

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	31 st October 2018
	REPORT OF:	HEAD OF PLACES & PLANNING
	AUTHOR:	Billy Clements
	TELEPHONE:	01737 276087
	EMAIL:	billy.clements@reigate-banstead.gov.uk
AGENDA ITEM:	10	WARD: Reigate Central

APPLICATION NUMBER:	18/01818/F	VALID:	4 th September 2018
APPLICANT:	Heddmara Ltd	AGENT:	Burgess Mean Architects
LOCATION:	THE CROFT RESIDENTIAL HOME, BUCKLAND ROAD, REIGATE		
DESCRIPTION:	The proposed demolition of a former nursing home building and daycare outbuilding, and the erection of a single replacement building, comprising 8no. Apartments (1no. 1Bed; 3no. 2Bed and 4no.3Bed units) with 16no. Surface car parking spaces, cycle and refuse storage enclosure, with associated hard + soft landscaping enhancements. (Building reduced in size with a gross internal area of 997.03 sqm).		
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 demolition of the existing nursing home building and day care outbuilding and the erection of a replacement building, which would accommodate 8 apartments, car parking spaces and cycle and refuse storage.

The application site is located within the Metropolitan Green Belt and is within the Flanchford Road and Colley Lane Conservation Area. It is also adjacent to a locally listed building, a Historic Park and Garden, Area of Great Landscape Value and Site of Special Scientific Interest.

This proposal follows a previous application to redevelop the site for 8 dwellings (15/02920/F) which was approved earlier this year following completion of the legal agreement to secure affordable housing contributions. This application differs in that the building now proposed is slightly smaller than that previously approved and now falls under the Government's 1,000sqm "small sites" threshold. On this basis, the current application would no longer be required to contribute towards affordable housing.

The site is wholly within the Metropolitan Green Belt where the construction of new buildings is generally regarded as inappropriate. However, as a previously developed site, redevelopment can be permissible where it would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing

development: it was on this basis that the previous application (15/02920/F) was justified. This previous permission is a significant material consideration. The current proposal is, as above, for a building of slightly lesser floorspace but otherwise comparable in all other respects to that previously approved. Given there has been no material change in site circumstances or Green Belt policy since that approval, it is similarly concluded in this case that the redevelopment would not be inappropriate.

The building would be of traditional appearance, practically identical to that previously approved. Overall, it is considered to be well-designed, in keeping with local vernacular and would preserve the character of the Conservation Area and the setting of nearby locally listed buildings.

The siting of the building remains as per the approved scheme and is considered to achieve adequate separation distances between the proposed building and neighbouring properties such that no adverse harm is considered to occur to the amenity of these properties. A similar conclusion was reached in the previous 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.

Conservation Officer: No objection subject to conditions

Tree Officer: No objection subject to conditions

Representations:

Letters were sent to neighbouring properties on 6th September 2018, a site notice was posted on 26th September 2018 and the application was advertised in the local press on 20th September 2018.

Two responses were received: one objected to the proposals and the other raised no objection but highlighted the need to consider inconvenience during construction:

Issue	Response
Inconvenience during construction	See paragraphs 6.13, 6.18 and condition 8
Harm to Conservation Area	See paragraphs 6.7-6.10 and conditions 4, 6, 7, 11 and 12
Hazard to highway safety	See paragraphs 6.15 to 6.17
Inadequate parking	See paragraphs 6.15 to 6.17
Out of character with the surrounding area	See paragraphs 6.7-6.10 and conditions 4, 6, 7, 11 and 12

1.0 Site and Character Appraisal

- 1.1 The application site consists of a large three storey building (second floor being in roof) together with a detached single storey coach house style outbuilding which was last in use as a residential care home but is now redundant and has been vacant for a number of years. The buildings are set within a very large, well landscaped plot and positioned well back from the highway frontage. The site situated within the Metropolitan Green Belt and the Flanchford Road and Colley Lane Conservation Area. Whilst the existing building on the site is Edwardian, it was originally part of the parkland of the locally listed mansion to the west called Colley Manor in the 19th Century.
- 1.2 The site is on the edge of Reigate, outside of the urban area boundary and the character reflects this. The immediate surroundings on this part of Buckland Road are characterised by low density residential development either large mansion buildings in substantial plots or detached estate housing also in generous plots. Further north, the character gives way to open countryside and on the southern side

of Buckland Road is Reigate Heath, an area of heathland which is designated as a Site of Special Scientific Interest and within the Area of Great Landscape Value.

