allocated to each of the ground floor flats and one visitor parking space.

4.4 A design and access statement should illustrate the process that has led to the development proposal, and justify the proposal in a structured way, by demonstrating the steps taken to appraise the context of the proposed development. It expects applicants to follow a four-stage design process comprising:  
Assessment;  
Involvement;  
Evaluation; and  
Design.

4.5 Evidence of the applicant's design approach is set out below:

Assessment	The statement does not include an assessment of local character
	Site features meriting retention are listed as the detailing of the main dwelling to be matched in the replacement mews houses.
Involvement	Community views were sought by [insert]

Evaluation	The statement does not include any evidence of other development options being considered.
Design	The applicant's reasons for choosing the proposal from The statement does not explain why the proposal was chosen

4.5 Further details of the development are as follows:

Site area	1,765.00 sq. m
Existing use	Residential and ancillary outbuilding
Proposed use	Residential
Existing parking spaces	5
Proposed parking spaces	7
Parking standard	6.5 (maximum)
Net increase in dwellings	3

**5.0 Policy Context**

5.1 Designation

Urban area  
Tree Preservation Order RE710  
Massetts Road Conservation Area

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)  
CS4 (Valued Townscapes and Historic Environment)  
CS10 (Sustainable Development),  
CS11 (Sustainable Construction),  
CS15 (Affordable Housing)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Conservation Areas	Pc12, Pc13
Housing	Ho9, Ho13, Ho14, Ho16,
Movement	Mo5, Mo7

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Surrey Design

Local Distinctiveness Design Guide  
A Parking Strategy for Surrey  
Parking Standards for Development  
Householder Extensions and  
Alterations  
Affordable Housing

Other

Human Rights Act 1998  
Community Infrastructure Levy  
Regulations 2010

## 6.0 Assessment

6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of such residential development is acceptable in land use terms. Recently planning permission was approved for the extension to and conversion of the coach house to provide one residential unit. This consent has not been implemented although is extant.

6.2 The main issues to consider are:

- Design appraisal
- Neighbour amenity
- Amenity for future occupants
- Access and parking
- Infrastructure contributions
- Affordable Housing

### Design appraisal

6.3 This proposal seeks to demolish the coach house and replace the building with two mews houses. The proposed replacement mews houses would be of a similar scale to the recently consented extension to the coach house. The building is located at the rear of the main dwelling and therefore mostly concealed from the street scene and public views within the conservation area.

6.4 The appearance of the building would be similar to that recently consented, and subject to the amendments sought following concern raised by the Conservation Officer, no objection is raised from the conservation viewpoint. Finish materials, rooflights, use of sliding sash windows, external joinery being painted timber with, window arches being gauged or segmental brick would all be secured by planning condition to preserve the character and appearance of the Massetts Road Conservation Area and in the interests of the visual amenity of the area.

6.5 The site layout would include a parking area towards the rear of the site to provide four parking spaces to serve the mews houses. This would adjoin a

small area of communal amenity space. This parking arrangement is not uncommon in the locality and areas of landscaping around the parking area would soften the appearance within the site. Three parking spaces are proposed to the front of the property. Landscaping along the front and western boundary would provide some screening and given the parking to the front of most properties in the locality this element would not be out of character with the surrounding area.

- 6.6 The spacing from significant trees ensures their retention, which shall be controlled further by conditions, as will the implementation of additional planting to enhance the site's appearance.
- 6.7 The conversion of the ground floor of the main building from one to two flats would involve internal alterations only and therefore would have a neutral impact upon the character of the area.

#### Neighbour amenity

- 6.8 The proposed mews dwellings would be set away from both side boundaries and sufficient space would remain between the properties either side as to not result in a physically harmful relationship.
- 6.9 The bulk and mass of the building would be increased over that which presently exists by virtue of a dormer to the roof and an increase in the width of the building. The height of the building would also be increased from 5.6m to 6.1m. The occupation as two self contained units would bring about a greater presence both physically and from the use. The relationship between the current residential premises and the building is already close knit and with an extra degree of activity it is considered that the relationship would change beyond the physical awareness, with presence needed to access, park, amenity space and result in other day to day domestic activities which all would be perceptible from the main building. The proposal also seeks to split off a proportion of the rear garden to provide amenity space for the new coach house residences.
- 6.10 The south elevation of the existing coach house is in close proximity with the gap between the buildings being narrow and overlooked by habitable windows from the rear elevation of the main dwelling. The presence of the current gable would be increased and the building would be occupied and enlarged, which would be perceptible from the main building.
- 6.11 There would be some impact upon outlook from the first floor rear facing windows of the existing first floor flat; however, the principle of sub division, along with similar extensions and amenity spaces has already previously been accepted and the existing relationship does have a similar impact upon the amenities of this property. As such, such a relationship is considered acceptable and there remains no compelling reason for the LPA to reach a differing view in this case.

Amenity for future occupants

- 6.12 Three of the four units would exceed the nationally described space standards in terms of gross internal floor area, and unit 1 of the mews properties would be only marginally less (-1m). Flat 2 and both mews houses would have a small area of private outside amenity space and a small area of communal outdoor space would be retained at the very rear of the site beyond the proposed parking area to serve the mews properties. When judged overall from a living standard perspective the proposal is considered acceptable.

Access and parking

- 6.13 The application proposes to utilise the existing access to Massetts Road and create 3 parking spaces to the front of the main building and 4 parking spaces towards the rear of the site.
- 6.14 The 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 subject to conditions.

Impact on trees

- 6.15 The application has been supported by arboricultural information in the form of a Tree Protection Plan. The information submitted is sufficient enough to allow for an informed and balanced decision to be reached in respect of the arboricultural matters and the potential impact on the trees from the proposed development.
- 6.16 The application site is subject to a Tree Preservation Order and is within a conservation area. In this instance the Tree Officer recommends that we impose a tree protection condition in order to avoid unnecessary damage or disturbance to the trees and vegetation on site from construction processes and activities. There will also be a required for site supervision and monitoring by a suitably qualified arboriculturist.

Community Infrastructure Levy

- 6.17 The Community Infrastructure Levy (CIL) is a fixed charge which the Council will be collecting from some new developments from 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, roads, public transport and community facilities which are needed to support new development. This development would be CIL liable although, the exact amount would be determined and collected after a grant of planning permission. However, an informal assessment would indicate a contribution of around £5,600 being required.

### Affordable Housing

- 6.18 Core Strategy Policy CS15 and the Council's Affordable Housing SPD require financial contributions towards affordable housing to be provided on housing developments of 1-9 units. However, in November 2014, the Government introduced policy changes through a Written Ministerial Statement and changes to the national Planning Practice Guidance which restrict the use of planning obligations to secure affordable housing contributions from developments of 10 units or less. These changes were given legal effect following the Court of Appeal judgement in May 2016.
- 6.19 In view of this, and subsequent local appeal decisions which have afforded greater weight to the Written Ministerial Statement than the Council's adopted policy, the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less.

### **CONDITIONS**

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 in accordance with the following approved plans:

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Elevation Plan	PL 201 B	REV 1	30.04.2018
Elevation Plan	PL 201 E	REV 1	30.04.2018
Elevation Plan	PL 201 F	REV 1	30.04.2018
Floor Plan	PL 301 B	REV 1	30.04.2018
Location Plan	UNNUMBERED		08.01.2018
Floor Plan	PL 300 B		08.01.2018
Floor Plan	PL 300A/301A		08.01.2018
Elevation Plan	PL 201 C		08.01.2018
Elevation Plan	PL 201 A		08.01.2018
Elevation Plan	PL 200 F		08.01.2018
Elevation Plan	PL 200 E		08.01.2018
Elevation Plan	PL 200 C		08.01.2018
Elevation Plan	PL 200 B		08.01.2018
Elevation Plan	PL 200 A		08.01.2018
Landscaping Plan	PL 103		08.01.2018
Landscaping Plan	PL 102		08.01.2018
Site Layout Plan	PL 100		08.01.2018
Site Layout Plan	PL 101		08.01.2018

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

3. Notwithstanding the drawings, the proposed external finishing materials and details shall be carried out using the external facing materials and details specified below and there shall be no variation without the prior approval in writing of the Local Planning Authority;
  - a) All brickwork shall be handmade sandfaced dark red brick to match existing.
  - b) All rooflights shall be conservation rooflights with a single vertical glazing bar.
  - c) All windows shall be of white painted timber vertically sliding sashes on the Edwardian building, that fronts Massetts Road, with glazing bars of traditional profile set back behind the reveal at one brick depth. Details of the Mews Cottage windows shall be submitted to and approved in writing by the LPA before works commence, and shall be of white painted timber vertically sliding sashes or side hung casements with casements in each opening to ensure equal sightlines, with glazing bars of traditional profile set back behind the reveal at one brick depth and glass panes with a vertical emphasis.
  - d) All external joinery shall be of painted timber and all bargeboards shall be of painted timber with architrave mouldings.
  - e) All window arches shall be of gauged or segmental brick.
  - f) All tiles shall be of handmade or handcrafted clay plain tiles of dark brown colour to match existing with clay ridge tiles.
  - g) The existing hedge adjacent to the highway boundary shall be retained on an ongoing basis and managed to maintain a height of at least 1.3 metres hereafter or as otherwise agreed in writing by the local planning authority. Any losses through death or disease shall be remedied by replacement privet planting, to current landscape standards, within 1 year to maintain this feature.
  - h) All new hedges shall be of privet.
  - i) All drives, hardstandings and parking areas shall of gravel or fixed gravel.

