Reigate & Banstead BOROUGH COUNCIL Banstead I Horley I Redhill I Reigate	***TO:***	PLANNING COMMITTEE
	DATE:	31/10/2018
	REPORT OF:	HEAD OF PLACES & PLANNING
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AGENDA ITEM: 8	***WARD:***	Nork

APPLICATION NUMBER:	18/01361/F	***VALID:***	04/07/2018
APPLICANT:	Denton Homes Ltd	***AGENT:***	WS Planning
LOCATION:	**REAR OF 86-90 PARTRIDGE MEAD BANSTEAD**		
DESCRIPTION:	**Erection of 4 dwellings. As amended on 08/10/2018**		
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.			

SUMMARY

This is a full application for the construction of 4 houses located on land to the rears of 86-90 Partridge Mead located within a residential area to the north of the borough in Banstead. The area is typified by dwellings typical of the 1930s-1950s suburban style, consisting of a mix of semi-detached and detached dwellings, with a smaller number of chalet style bungalows. To the west and south of the site is Hornbeam Close, a new development consisting of detached and semi-detached dwellings.

The proposed dwellings have been designed in a traditional style, incorporating hipped roofs, and traditional plain tiles, tile hanging and render. This design style is considered to be appropriate and would be acceptable in terms of impact on the character of the area. They would be set within plots that reflect those found within the locality, particularly properties occupying Hornbeam Close.

Regarding impact on neighbouring residential amenity, it is considered that the separation distances and siting of the proposed dwellings would ensure that the presence of the development is not overbearing in nature, nor would it impact on light provision to neighbouring properties. Whilst it is acknowledged that there would be some overlooking allowed from front and rear windows over rear gardens of a number of properties on Hornbeam Close, it would not be to an extent that would be considered sufficiently harmful to warrant refused. Initial concerns raised in regards to the scale of development, particularly plot 4, and the impact of this on properties occupying Hornbeam Close, have been overcome by the revised design for two pairs of semi-detached dwellings, which moves the bulk of development away from these properties to a point where the level of harm to amenity would not be objectionable.

The scheme provides opportunity for landscaping to soften the harder design elements, particularly to the frontages. A condition would be attached to a grant of permission requiring further detail of a landscaping scheme to be submitted to the local planning authority prior to the commencement of development.

The Highway Authority has assessed the application and are satisfied that the development would not prejudice safety or the free flow of traffic on the adjoining highway network

In conclusion it is considered that the proposal would be acceptable in terms of the design, appearance and impact on the visual character of the area. The level of impact on the neighbouring residential amenity is deemed to be acceptable in this case. The proposal would therefore comply with policies Ho9, Ho13, Ho14, Ho16 and Ho18 of the Borough Local Plan.

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.

Nork Residents Association: Concerns have been raised that the development would be car dominated, with an increased volume of traffic and disturbance, resulting in issues of highway safety. The elevated ground level would give rise to opportunity for overlooking; the layout is cramped with minimum spacing between buildings; there is no place for children to play; there is inadequate parking and insufficient spaces for visitors and delivery or emergency vehicles; loss of wildlife habitats; loss of mature trees; this is a 'greenfield site'.

Representations:

Letters were sent to neighbouring properties on 6th July 2018. Following receipt of amended drawings further letters were sent 10th October 2018.

10 responses have been received raising the following issues:

Overbearing relationship	See paragraph 6.9-6.21
Out of character with the surrounding area	See paragraph 6.3-6.6
Overdevelopment	See paragraph 6.3-6.6
Overlooking and loss of privacy	See paragraph 6.9-6.21
Poor design	See paragraph 6.3-6.6
Loss of light and overshadowing	See paragraph 6.9-6.21
No need for the development	See paragraph 6.3-6.6
Loss of/ harm to trees	See paragraph 6.22
Loss of private view	See paragraph 6.9-6.21
Hazard to highway safety	See paragraph 6.23-6.25
Inadequate parking	See paragraph 6.23-6.25
Increased traffic congestion	See paragraph 6.23-6.25
Car dominated	See paragraph 6.3-6.6
Poor access	See paragraph 6.3-6.6
Increased noise and disturbance	See paragraph 6.9-6.21
Conflict with a covenant	See paragraph 6.9-6.21
Harm to wildlife	See paragraph 6.9-6.21
Property values	See paragraph 6.9-6.21
Crime fears	See paragraph 6.9-6.21
Drainage capacity	See paragraph 6.9-6.21