1.3 The site extends to an area of 0.92ha.

2.0 Added Value

2.1 Improvements secured at the pre-application stage: Pre-application advice was not sought in relation to the current scheme.

2.2 Improvements secured during the course of the application: Minor amendments to some of the architectural details and fenestration now shown have been secured.

2.3 Further improvements could be secured: Conditions have been recommended regarding materials and landscaping to ensure a high quality development befitting the location. A condition securing compliance with the submitted Construction Transport Management Plan is also recommended.

3.0 Relevant Planning and Enforcement History

3.1 There is an extensive planning history on the site. The most recent and pertinent applications are shown below:

3.2	14/01351/F	Proposed demolition of a former nursing home building and day care outbuilding, and the erection of a single replacement building comprising of 14 No. residential apartments (4x1bed, 9x2bed and 1x3 bed units) with underground parking for 14 No. vehicles, cycle and refuse storage with associated hard and soft landscaping enhancements.	Withdrawn by applicant 06 October 2014
	15/00370/F	The proposed demolition of a former nursing home building and daycare outbuilding, and the erection of a single replacement building comprising of 12 No. apartments (3no.x1bed, 6no.x2bed and 3no. x3 bed units) with 14 No.surface car parking spaces, cycle and refuse storage enclosure with associated hard and soft landscaping enhancements.	Refused 10 July 2015
	15/02920/F	Amended proposal: the proposed demolition of a former nursing home building and daycare outbuilding, and the erection of a single replacement building, comprising 8 no. Apartments with 12 no. surface car parking spaces, cycle and refuse storage enclosure, with associated hard and soft landscaping enhancements.	Approved with conditions 8 June 2018

3.3 Note: application 15/02920/F was approved with conditions following completion of a legal agreement to secure affordable housing contributions. The replacement building (which had a floorspace of 1,129sqm) was not considered to be inappropriate development within the Green Belt.

4.0 Proposal and Design Approach

4.1 This is a full application for the erection of a block of 8 apartments (1no. 1Bed; 3no. 2Bed and 4no.3Bed units) following demolition of the existing nursing home and ancillary building on site.

4.2 The grounds would be laid out to provide a total of 16 surface car parking spaces to the eastern side of the building - where there is already an existing area of hardstanding - alongside cycle and refuse storage.

4.3 The proposed building would be located slightly further forward than the existing building. Like the existing building it would be two storeys in scale with an additional floor of accommodation set within the roof, which would be served by dormer windows. The proposed building would have a traditional design with hipped roofs and gable projections.

4.4 The application differs from the scheme approved under 15/02920/F in that it slightly reduces the floorspace of the building to under 1,000sqm and reconfigures the internal layout to avoid 'superfluous' communal areas.

4.5 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.

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

Assessment	The site lies on the northern side of Buckland Road (A25), a busy distributor road and faces Reigate Heath within an Area of Great Landscape Value. The surrounding area is characterised by a mix of private residential streets with a variety of architectural house styles. The site is surrounded by a large number of detached properties in large landscaped plots, predominantly two/three storeys in height. Buildings are in the typical Surrey vernacular style. To the eastern side of the site sits the Locally Listed building and garden at Colley House which is screened by dense planting.
	The site contains many mature trees and established

	shrub/hedgerow planting at the perimeter boundaries and within the body of the plot.
Involvement	No evidence of community consultation is identified or demonstrated within the submission documents.
Evaluation	The Statement explains how the scheme has evolved compared to the approved development, notably a slight reduction in building footprint and floorspace following a value engineering exercise on common/communal parts.
Design	The Statement sets out that the primary design consideration was a sympathetic treatment reflecting the Surrey vernacular and respecting the siting, bulk and building outline of the existing nursing homes whilst retaining established vegetation. As above, the current proposals represent a value engineering exercise on the communal areas of the approved scheme which allows for a reduction in the overall floorspace.