Reason: to preserve the character and appearance of the Massetts Road Conservation Area and in the interests of the visual amenity of the area, to accord with policy Pc13 of the Reigate and Banstead Local Plan and Cs4 of the Reigate and Banstead Core Strategy

4. No development shall be undertaken until the details of both existing and proposed ground levels and the proposed finished ground floor levels of the buildings have been submitted and approved in writing by the Local planning Authority. The development shall be carried out in accordance with the approved levels.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

5. No development shall commence until a Construction Transport Management Plan, to include details of:
  - (a) parking for vehicles of site personnel, operatives and visitors
  - (b) loading and unloading of plant and materials
  - (c) storage of plant and materials
  - (d) measures to prevent the deposit of materials on the highwayhas been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to meet the objectives of the NPPF (2012) and to satisfy policies Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan (2005).

6. No development shall commence including demolition and or groundworks preparation until a detailed, scaled Tree Protection Plan (TPP) and the related Arboricultural Method Statement (AMS) is submitted to and approved in writing by the Local Planning Authority (LPA). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of service routings. The AMS shall also include a pre commencement meeting, supervisory regime for their implementation & monitoring with an agreed reporting process to the LPA. All works shall be carried out in strict accordance with these details when approved.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, demolition and Construction - Recommendations' and policies Pc4 and Ho9 of the Reigate and Banstead Borough Local Plan.

7. No development shall commence on site until a scheme for the landscaping of the site including the retention of existing landscape features has been submitted to and approved in writing by the LPA. Landscaping schemes shall include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to occupation or within the first planting season following completion of the development hereby approved.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, shrubs of the same size and species.

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4, Pc12, Ho9 of the Reigate and Banstead Borough Local Plan 2005.

8. The development shall not be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the occupation of the development hereby permitted.

Reason: To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Pc4.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order, with or without modification) no extensions shall be erected (other than those expressly authorised by this permission), without the prior written approval of the Local Planning Authority.

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9, Ho13, and Ho16.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order with or without modification), no first floor windows, dormer windows or rooflights other than those expressly authorised by this permission shall be constructed.

Reason: To ensure that the development does not affect the amenity of the neighbouring property by overlooking and to protect the visual amenities of the area in accordance with Reigate and Banstead Borough Local Plan 2005 policy Ho9

11. The rooflight windows in the western elevation of the development hereby permitted shall be glazed with obscured glass which shall be fixed shut, apart from a top hung opening fanlight whose cill height shall not be less than 1.7 metres above internal floor level, and shall be maintained as such at all times.

Reason: To ensure that the development does not affect the amenity of the neighbouring property by overlooking with regard to Reigate and Banstead Borough Local Plan 2005 policy Ho9.

## **INFORMATIVES**

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at [www.firesprinklers.info](http://www.firesprinklers.info).
2. The applicant is encouraged to provide renewable technology within the development hereby permitted in order to reduce greenhouse gas emissions.
3. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, a 140 litre wheeled bin conforming to British Standard BSEN840 and a 60 litre recycling box should be provided for the exclusive use of the occupants of that dwelling. Prior to the initial occupation of any communal dwellings or flats, wheeled refuse bins conforming to British Standard BSEN840, separate recycling bins for paper/card and mixed cans, and storage facilities for the bins should be installed by the developer prior to the initial occupation of any dwelling hereby permitted. Further details on the required number and specification of wheeled bins and recycling boxes is available from the Council's Neighbourhood Services on 01737 276501 or 01737 276097, or on the Council's website at [www.reigate-banstead.gov.uk](http://www.reigate-banstead.gov.uk). Bins and boxes meeting the specification may be purchased from any appropriate source, including the Council's Neighbourhood Services Unit on 01737 276775.
4. You are advised that the Council will expect the following measures to be taken during any building operations to control noise, pollution and parking:
  - (a) Work that is audible beyond the site boundary should only be carried out between 08:00hrs to 18:00hrs Monday to Friday, 08:00hrs to 13:00hrs Saturday and not at all on Sundays or any Public and/or Bank Holidays;
  - (b) The quietest available items of plant and machinery should be used on site. Where permanently sited equipment such as generators are necessary, they should be enclosed to reduce noise levels;
  - (c) Deliveries should only be received within the hours detailed in (a) above;
  - (d) Adequate steps should be taken to prevent dust-causing nuisance beyond the site boundary. Such uses include the use of hoses to damp down stockpiles of materials, which are likely to generate airborne dust, to damp down during stone/slab cutting; and the use of bowsers and wheel washes;
  - (e) There should be no burning on site;
  - (f) Only minimal security lighting should be used outside the hours stated above; and
  - (g) Building materials and machinery should not be stored on the highway and contractors' vehicles should be parked with care so as not to cause an obstruction or block visibility on the highway.

Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

In order to meet these requirements and to promote good neighbourliness, the Council recommends that this site is registered with the Considerate Constructors Scheme - [www.ccscheme.org.uk/index.php/site-registration](http://www.ccscheme.org.uk/index.php/site-registration).

5. The applicant is advised that the essential requirements for an acceptable communication plan forming part of a Method of Construction Statement are viewed as: (i) how those likely to be affected by the site's activities are identified and how they will be informed about the project, site activities and programme; (ii) how neighbours will be notified prior to any noisy/disruptive work or of any significant changes to site activity that may affect them; (iii) the arrangements that will be in place to ensure a reasonable telephone response during working hours; (iv) the name and contact details of the site manager who will be able to deal with complaints; and (v) how those who are interested in or affected will be routinely advised regarding the progress of the work. Registration and operation of the site to the standards set by the Considerate Constructors Scheme (<http://www.ccscheme.org.uk/>) would help fulfil these requirements.
6. 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 Local Highways Service Group (0300 200 1003) before any works are carried out on any footway, footpath, carriageway, or verge to form or modify a vehicle crossover or to install dropped kerbs. Please see: [www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs).
7. 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).
8. The developer is advised that as part of the detailed design of the highway works required by the above conditions, 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.

## **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies Pc4, Pc12, Pc13, Ho9, Ho13, Ho14, Ho16, Mo5 and Mo7 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

## **Proactive and Positive Statements**

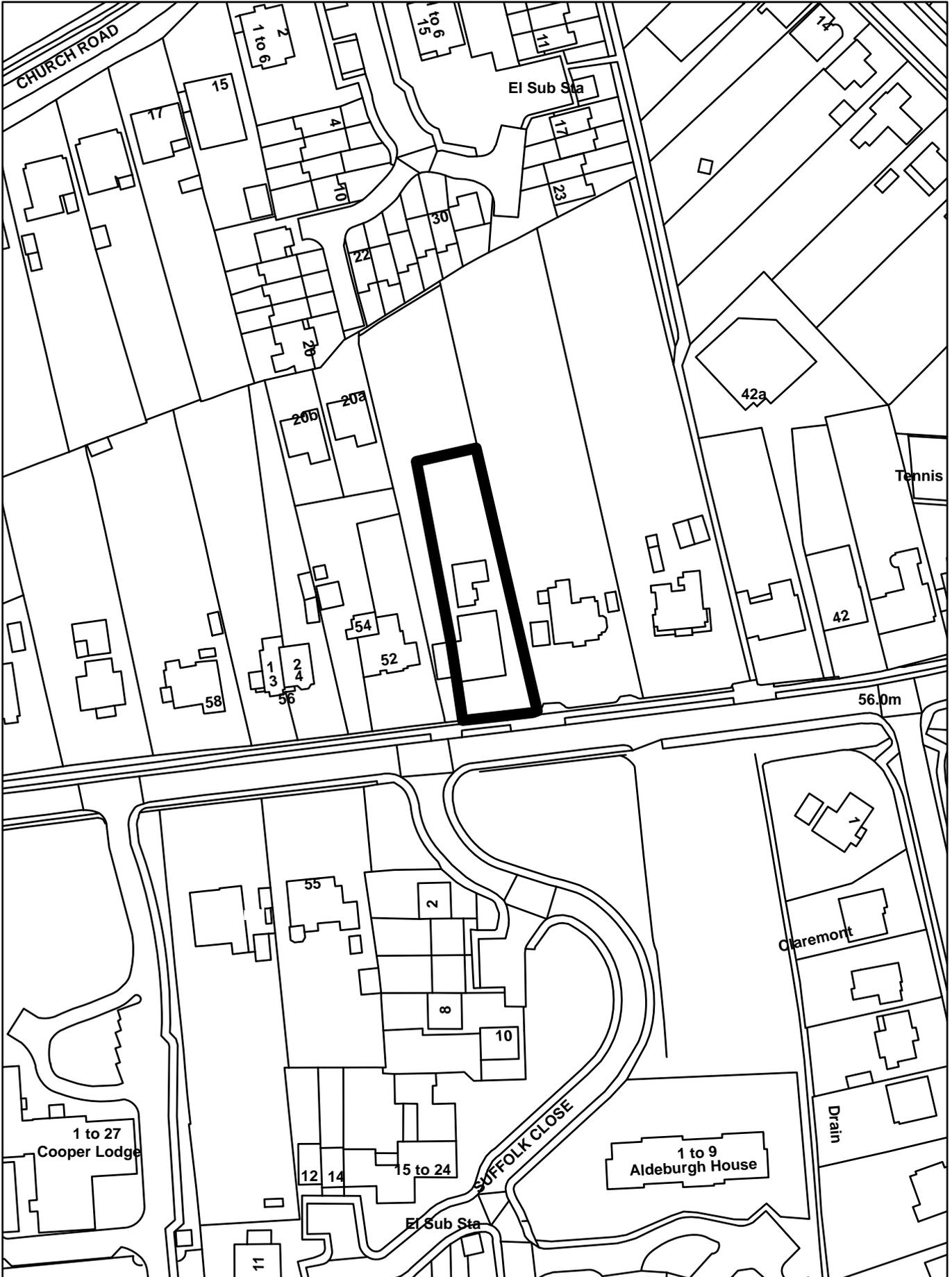
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the

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presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

# 18/00038/F - Jessops Lodge, 50 Massetts Road, Horley





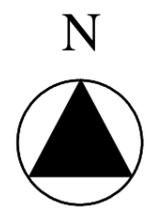
EXISTING BOUNDARIES.