Lack of play space	See paragraph 6.9-6.21
Harm to greenbelt	

1.0 Site and Character Appraisal

1.1 The application site consists of the rear gardens of numbers 86-90 Partridge Mead. It is also located to the rear of the newly constructed development at Hornbeam Close, sited to the west of Reigate Road. The area is residential in character, comprised predominantly of semi-detached dwelling houses set within quite long narrow plots along Partridge Mead to the west. A mix of detached and semi-detached dwellings defines Hornbeam Close, though Reigate Road is similar in character to those of Partridge Mead. Properties along Partridge Mead were largely constructed in the 1930s-50s, typical of the suburban style. The character and appearance of properties along both Partridge Mead and Reigate Road do vary, particularly in terms of facing materials, thought there are common features, such as the hipped roof forms. The ground level decreases gradually from south to north.

2.0 Added Value

2.1 Improvements secured at the pre-application stage: The applicant did not approach the Council for pre-application advice prior to the submission of the current planning application.

2.2 Improvements secured during the course of the application: Amended plans have been received following concerns raised regarding overdevelopment of the site and impact on neighbouring residential properties.

2.3 Further improvements could be secured: Improvements to the scheme could be secured by way of suitably worded conditions.

3.0 Relevant Planning and Enforcement History

There is no planning or enforcement history relating to the proposed application site. Relevant planning applications within the wider area are listed below.

17/00804/F	Construction of 2 semi-detached houses and 1 detached house, along with associated access, parking and landscaping. As amended on 22/06/2017 and on	Approved with Conditions 25.10.18

	31/08/2017.	
14/01307/F	Demolition of 377 Reigate Road, Epsom Downs and the erection of 10 dwellings with associated access and parking Amended via planning portal 22/07/2014and 11/08/2014.	Approved with Conditions 10.02.15
14/00373/F	Demolition of 377 Reigate Road, Epsom Downs and the erection of 15 dwellings with associated access and parking. Amended via the planning portal	Refused 05.06.14 Appeal Dismissed
14/01303/F	Demolition of 377 Reigate Road, Epsom Downs and the erection of 10 dwellings with associated access and parking. Amended via planning portal 11/8/2014	Refused 25.09.14 Appeal Dismissed

4.0 Proposal and Design Approach

4.1 This is a full application for the construction of a total of 4 dwellings on land to the rear of properties 86-90 Partridge Mead. The development would consist of 2 pairs of semi-detached dwellings, three of which would have attached garages to the flank elevations. This follows the initial proposal, which was to provide a pair of semi-detached dwellings flanked by two detached dwellings. Each property would be afforded 4 bedrooms, one of which would have an en-suite bathroom. Each would have a rear garden of approximately 12m in depth, with small areas of patio approximately 3.5m in depth. Parking for two vehicles to the front of each property would be provided.

4.2 The properties have been traditionally designed, with hipped roofs of plain tile, with hanging tile to the first floor front elevation. Brickwork defines the ground floor, with soldier brick arches above the window head. They would feature single storey pitched roof elements to the rear elevations. The dwellings measure 8.6m in height. The properties would have a depth of 12.6m, sited in an irregular shaped plot. The upper floors would feature side facing windows serving bathrooms. Landscaping would be provided to the front, with existing trees and hedges remaining within the site to the proposed

rear and side boundaries. It was initially proposed to provide a pair of semi-detached dwellings flanked by two 2 storey detached dwellings.

4.3 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.

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

Assessment	The design and access statement submitted in support of the application identifies the surrounding area as being characterised by 1930s-50s suburbia with deep rectangular gardens. Properties are described as being red brick buildings with some comprising render and tile hanging. There is an identified mix of 2 storey detached and semi-detached houses with a smaller number of bungalows. A number of infill developments are referenced.
	No site features worthy of retention were identified.
Involvement	No community consultation is intimated as having taken place.
Evaluation	It is not indicated that alternative development options have been considered.
Design	It is considered within the statement that the plot sizes and widths would be comparable to those that prevail within the surrounding area, as would the level of separation between dwellings. The design of the dwellings is considered to utilise materials and palette of colours that reflects the character of the wider area, particularly those of Hornbeam Close

4.5 Further details of the development are as follows:

Site area	0.145 hectares
Proposed parking spaces	6
Parking standard	2 car parking spaces per three bedroom dwelling unit

5.0 Policy Context

5.1 Designation

Urban area

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS10 (Sustainable Development),