4.5 Further details of the development are as follows:

Site area	0.92ha
Existing use	Nursing home
Proposed use	Residential apartments (8 units)
Proposed parking spaces	16
Parking standard	14 (maximum)
Affordable housing contribution	Nil (see discussion below)
Proposed site density	9 dwellings per hectare

5.0 Policy Context

5.1 Designation

Metropolitan Green Belt
Flanchford Road and Colley Lane Conservation Area
Adjacent to Locally Listed Building
Adjacent to Historic Park and Garden
Adjacent to AGLV
Adjacent to Reigate Heath SSSI

5.2 Reigate and Banstead Core Strategy 2014

CS1 (Sustainable Development)
CS2 (Valued Landscapes and Natural Environment),
CS3 (Green Belt)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development)
CS11 (Sustainable Construction),
CS12 (Infrastructure Delivery)
CS13 (Housing delivery)
CS14 (Housing Needs)
CS15 (Affordable Housing)
CS17 (Travel options and accessibility)

5.3 Reigate & Banstead Borough Local Plan 2005

Landscape & Nature Conservation	Pc4
Conservation Areas	Pc10, Pc12, Pc13
Metropolitan Green Belt	Co1
Housing	Ho9
Movement	Mo5, Mo7, Mo13

5.4 Other Material Considerations

National Planning Policy Framework	
National Planning Practice Guidance	
Supplementary Planning Guidance	Local Distinctiveness Design Guide Householder Extensions and Alterations Affordable Housing SPD Developer Contributions SPD
Other	Human Rights Act 1998 Community Infrastructure Levy Regulations 2010 Planning (Listed Buildings and Conservation Areas) Act 1990 Conservation of Habitats and Species Regulations 2017 Public Sector Equality Duty

6.0 **Assessment**

6.1 The site is within the Metropolitan Green Belt and Flanchford Road/Colley Lane Conservation Area. The application follows a recent approval (15/02920/F) for the erection of a very similar building also containing 8 flats which is a material consideration in this case.

- 6.2 The main issues to consider are:
- development within the Metropolitan Green Belt
 - design and effect on the character of the area, including heritage assets
 - effects on the amenity of neighbouring properties
 - access, parking and highways
 - affordable housing and CIL
 - other issues

Development within the Metropolitan Green Belt

- 6.2 The application site is within the Metropolitan Green Belt where the construction of new buildings is generally regarded as inappropriate. The Framework (at paragraph 145) does however incorporate a number of exceptions to this including limited infilling or the partial or complete redevelopment of previously developed sites, which would not have a greater impact on the openness of the green belt than the existing.
- 6.3 As the application site comprises previously developed land, the principle of its redevelopment is acceptable. However, the proposed building must not have a greater impact on the openness of the Green Belt than the existing.
- 6.4 The proposal would see the demolition of the existing residential care home and a day care building and their replacement with a single block of 8 apartments. The residential care home is a two and a half storey building and the day care building is single storey. The combined existing gross internal area of the buildings is 884sqm compared to 997sqm now proposed, approximately a 12% increase. However, the proposals would reduce the overall footprint of built form and, by consolidating the floorspace in a single block, would reduce the spread of buildings across the site, allowing the parts of the site currently occupied by the footprint of The Croft Centre (separate outbuilding) to be opened up, increasing the sense and perception of space and openness around the building. Furthermore, the proposed building would have a very similar overall ridge height to the existing and thus would not be more visually prominent in the Green Belt. Taking these factors into account, it is concluded that the proposed development of this previously developed site would not give rise to a greater impact on openness than the current situation.
- 6.5 In coming to this view, the previous consent (15/02920/F) is also a significant material consideration. In that case, a building of slightly more floorspace (1,041sqm) but otherwise identical height, siting, design and number of apartments was concluded to be acceptable and not give rise to greater impact on openness. To reach a different view in this case on a smaller building, given there has been no material change in site circumstances or the overall policy position, would be inconsistent.
- 6.6 It is therefore concluded that the proposals would not constitute inappropriate development in the Metropolitan Green Belt and therefore would comply with the thrust of policy Co1 of the Local Plan, CS3 of the Core Strategy and the relevant provisions of the Framework.