X - X BOUNDARY BETWEEN 52 MASSETTS ROAD AND FIRST FLOOR FLAT 50 MASSETTS ROAD.  
 Y - Y BOUNDARY BETWEEN FIRST FLOOR FLAT 50 MASSETTS ROAD & GROUND FLOOR 50 MASSETTS ROAD  
 Z - Z BOUNDARY BETWEEN GROUND FLOOR 50 MASSETTS ROAD & 48 MASSETTS ROAD  
 L - INTERNAL BOUNDARY DEFINING ACCESS SPACE TO FIRST FLOOR 50 MASSETTS ROAD

THE ABOVE DESCRIBED BOUNDARIES WILL REMAIN AND THE FOLLOWING ARE TO BE ADDED

A - A NEW BOUNDARY BETWEEN THE NEW GROUND FLOOR FLAT 2 & THE NEW MEWS 1  
 B - B NEW BOUNDARY BETWEEN MEWS 2 AND COMMUNAL SPACE/PARKING

ADDITIONAL INTERNAL BOUNDARIES WILL BE DEFINED BETWEEN FLAT 1 & 2 AND MEWS 1 & 2

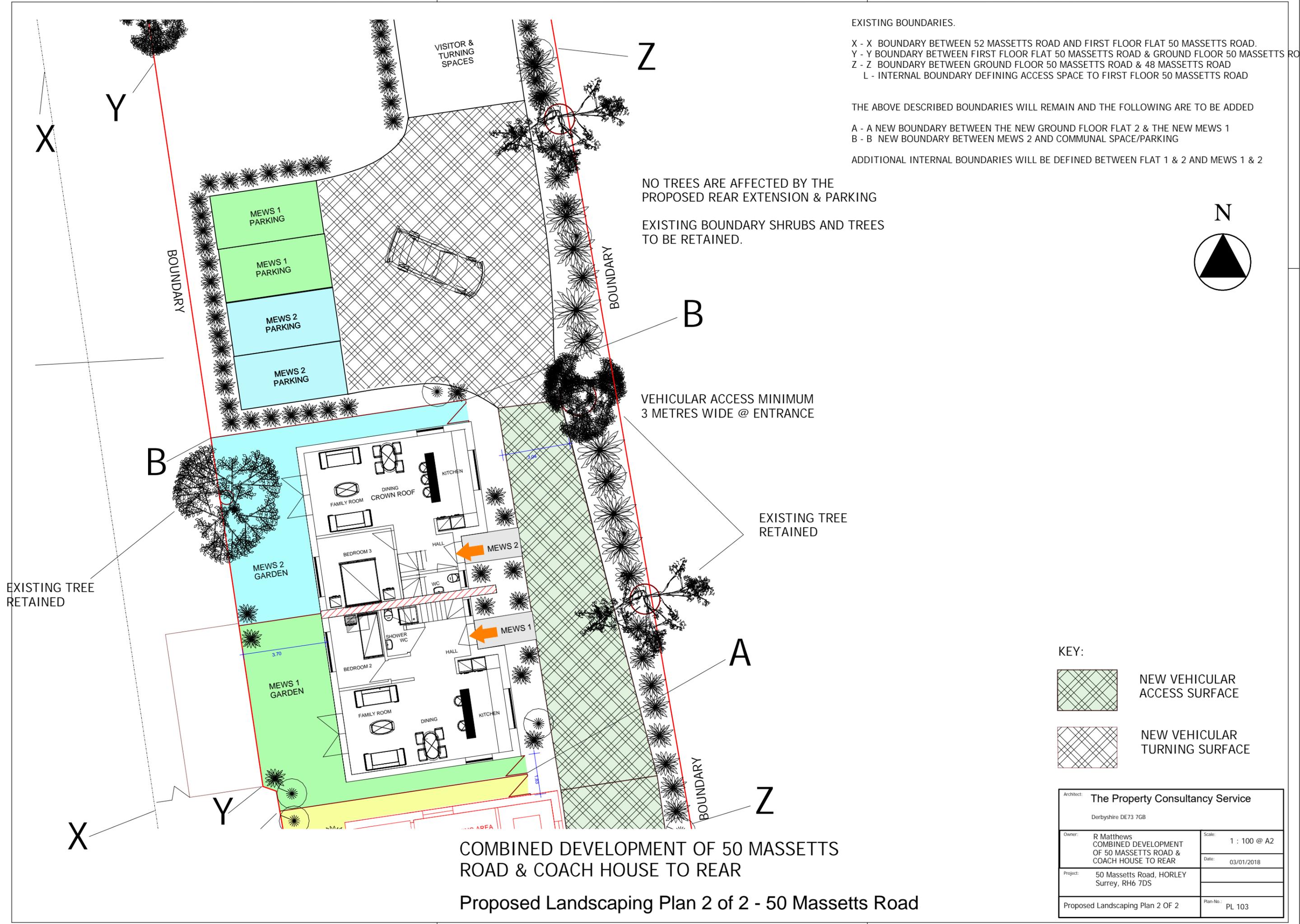


- KEY:
- EXISTING PARKING ARE RESURFACED
  - NEW VEHICULAR ACCESS SURFACE
  - NEW VEHICULAR TURNING SURFACE

COMBINED DEVELOPMENT OF 50 MASSETTS ROAD & COACH HOUSE TO REAR

Proposed Landscaping Plan 1 of 2 - 50 Massetts Road

Architect: <b>The Property Consultancy Service</b>	
Derbyshire DE73 7GB	
Owner: R Matthews COMBINED DEVELOPMENT OF 50 MASSETTS ROAD & COACH HOUSE TO REAR	Scale: 1 : 100 @ A2
Project: 50 Massetts Road, HORLEY Surrey, RH6 7DS	Date: 03/01/2018
Proposed Landscaping Plan 1 OF 2	Plan-No.: PL 102



EXISTING BOUNDARIES.

- X - X BOUNDARY BETWEEN 52 MASSETTS ROAD AND FIRST FLOOR FLAT 50 MASSETTS ROAD.
- Y - Y BOUNDARY BETWEEN FIRST FLOOR FLAT 50 MASSETTS ROAD & GROUND FLOOR 50 MASSETTS ROAD
- Z - Z BOUNDARY BETWEEN GROUND FLOOR 50 MASSETTS ROAD & 48 MASSETTS ROAD
- L - INTERNAL BOUNDARY DEFINING ACCESS SPACE TO FIRST FLOOR 50 MASSETTS ROAD

THE ABOVE DESCRIBED BOUNDARIES WILL REMAIN AND THE FOLLOWING ARE TO BE ADDED

- A - A NEW BOUNDARY BETWEEN THE NEW GROUND FLOOR FLAT 2 & THE NEW MEWS 1
- B - B NEW BOUNDARY BETWEEN MEWS 2 AND COMMUNAL SPACE/PARKING

ADDITIONAL INTERNAL BOUNDARIES WILL BE DEFINED BETWEEN FLAT 1 & 2 AND MEWS 1 & 2

NO TREES ARE AFFECTED BY THE PROPOSED REAR EXTENSION & PARKING

EXISTING BOUNDARY SHRUBS AND TREES TO BE RETAINED.



VEHICULAR ACCESS MINIMUM 3 METRES WIDE @ ENTRANCE

EXISTING TREE RETAINED

EXISTING TREE RETAINED

KEY:

- NEW VEHICULAR ACCESS SURFACE
- NEW VEHICULAR TURNING SURFACE

Architect: <b>The Property Consultancy Service</b>	
Derbyshire DE73 7GB	
Owner: R Matthews COMBINED DEVELOPMENT OF 50 MASSETTS ROAD & COACH HOUSE TO REAR	Scale: 1 : 100 @ A2 Date: 03/01/2018
Project: 50 Massetts Road, HORLEY Surrey, RH6 7DS	
Proposed Landscaping Plan 2 OF 2	Plan-No.: PL 103