5.3 Reigate & Banstead Borough Local Plan 2005

Housing	Ho9, Ho13, Ho16, Ho18
Trees	Pc4
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
Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010

6.0 Assessment

6.1 The application seeks permission for the erection of four dwellings.

6.2 The main issues to consider are:

- Design and Impact on the character of the area;
- Amenity of future occupiers;
- Neighbour amenity;
- Trees and Landscaping;
- Highway Impact, Access and parking

Design and Character

6.3 The properties have been designed to reflect the style that is typical of the 1930s-1950s suburban style found in this area. This is considered to be an appropriate design approach. The semi-detached properties would incorporate hipped roof forms of traditional plain tiles, brickwork to the ground floor. The fenestration would match the character of the dwelling. The

attached garages to plots 4, 5 and 6 would be low scale with a roof pitch to match the existing. The overall appearance of the dwellings would continue the character of the new constructed dwellings in Hornbeam Close, which features a mix of detached and semi-detached dwellings which utilise hanging tile, brick and render of a tawny colour palette typical of the Surrey vernacular.

6.4 The proposed plot sizes, whilst smaller than is typical of the majority of Partridge Mead, would reflect the plot sizes established by Hornbeam Close to the west, in the context of which the development should also be read. Policy Ho14 of the Local Plan requires new development within back garden land to conform to the general pattern and form of development within the area, and that plot sizes and spacing between dwellings is also reflective of that established within the wider area. Previous development in the immediate locality has established the acceptability of plot of this size. The level of separation between the two pairs of semi-detached dwellings is considered acceptable. Whilst there would only be 2m between the garages of plots 5 and 6, this gap would increase to 8m at the first floor. It is considered that the proposed development would comply with these requirements and would be acceptable. The gaps between 4 and 6 Hornbeam close as well as 6 and 8 is noticeably closer.

6.5 It is a fundamental objective of planning policy and stated within the National Planning Policy Framework that we provide high quality housing that is well designed and built to a high standard. The advice is amplified further by policies Ho9 and Ho18 of the Borough Local Plan which states that the environment created for residents of the proposed development must be satisfactory. Although policy does not specifically require that new dwellings/conversions be built to a specific minimum size, it is implicit in the advice mentioned above that they are of a size to provide adequate standards of living for the future residents. Government guidance exists in the form of technical standards regarding the appropriate size of new dwellings. It is considered that the standard of living space provided would be acceptable and consistent with that typical of a residential area of this kind, where there is something of a mix of property sizes. The level of outdoor amenity space provision would also be acceptable.

6.6 The plot frontages would feature additional landscaping, as well as maintaining existing vegetation within the site to the proposed side and rear boundaries. This level of planting is broadly reflective of that established as acceptable by the Hornbeam Close development. Indeed it is considered that the level of proposed planting would exceed that of these neighbouring properties.

<u>Amenity for future occupiers</u>

6.7 It is a fundamental objective of planning policy and stated within the National Planning Policy Framework that we provide high quality housing that is well designed and built to a high standard. The advice is amplified further by policies Ho9 and Ho18 of the Borough Local Plan which states that the

environment created for residents of the proposed development must be satisfactory. Although policy does not specifically require that new dwellings/conversions be built to a specific minimum size, it is implicit in the advice mentioned above that they are of a size to provide adequate standards of living for the future residents. Government guidance exists in the form of technical standards regarding the appropriate size of new dwellings.

6.8 It is considered that the standard of living space provided would be acceptable and consistent with that typical for properties of this kind, where there is something of a mix of property sizes in the area. The level of outdoor amenity space provision would also be acceptable, providing sufficient space for the enjoyment of any future occupiers, reflecting the size of gardens throughout Hornbeam Close.

Impact on neighbouring amenity

6.9 The rear elevations of the proposed dwellings would face towards numbers 3 to 13 Hornbeam Close at an angle. Plot 4 would be in closest proximity to 7, 9, 11 and 13. Regarding separation distance, the dwelling would be 4.7m from the west boundary of the site at the closest point as measured from the attached garage. It would be approximately 19m from the rear elevation of number 11, 18m from number 9, and 20m from number 7. The front of plot 4 would be angled towards number 13. Two upper floor side windows, which serve bathrooms, would face these properties. The rear bedroom windows would face the direction of the rear gardens of numbers 3, 5 and 7 Hornbeam Close.