COMBINED DEVELOPMENT OF 50 MASSETTS ROAD & COACH HOUSE TO REAR

Proposed Landscaping Plan 2 of 2 - 50 Massetts Road

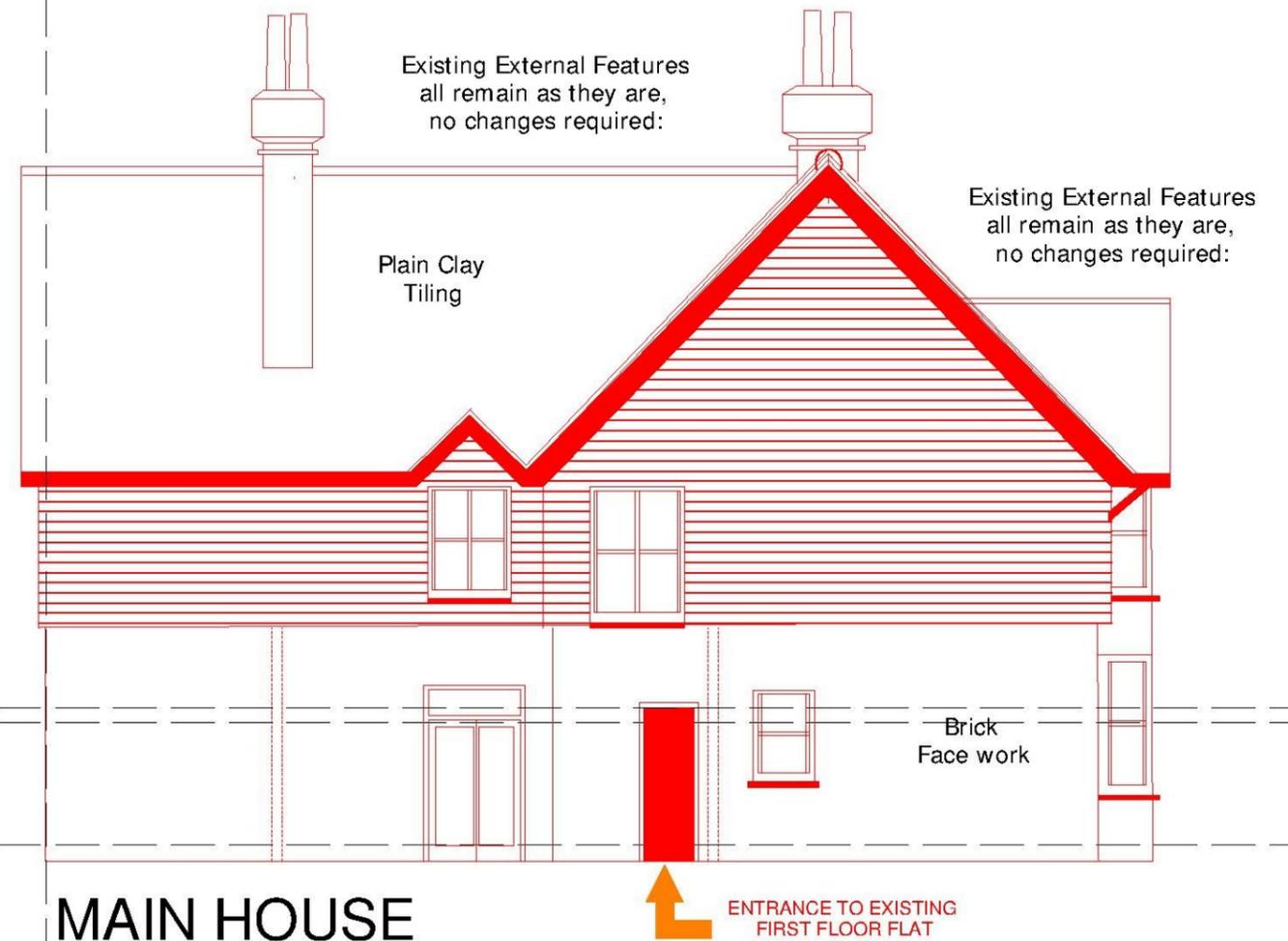
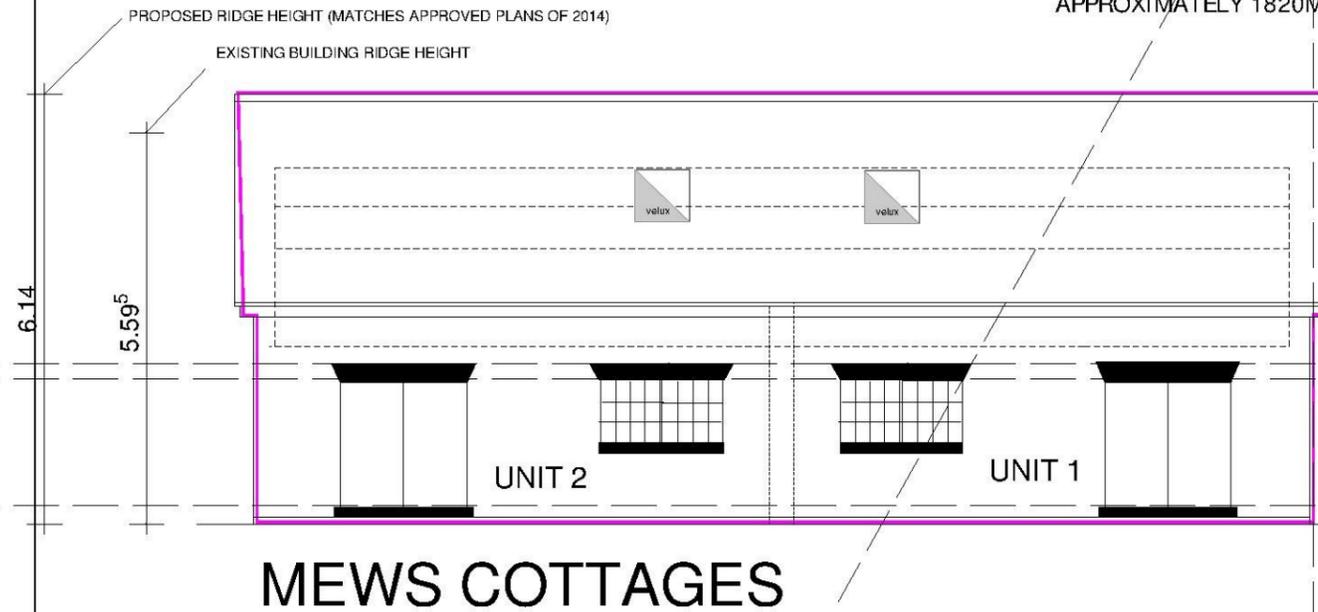
MAIN HOUSE - Existing External Features all remain as they are,  
no changes required:

- a. Rendered Plinth to circa 900mm height.
- b. Face brickwork inclusive corbelling and arched heads.
- c. Decorative tile hanging to first floor elevations.
- d. Plain clay tile hanging to projecting bays to front.
- e. Timber feature barge boards, fascias and gallows brackets.
- f. Traditional sliding sash windows and frames, inconsistent overall sizes.
- g. Corbelled chimneys.
- h. Decorative timber gables to front elevation.

COACH HOUSE -  
NEW BUILD - MATERIALS GENERALLY :-

- 1. FACE BRICKWORK IN SECOND HAND STOCK BRICK
- 2. CONSERVATION TYPE SASH WINDOW & EXTERNAL DOORS
- 3. BRICK GAUGED ARCHES AND FEATURE BANDS
- 4. STONE SILLS TO WINDOWS
- 5. PAINTED FASCIA AND BARGE BOARDS, OGEE R/W GOODS
- 6. PLAIN CLAY ROOF TILING WITH BONNETS AND VALLEY TILES
- 7. MATERIALS GENERALLY TO MATCH EXISTING MAIN HOUSE
- 8. CONSERVATION ROOF LIGHTS

GAP BETWEEN BUILDINGS  
REMAINS AS EXISTING  
APPROXIMATELY 1820MM



PROPOSED WEST ELEVATION (LHS)

COMBINED DEVELOPMENT OF 50 MASSETTS  
ROAD & COACH HOUSE TO REAR  
Proposed West Elevations - 50 Massetts Road

Architect: The Property Consultancy Service	
Derbyshire DE73 7GB	
Owner: R Matthews COMBINED DEVELOPMENT OF 50 MASSETTS ROAD & COACH HOUSE TO REAR	Scale: 1 : 100 @ A3
Project: 50 Massetts Road, HORLEY Surrey, RH6 7DS	Date: 28/04/2018
Proposed West Elevation	Plan-No.: PL 201 F REV 1

MAIN HOUSE - Existing External Features all remain as they are, no changes required:

- a. Rendered Plinth to circa 900mm height.
- b. Face brickwork inclusive corbelling and arched heads.
- c. Decorative tile hanging to first floor elevations.
- d. Plain clay tile hanging to projecting bays to front.
- e. Timber feature barge boards, fascias and gallows brackets.
- f. Traditional sliding sash windows and frames, inconsistent overall sizes.
- g. Corbelled chimneys.
- h. Decorative timber gables to front elevation.

COACH HOUSE -  
NEW BUILD - MATERIALS GENERALLY :-

- 1. FACE BRICKWORK IN SECOND HAND STOCK BRICK
- 2. CONSERVATION TYPE SASH WINDOW & EXTERNAL DOORS
- 3. BRICK GAUGED ARCHES AND FEATURE BANDS
- 4. STONE SILLS TO WINDOWS
- 5. PAINTED FASCIA AND BARGE BOARDS, OGEE R/W GOODS
- 6. PLAIN CLAY ROOF TILING WITH BONNETS AND VALLEY TILES
- 7. MATERIALS GENERALLY TO MATCH EXISTING MAIN HOUSE
- 8. CONSERVATION ROOF LIGHTS