6.10 It is considered that the two proposed side facing windows would not result in harmful overlooking. The windows would serve bathrooms and therefore it is expected that these would be obscure glazed. In any case a condition would be attached to any grant of planning permission requiring these windows to be obscured glazed. As regards to the rear facing windows, by virtue of the position of the dwellings within site, they are angled away from the rear of these adjoining properties. Whilst an element of overlooking could occur from the window serving bedroom 3 of plot 4, it would not be significant enough to warrant refusal on this basis. Plots 5, 6, and 7 are angled further away still, considerably limiting opportunity for views over properties of Hornbeam Close. Whilst they would face more towards 78-84 Partridge Mead, the distance between these dwellings would exceed 40m, with intervening trees screening some of the views. Therefore it is considered that on the grounds of overlooking and loss of privacy, refusal could not be justified.

6.11 Concern was initially raised with the original layout of the site, which proposed a pair of semi-detached dwellings flanked by two 2 storey detached dwellings, would have been particularly dominant and overbearing in nature, particularly on 7, 9 and 11 Hornbeam Close. In order to address this concern amendments were submitted to allow for a pair of semi-detached dwellings. It is considered that, on balance, this has addressed these concerns. The bulk and height of the dwellings has been moved away from the west boundary, with the attached garage of plot 4 being in closest proximity to Hornbeam

Close, reducing the level of overbearing to a point that would be acceptable. Whilst plot 7 would remain two storeys at the boundary, it would be a sufficient distance from the donor properties on Partridge Mead that it would not be overbearing in nature.

6.12 Turning to the issue of loss of light and overshadowing, whilst some overshadowing would occur to properties on Hornbeam Close in the early part of the day it would not be for a sufficient enough period of the day to warrant refusal on these grounds. The Councils' Householder Extensions and Alterations SPG advises that any new development or building that faces the rear window of a neighbouring property should not extend in to a 25 degree line as measure 2m above the floor level as measured from this window. In the event that this were to occur, the likelihood of harmful loss of light to these rear windows is likely to increase. The ridge of plot 4 complies with the 25 degree line and with this and the juxtaposition it is considered that the proposed built relationship, whilst result in in change, would accord with adopted policy.

6.13 Objection has been made on the grounds that the development would result in a poor outlook for neighbouring properties. It is recognised that the development would result in change but it is not considered that this would be materially harmful as the proposed dwellings would be a sufficient distance away. It is also the case that a 'right to a view' is not a material planning consideration in the assessment of a planning application.

6.14 Regarding inconvenience and increased noise and disturbance during construction, whilst it is accepted that this can be an issue for residents, it is a temporary impact. Statutory noise legislation is in place to deal with excessive noise levels.

6.15 Regarding impact on the existing drainage arrangements the area is not identified as suffering from surface water flooding. Issues affecting the drainage would be considered at the building control stage.

6.16 On the issue of harm to wildlife habitats, the site is not within a dedicated site of special scientific interest, Special Area of Conservation or nature reserve, and no protected species have been identified within the submission as being present on site. In any case separate legislation is in place to protect such species during the course of development.

6.17 Concern has been raised regarding harm to the green belt. This site is not located within the Green Belt.

6.18 It has been identified that the proposed development does not provide play space for children. There is not a policy requirement for a development of this kind to provide such spaces; therefore it would not be reasonable to refuse the application on these grounds.

6.19 As regards to concern about impact on property values, this is not a material planning consideration that can be taken in to account.

6.20 Any concern around crime fears would be a police matter.

6.21 The proposal is therefore considered to comply with policies Ho9, Ho13, Ho14 and Ho16 of the Borough Local Plan 2005.

Trees and Landscaping

6.22 The Councils' Tree Officer has been consulted on the application. He has reviewed the arboricultural report from ACS and the trees shown to be removed, which includes to B grade specimens, will have minimal impact on the character of the local area. The proposed layout allows replacement planting to be carried out and to ensure adequate sized specimens are secured a landscape condition is necessary. Conditions would be applied to a grant of permission requiring a tree protection plan to be implemented on site in accordance with submitted plans, and landscaping scheme to be submitted to and approved in writing prior to development commencing. The proposal would therefore comply with policies Ho9 and Pc4 in this regard.

Highway Impact, Access and parking

6.23 The Highway Authority has been consulted on the application and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. The application site is accessed via Hornbeam Close, a private road which does not form part of the public highway network. Therefore the Highway Authority has to consider the wider impact of the proposed development and considers that there would not be a sufficient impact on the safe operation of the highway or the free flow of traffic on the public highway network to warrant a refusal of the application on these grounds. The County Highway Authority therefore has no highway requirements and the application would comply with policy Mo 7 of the Borough Local Plan in this regard. The existing access to Hornbeam Close would be utilised which would be acceptable.

6.24 Concern has been raised that the cumulative impact of additional traffic resulting from the proposed development and that generated by the extant permission opposite the site granted under reference 17/00804/F would result in an increased risk to highway safety. This development has not yet commenced therefore the proposal can only be assessed on its own merits and it is considered that the addition of four new dwellings would not generate a level of traffic to warrant refusal on highway safety grounds.

6.25 Regarding parking, a C3 dwelling unit with 3 or more bedrooms would be required to provide a maximum of 2 spaces. Plots 5,6, and 7 would provide two spaces as well as the garage. Plot 4 is indicated as having a single space although the front of the plot is large and could adequately provide for additional parking.

CONDITIONS

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

Plan Type	Reference	Version	Date Received
Elevation Plan	073-01-19	A	08.10.2018
Elevation Plan	073-01-18	A	08.10.2018
Block Plan	073-01-13	A	08.10.2018
Floor Plan	073-01-16	A	08.10.2018
Floor Plan	073-01-15	A	08.10.2018
Combined Plan	073-01-14	A	08.10.2018
Location Plan	073-01-11	A	08.10.2018
Other Plan	181020/TR/02	A	08.10.2018
Street Scene	UNNUMBERED	A	08.10.2018
Site Layout Plan	UNNUMBERED		08.10.2018
Arboricultural method statement	reference jc/aiams1/86-90pm		22.06.2018

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.

2. 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.

3. No development shall take place until samples of the materials to be used in the construction of the external surfaces, including fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority, and on development shall be carried out in accordance with the approved details.
Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

4. 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 permitted by Classes A, B and C of Part 1 of the Second Schedule of the 2015 Order shall be constructed.

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.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) 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 properties by overlooking and to protect the visual amenities of the area in accordance with Reigate and Banstead.

6. The first floor windows in the side elevations 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.

7. No development shall commence including groundworks preparation and demolition until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures are implemented in strict accordance with the approved details contained in the Tree Protection Plan and Arboricultural Method Statement compiled by ACS (Trees) Consulting dated 11th April 2018, reference jc/aiams1/86-90pm

   Reason
   To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with policy Pc4 of the Reigate and Banstead Borough Local Plan 2005 and the recommendations within British Standard 5837.

8. 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 or in accordance with a programme agreed in writing with the local planning authority.

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.

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.

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. 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.

5. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate substantial sized trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Extra Heavy Standard size with initial planting heights of not less than 4mwith girth measurements at 1m above ground level in excess of 14/16cm.