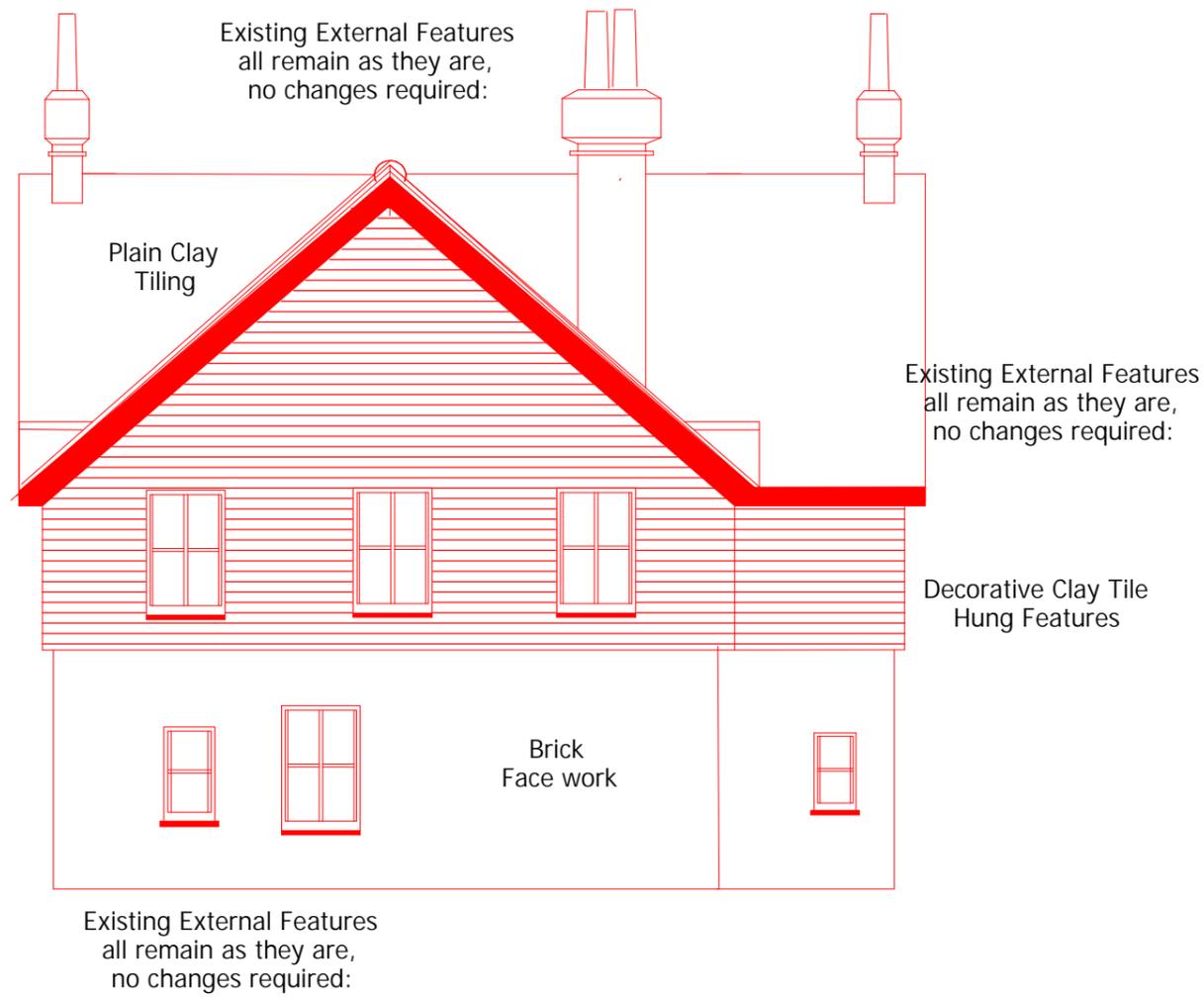
Decorative Clay Tile Hung Features

PROPOSED NORTH ELEVATION (REAR )

COMBINED DEVELOPMENT OF 50 MASSETTS ROAD & COACH HOUSE TO REAR

Proposed North Elevation - 50 Massetts Road

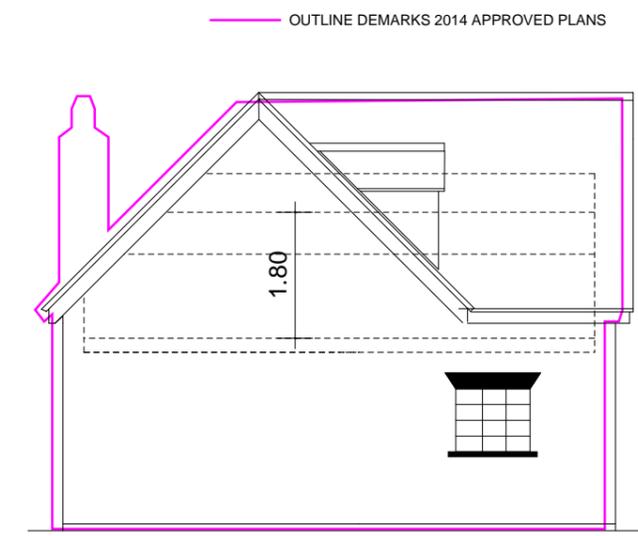
Architect: The Property Consultancy Service	
Derbyshire DE73 7GB	
Owner: R Matthews COMBINED DEVELOPMENT OF 50 MASSETTS ROAD & COACH HOUSE TO REAR	Scale: 1 : 100 @ A3
Project: 50 Massetts Road, HORLEY Surrey, RH6 7DS	Date: 28/04/2018
Proposed North Elevation	Plan-No.: PL 201 B Rev 1



**PROPOSED NORTH ELEVATION (REAR OF MAIN HOUSE)**

- MAIN HOUSE - Existing External Features all remain as they are, no changes required:
- a. Rendered Plinth to circa 900mm height.
  - b. Face brickwork inclusive corbelling and arched heads.
  - c. Decorative tile hanging to first floor elevations.
  - d. Plain clay tile hanging to projecting bays to front.
  - e. Timber feature barge boards, fascias and gallows brackets.
  - f. Traditional sliding sash windows and frames, inconsistent overall sizes.
  - g. Corbelled chimneys.
  - h. Decorative timber gables to front elevation.

- COACH HOUSE -  
NEW BUILD - MATERIALS GENERALLY :-
- 1. FACE BRICKWORK IN SECOND HAND STOCK BRICK
  - 2. CONSERVATION TYPE SASH WINDOW & EXTERNAL DOORS
  - 3. BRICK SOLDIER ARCHES AND FEATURE BANDS
  - 4. STONE SILLS TO WINDOWS
  - 5. PAINTED FASCIA AND BARGE BOARDS, OGEE R/W GOODS
  - 6. PLAIN CLAY ROOF TILING WITH BONNETS AND VALLEY TILES
  - 7. MATERIALS GENERALLY TO MATCH EXISTING MAIN HOUSE



**PROPOSED SOUTH ELEVATION (COACH HOUSE)**

**COMBINED DEVELOPMENT OF 50 MASSETTS ROAD & COACH HOUSE TO REAR**  
**Proposed Other Elevations - 50 Massetts Road**

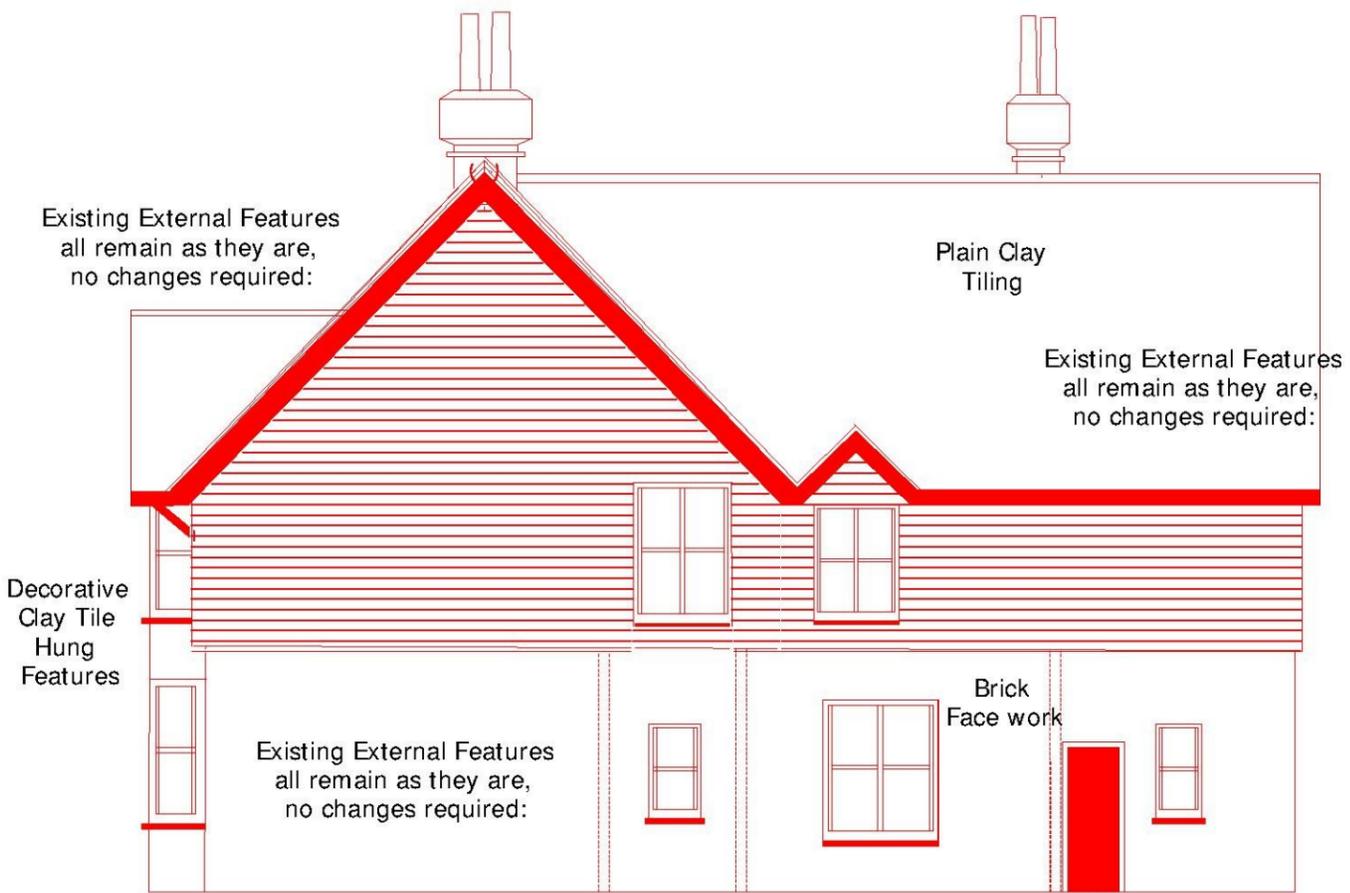
Architect: <b>The Property Consultancy Service</b>	
Derbyshire DE73 7GB	
Owner: R Matthews COMBINED DEVELOPMENT OF 50 MASSETTS ROAD & COACH HOUSE TO REAR	Scale: 1 : 100 @ A3
Project: 50 Massetts Road, HORLEY Surrey, RH6 7DS	Date: 03/01/2018
Proposed Other Elevation	Plan-No.: PL 201 C

MAIN HOUSE - Existing External Features all remain as they are, no changes required:

- a. Rendered Plinth to circa 900mm height.
- b. Face brickwork inclusive corbelling and arched heads.
- c. Decorative tile hanging to first floor elevations.
- d. Plain clay tile hanging to projecting bays to front.
- e. Timber feature barge boards, fascias and gallows brackets.
- f. Traditional sliding sash windows and frames, inconsistent overall sizes.
- g. Corbelled chimneys.
- h. Decorative timber gables to front elevation.