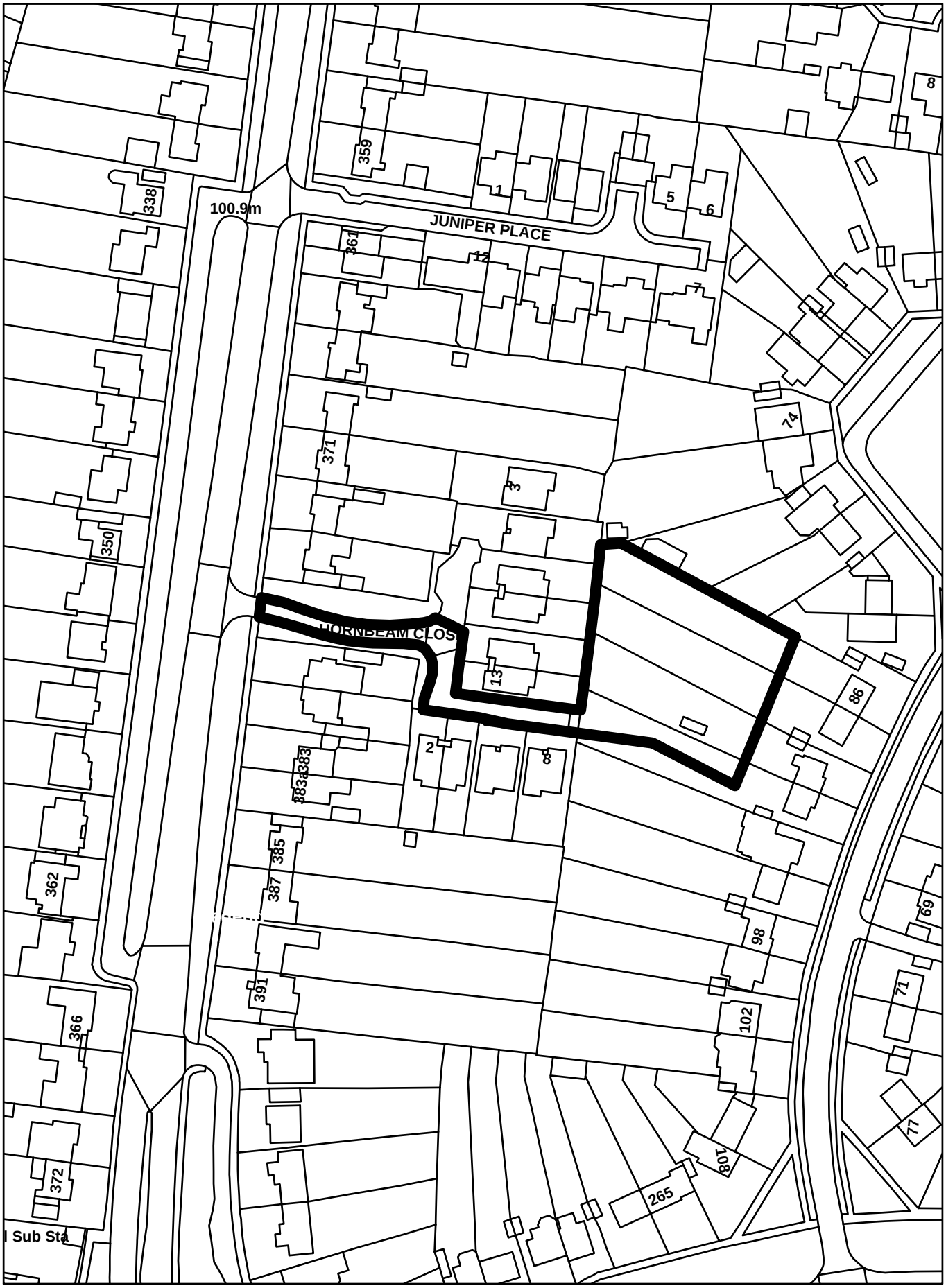
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies Ho9, Ho13, 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 presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

18/01361/F - Rear Of 86 - 90 Partridge Mead, Banstead



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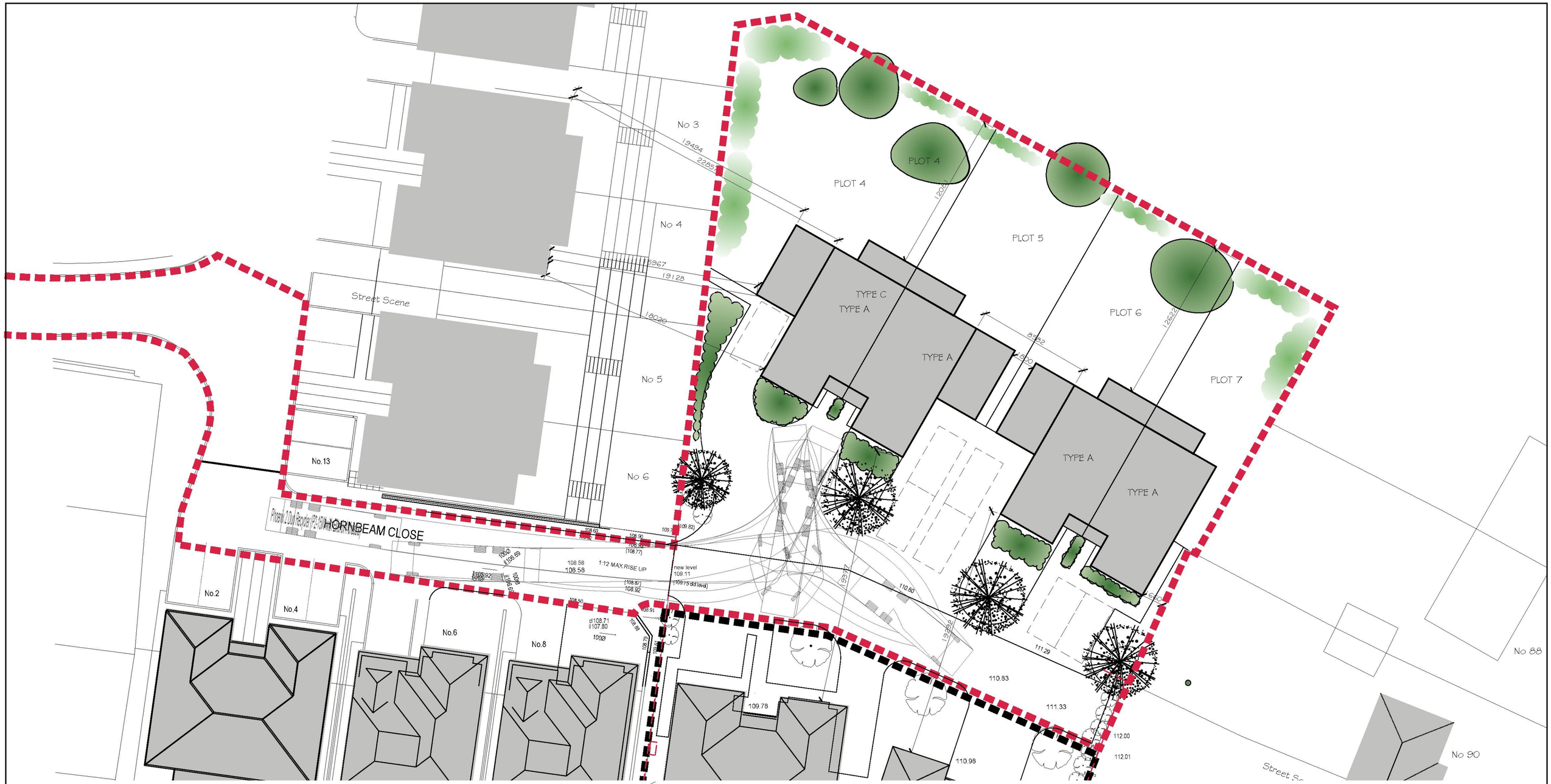