COACH HOUSE -  
NEW BUILD - MATERIALS GENERALLY :-

- 1. FACE BRICKWORK IN SECOND HAND STOCK BRICK
- 2. CONSERVATION TYPE SASH WINDOW & EXTERNAL DOORS
- 3. BRICK SOLDIER ARCHES AND FEATURE BANDS
- 4. STONE SILLS TO WINDOWS
- 5. PAINTED FASCIA AND BARGE BOARDS, OGEE R/W GOODS
- 6. PLAIN CLAY ROOF TILING WITH BONNETS AND VALLEY TILES
- 7. MATERIALS GENERALLY TO MATCH EXISTING MAIN HOUSE



MAIN HOUSE

PROPOSED EAST ELEVATION (RHS)

MEWS COTTAGES



UNIT 1

UNIT 2

COMBINED DEVELOPMENT OF 50 MASSETTS ROAD & COACH HOUSE TO REAR

Proposed East Elevation - 50 Massetts Road

Architect: The Property Consultancy Service	
Derbyshire DE73 7GB	
Owner: R Matthews COMBINED DEVELOPMENT OF 50 MASSETTS ROAD & COACH HOUSE TO REAR	Scale: 1 : 100 @ A3
Project: 50 Massetts Road, HORLEY Surrey, RH6 7DS	Date: 28/04/2018
Proposed East Elevation	Plan-No.: PL 201 E REV 1

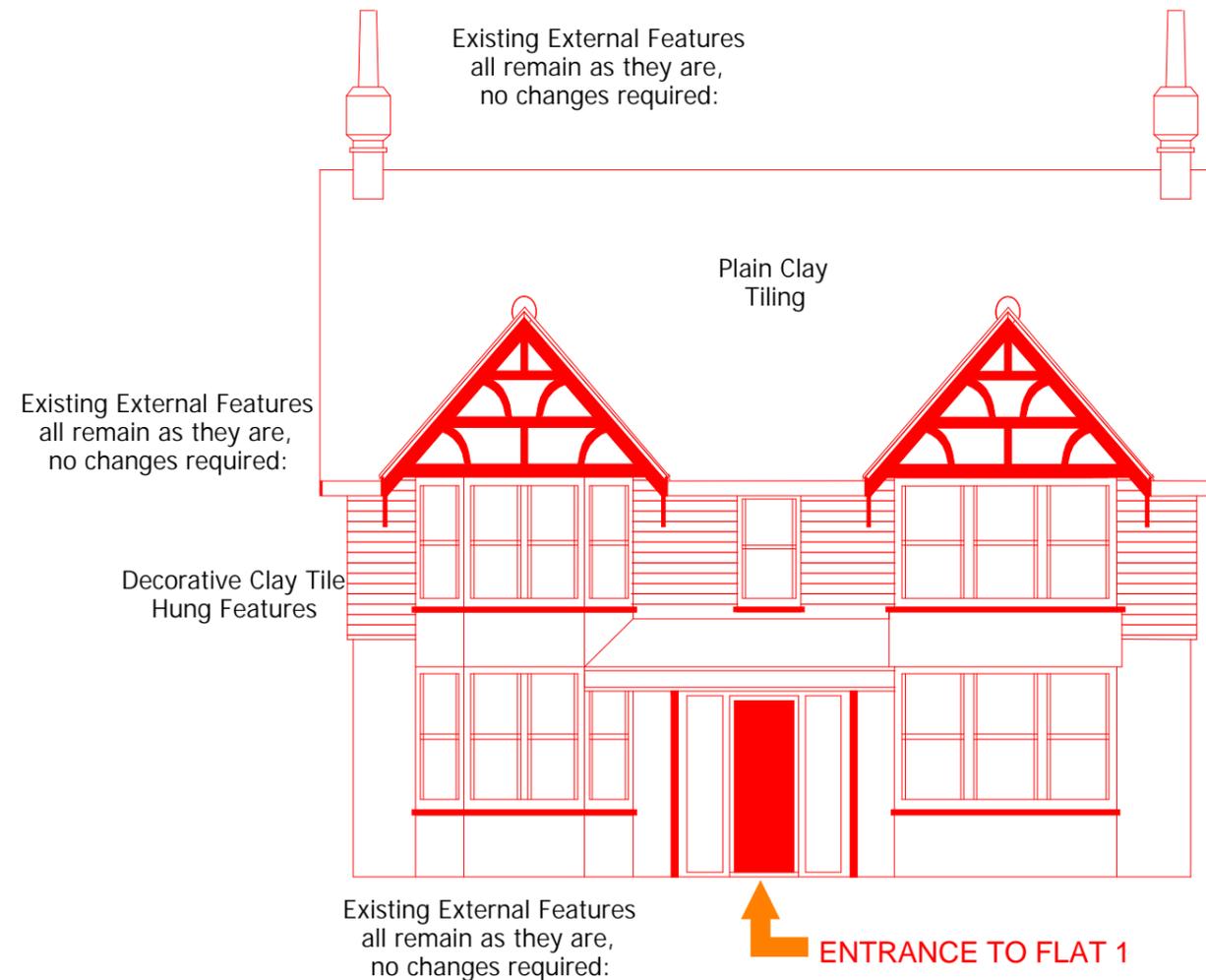
MAIN HOUSE - Existing External Features all remain as they are, no changes required:

- a. Rendered Plinth to circa 900mm height.
- b. Face brickwork inclusive corbelling and arched heads.
- c. Decorative tile hanging to first floor elevations.
- d. Plain clay tile hanging to projecting bays to front.
- e. Timber feature barge boards, fascias and gallows brackets.
- f. Traditional sliding sash windows and frames, inconsistent overall sizes.
- g. Corbelled chimneys.
- h. Decorative timber gables to front elevation.

COACH HOUSE -

NEW BUILD - MATERIALS GENERALLY :-

- 1. FACE BRICKWORK IN SECOND HAND STOCK BRICK
- 2. CONSERVATION TYPE SASH WINDOW & EXTERNAL DOORS
- 3. BRICK SOLDIER ARCHES AND FEATURE BANDS
- 4. STONE SILLS TO WINDOWS
- 5. PAINTED FASCIA AND BARGE BOARDS, OGEE R/W GOODS
- 6. PLAIN CLAY ROOF TILING WITH BONNETS AND VALLEY TILES
- 7. MATERIALS GENERALLY TO MATCH EXISTING MAIN HOUSE



Existing External Features as follows:

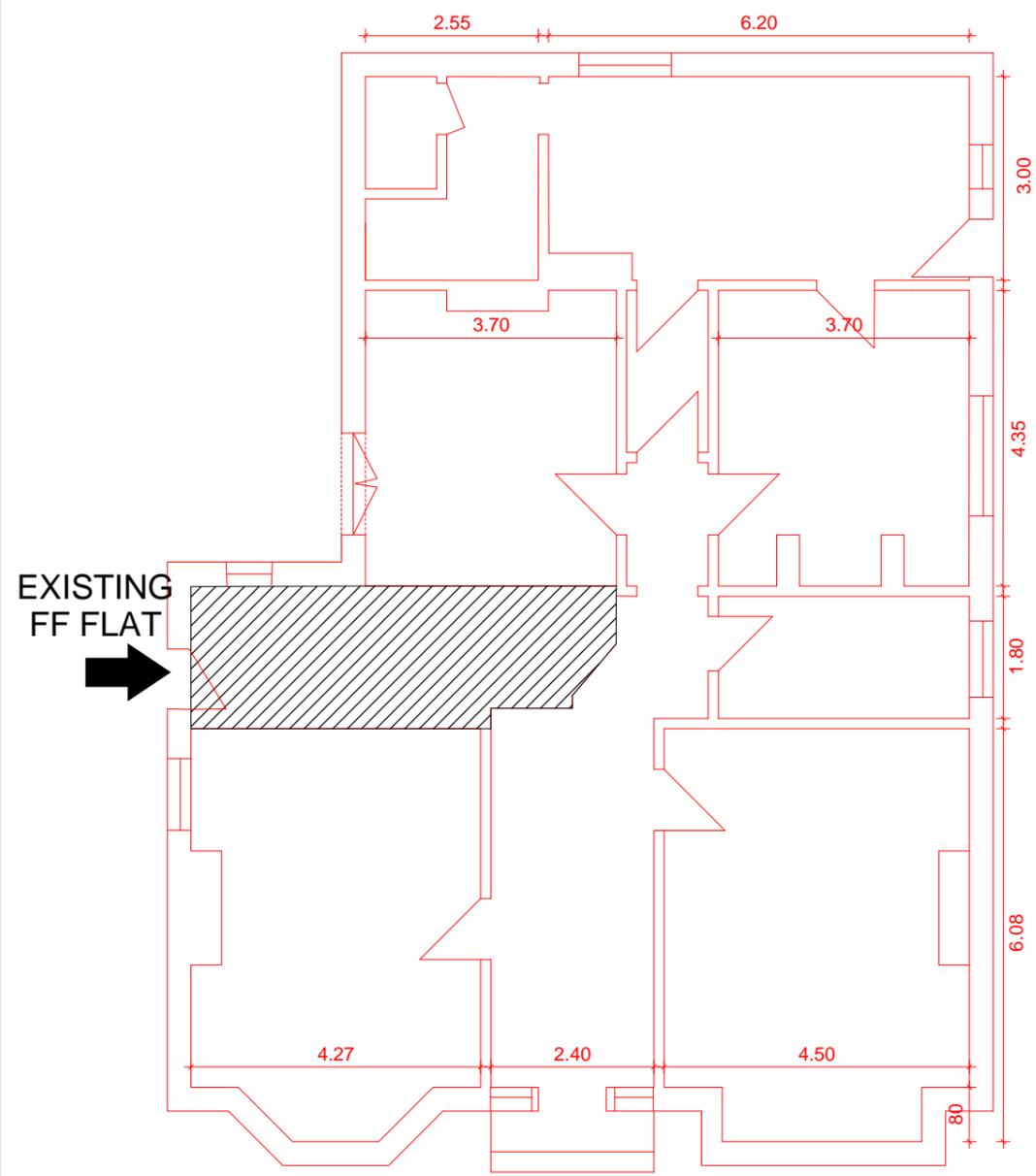
- a. Rendered Plinth to circa 900mm height.
- b. Face brickwork inclusive corbelling and arched heads.
- c. Decorative tile hanging to first floor elevations.
- d. Plain clay tile hanging to projecting bays to front.
- e. Timber feature barge boards, fascias and gallows brackets.
- f. Traditional sliding sash windows and frames, inconsistent overall sizes.
- g. Corbelled chimneys.
- h. Decorative timber gables to front elevation.

**PROPOSED SOUTH ELEVATION (FRONT MAIN HOUSE)**

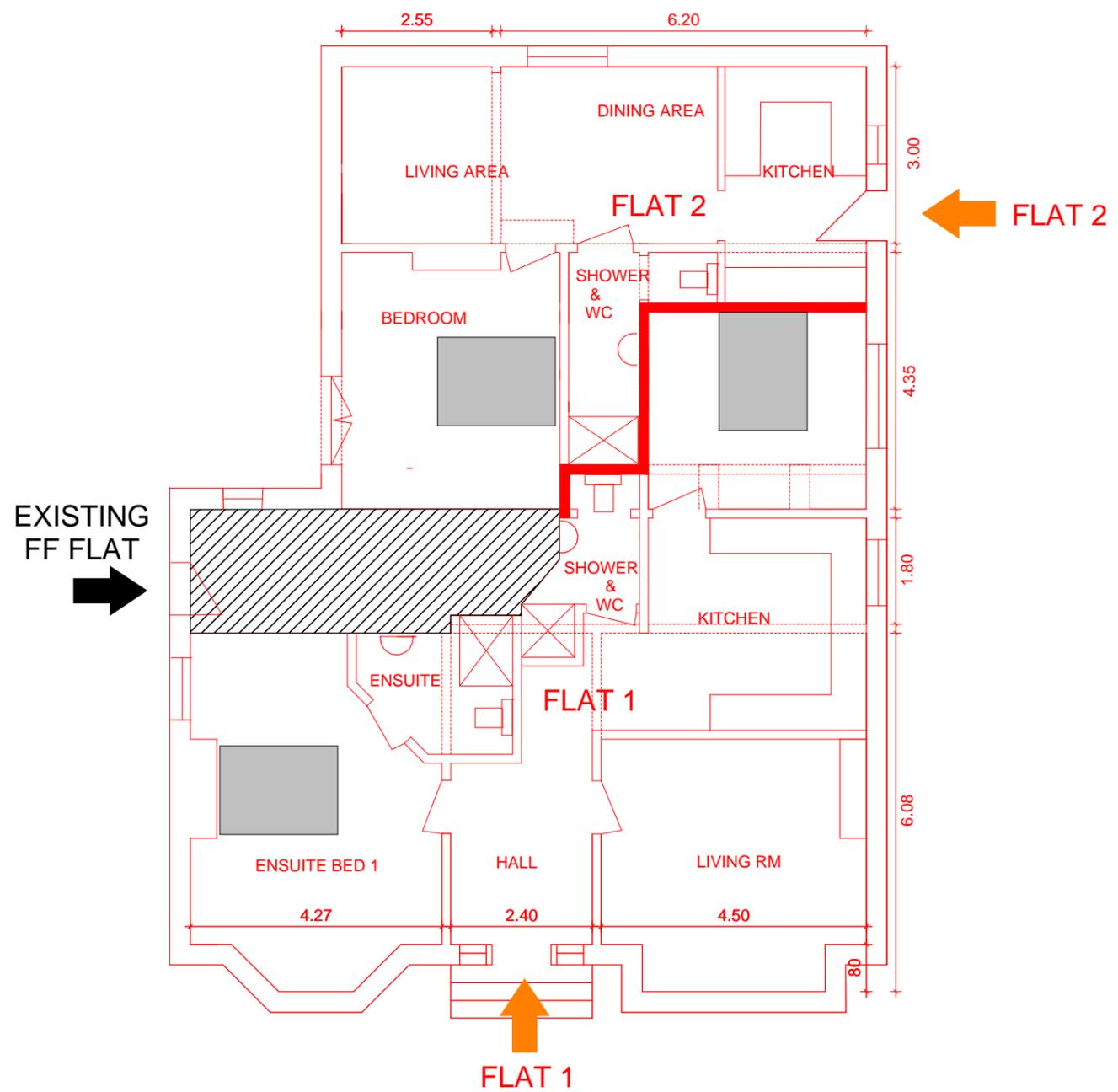
## COMBINED DEVELOPMENT OF 50 MASSETTS ROAD & COACH HOUSE TO REAR

### Proposed South Elevations - 50 Massetts Road

Architect: <b>The Property Consultancy Service</b>		Derbyshire DE73 7GB	
Owner:	R Matthews COMBINED DEVELOPMENT OF 50 MASSETTS ROAD & COACH HOUSE TO REAR	Scale:	1 : 100 @ A3
Project:	50 Massetts Road, HORLEY Surrey, RH6 7DS	Date:	03/01/2018
Proposed South Elevation		Plan-No.:	PL 201 A



**EXISTING MAIN HOUSE GROUND FLOOR**  
1nr - 2 BED FLAT



**PROPOSED MAIN HOUSE GROUND FLOOR**  
1nr - 1 BED & 1 nr 2 BED FLATS



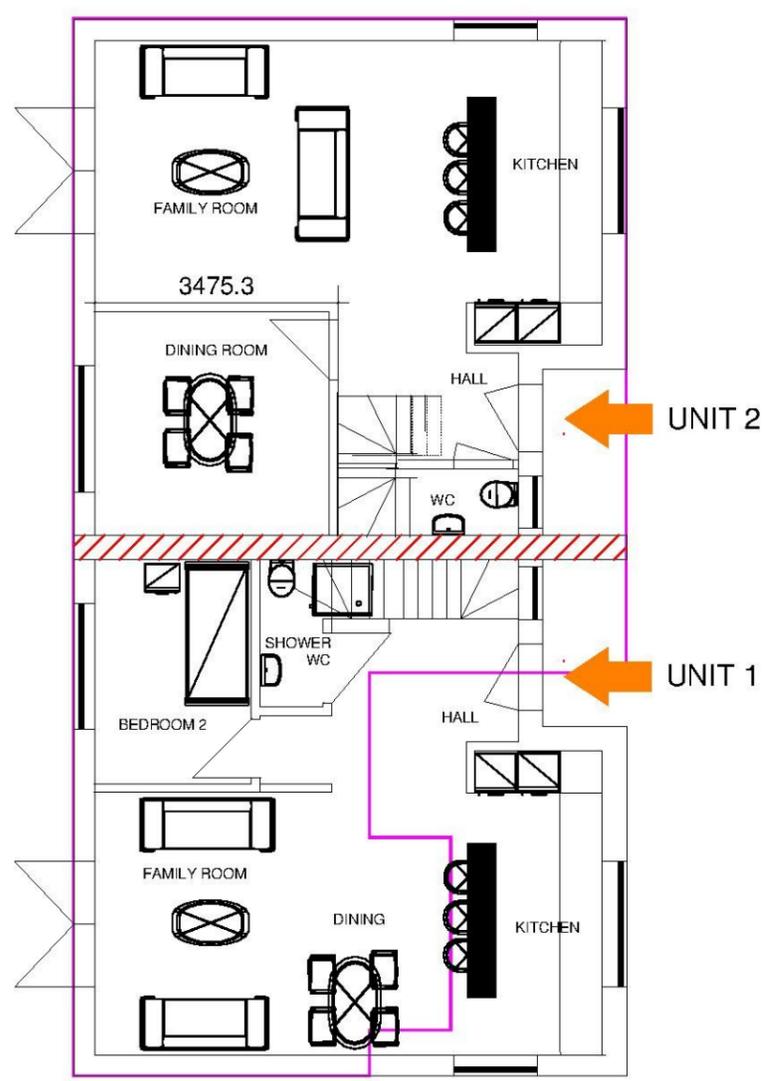
- MATERIALS GENERALLY :-
1. FACE BRICKWORK IN SECOND HAND STOCK BRICK
  2. CONSERVATION TYPE SASH WINDOW & EXTERNAL DOORS
  3. BRICK SOLDIER ARCHES AND FEATURE BANDS
  4. STONE SILLS TO WINDOWS
  5. PAINTED FASCIA AND BARGE BOARDS, OGEE R/W GOODS
  6. PLAIN CLAY ROOF TILING WITH BONNETS AND VALLEY TILES