Revision A 27.09.18 Unit Types amended and garages added

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Project

LAND TO REAR OF 86 - 90 PARTRIDGE MEAD

Drawing Title

PROPOSED SETTING OUT & STREET SCENE

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Date	Scale	Status	Drawing number	Rev
Feb 2018	1:200@A2		073-01-14	A

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THAMES DITTON, SURREY, KT7 0BH

Revision A 27.09.18 Unit Types amended and garages added

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Scale in Metres 1:200

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Project

LAND TO REAR OF 86 -90 PARTRIDGE MEAD

Drawing Title

PROPOSED SITE PLAN

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Date	Scale	Status	Drawing number	Rev
Feb 2018	1:200@A2		073-01-13	A

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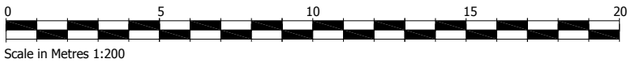
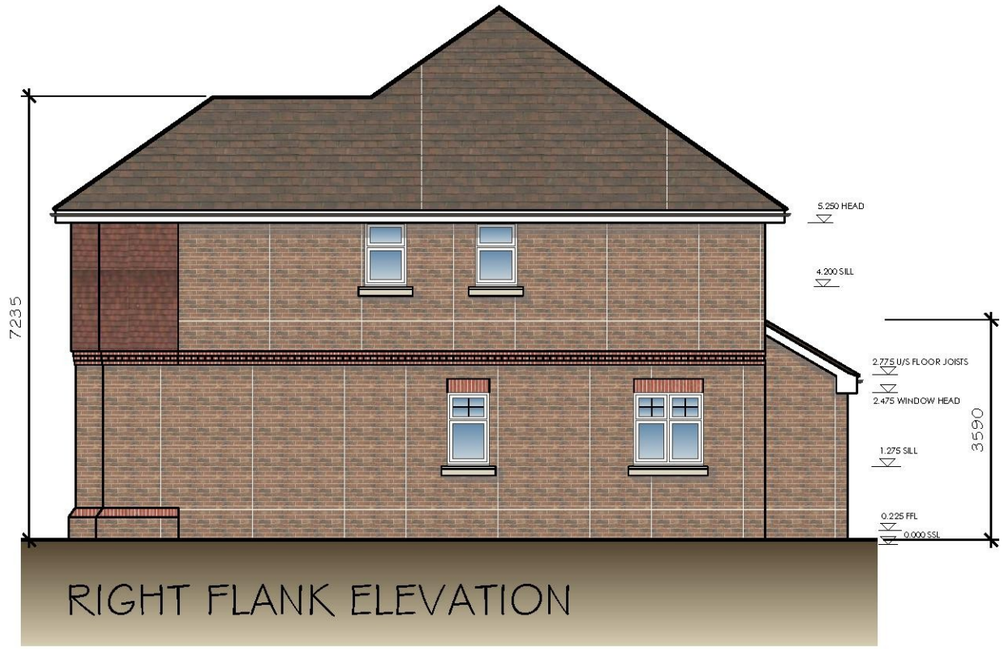
THE REAR BARN, THE MANOR FARM, 124 MANOR ROAD NORTH
THAMES DITTON, SURREY, KT7 0BH

Ridge
118.94
Ridge
119.95
No 4 Ridge
115.6
Plot 4
Plot 5
Plot 6
Plot 7
25°
PARTRIDGE MEAD


0
5
10
15
20
Scale in Metres 1:200

FRONT ELEVATION - Plots 6 & 7



RIGHT FLANK ELEVATION

REAR ELEVATION

LEFT FLANK ELEVATION

Revision A 27.09.18 Unit Types amended and garages added

0 1 2 3 4 5 6 7 8 9 10m

Scale in Metres 1:100

V:\Business Operations\Developments\02_Planning Projects\0073_Partridge Mead 2\04_Planning Applications\2_Drawings\073 Partridge Mead Extension Revised Appliaction.dwg

Project

LAND TO REAR OF 86 - 90 PARTRIDGE MEAD

Drawing Title

PROPOSED ELEVATIONS - Plots 6 & 7

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Date	Scale	Status	Drawing number	Rev
Feb 2018	1:100@A3		073-01-19	A

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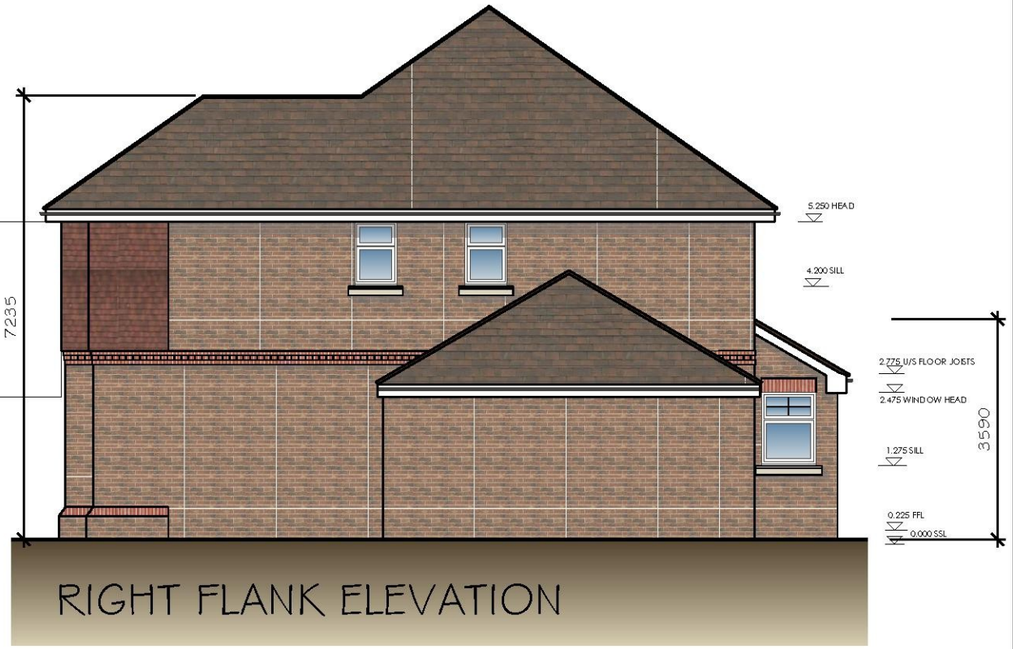
FRONT ELEVATION - Plots 4 & 5



RIGHT FLANK ELEVATION

REAR ELEVATION

LEFT FLANK ELEVATION

0 1 2 3 4 5 6 7 8 9 10m

Scale in Metres 1:100

V:\Business Operations\Developments\02_Planning Projects\0073_Partridge Mead 2\04_Planning Applications\2_Drawings\073 Partridge Mead Extension Revised Appliaction.dwg

Project

LAND TO REAR OF 86 - 90 PARTRIDGE MEAD

Drawing Title

PROPOSED ELEVATIONS - Plots 4 & 5

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Date	Scale	Status	Drawing number	Rev
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