**COMBINED DEVELOPMENT OF 50 MASSETTS ROAD & COACH HOUSE TO REAR**

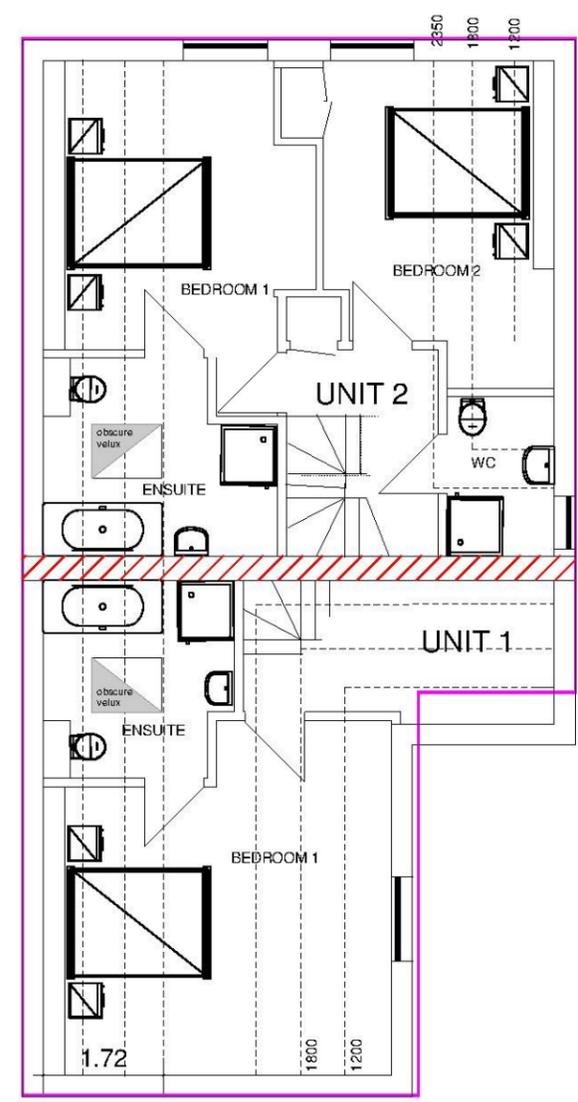
**Proposed MAIN HOUSE FLOOR PLANS - 50 Massetts Road**

Architect: <b>The Property Consultancy Service</b>	
Derbyshire DE73 7GB	
Owner: R Matthews COMBINED DEVELOPMENT OF 50 MASSETTS ROAD & COACH HOUSE TO REAR	Scale: 1 : 100 @ A3
Project: 50 Massetts Road, HORLEY Surrey, RH6 7DS	Date: 03/01/2018
Proposed MAIN HOUSE FLOOR PLANS	Plan-No.: PL 300A/301A

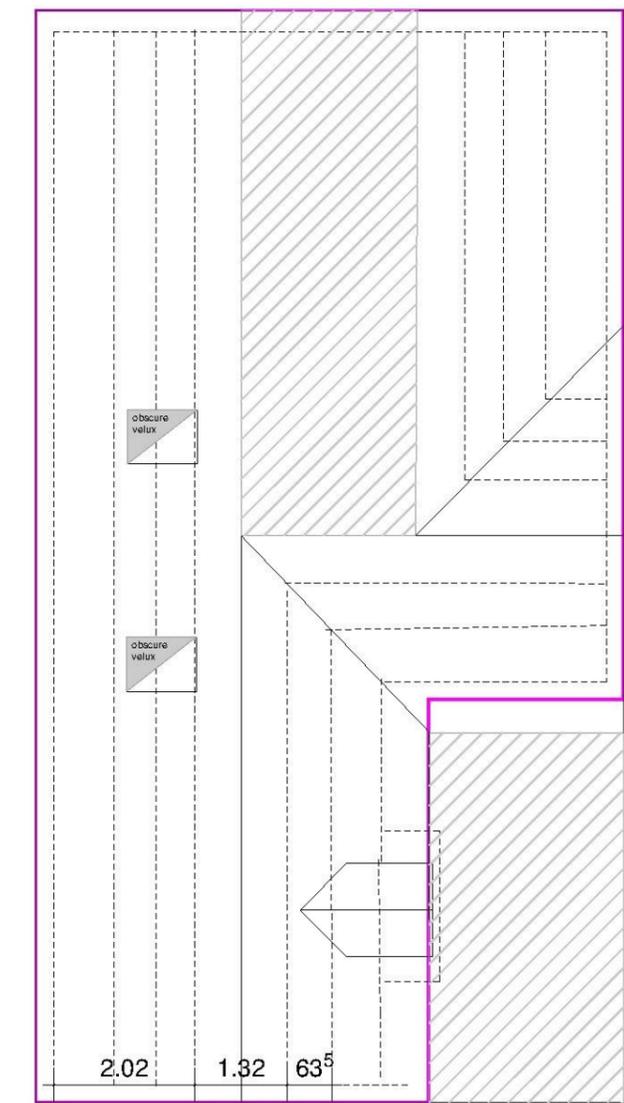
2350 from FFL  
 1800 from FFL  
 1200 from FFL



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

— OUTLINE DEMARKS 2014 APPROVED PLANS

- MATERIALS GENERALLY :-
1. FACE BRICKWORK IN SECOND HAND STOCK BRICK
  2. CONSERVATION TYPE SASH WINDOW & EXTERNAL DOORS
  3. BRICK GAUGED ARCHES AND FEATURE BANDS
  4. STONE SILLS TO WINDOWS
  5. PAINTED FASCIA AND BARGE BOARDS, OGEE R/W GOODS
  6. PLAIN CLAY ROOF TILING WITH BONNETS AND VALLEY TILES



COMBINED DEVELOPMENT OF 50 MASSETTS ROAD & COACH HOUSE TO REAR

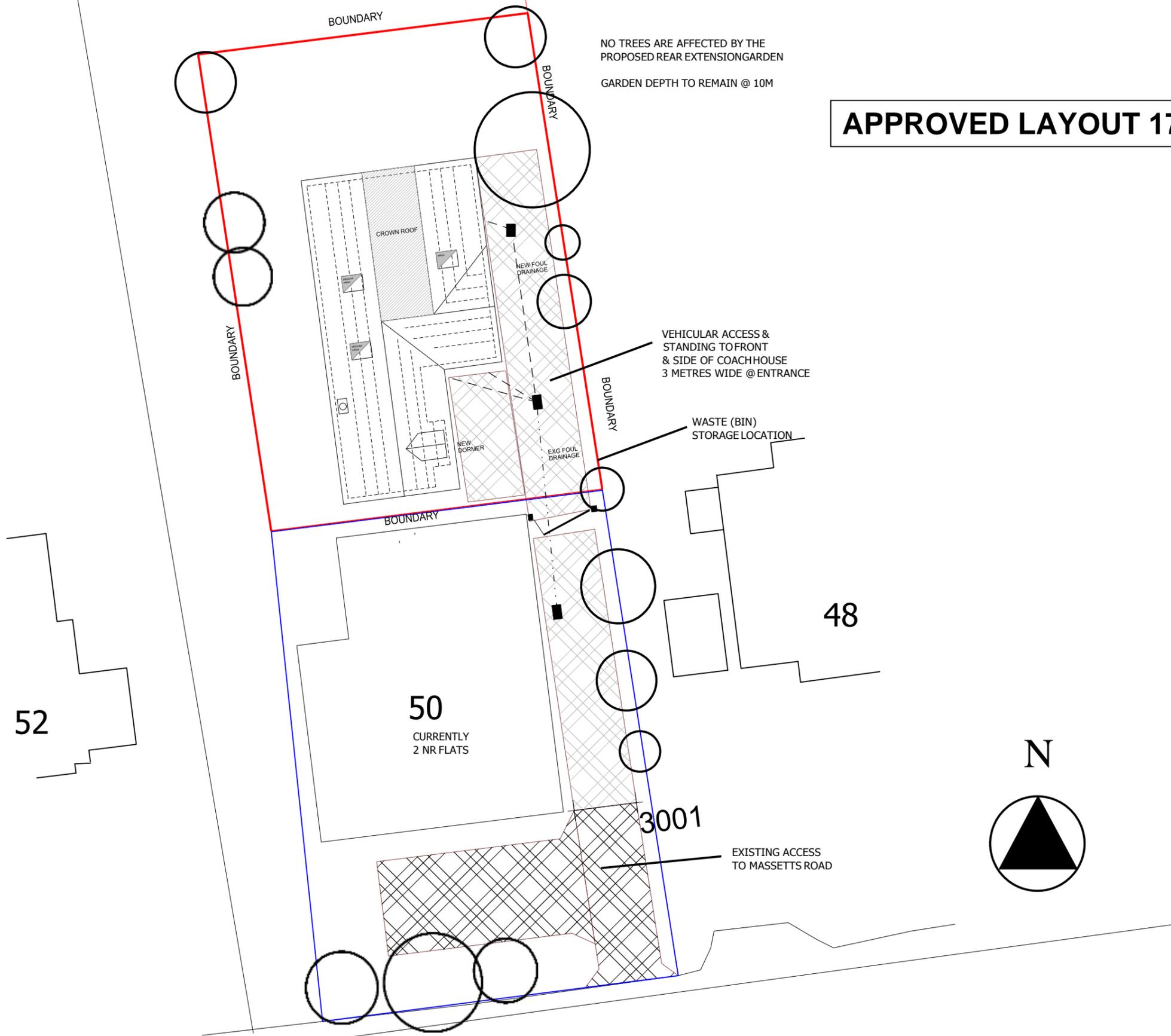
Proposed MEWS COTTAGES FLOOR PLANS - 50 Massetts Road

Architect: <b>The Property Consultancy Service</b>	
Derbyshire DE73 7GB	
Owner: R Matthews COMBINED DEVELOPMENT OF 50 MASSETTS ROAD & COACH HOUSE TO REAR	Scale: 1 : 100 @ A3
Project: 50 Massetts Road, HORLEY Surrey, RH6 7DS	Date: 28/04/2018
Proposed MEWS COTTAGES FLOOR PLANS	Plan-No.: PL 301 B REV 1



**APPROVED LAYOUT 17/02372/F**

NO TREES ARE AFFECTED BY THE PROPOSED REAR EXTENSION GARDEN  
GARDEN DEPTH TO REMAIN @ 10M



**Proposed Site Plan - 50 Massetts Road  
THE COACH HOUSE**

Architect: <b>The Property Consultancy Service</b>	
Wolsey Cottage, Netherhall Lane, Hartshorne, Derbyshire DE11 7AA	
Owner: <b>R Matthews</b>	Scale: <b>1 : 200</b>
<b>THE COACH HOUSE</b>	Date: <b>03/07/2014</b>
Project: <b>50 Massetts Road, HORLEY Surrey, RH6 7DS</b>	
Proposed Site Plan	Plan-No.: <b>PLN 01P Rev</b>