Design and effect on the character of the area, including heritage assets

- 6.7 The application site is located within the Flanchford Road/Colley Lane Conservation Area and it is essential that any redevelopment must preserve or enhance the character and setting of the Conservation Area.
- 6.8 The proposed building would be of practically identical form and appearance to the scheme approved under 15/02920/F – that is, a building of traditional design reflecting the local Surrey vernacular. It would, as before, be a two and a half storey building with well-designed dormers serving the roof accommodation which would not be unduly obtrusive. The detailing, articulation (including gabled jettied projections, chimneys, etc.) and materials would achieve a good quality development befitting of the Conservation Area and the character of the area more generally. The Conservation Officer has confirmed no objection to the development subject to conditions.
- 6.9 The layout of the scheme would be identical to the approved scheme, providing 16 spaces in a surface car parking area to the eastern side of the building in an area already given over to landscaping. The proposals are shown to retain much of the existing established tree planting and mature hedging and shrubbery. This, supplemented with some new landscaping, would retain the landscape dominated, parkland character of the site. A landscaping proposal has been submitted with the application and is considered acceptable. A condition requiring the existing frontage trees, hedging and shrubbery to be retained and maintained is recommended in order to preserve the rustic backdrop to the adjoining heath.
- 6.10 It is therefore concluded that the design of the building and layout of the scheme would complement the character of the area, including the Conservation Area and setting of the adjoining locally listed building. It would therefore meet with the requirements of policies Ho9, Pc10, Pc12 and Pc13 of the Local Plan, CS4 and CS10 of the Core Strategy and the provisions of the Framework regarding well-designed places.

Effects on the amenity of neighbouring properties

- 6.11 The proposed development has been considered with regards to its impact on the amenity of neighbouring properties. The siting, scale and design of the building remains as per the approved scheme (15/02920/F) and in that case it was concluded that there would not be an adverse impact on neighbour amenity.
- 6.12 The circumstances in this case are considered to be the same as before. Given the very generously sized plot, the residual separation distances between the proposed building and the boundaries with neighbouring properties are significant (c.11m min to the west and c.14m to the east). As a result of this no harmful overlooking, overshadowing or overbearing impacts are considered to occur as a result of the proposed development. There is significant and mature landscaping intervening between the proposed building and neighbours which assists in providing screening (although it is not relied up in reaching a conclusion that the scheme is acceptable).

The proposal would not result in significant increases in noise and disturbance above what would have previously existed on the site.

- 6.13 Concern has been raised from residents regarding inconvenience that may occur during the construction process if the application were to be granted. Whilst this is acknowledged, such impacts would be temporary and would not constitute a sustainable reason for refusal. Other legislative regimes, including statutory nuisance legislation, exist to protect neighbours and surrounding residents should significant unacceptable events and disturbance occur. The applicant has supplied an acceptable Construction Transport Management Plan which gives details of how the construction process will be managed, including hours of working; a condition requiring compliance with this is recommended.
- 6.14 While giving rise to a degree of change in the relationship between buildings, it is therefore concluded that the proposed scheme would not adversely affect the amenity of neighbouring properties, and thus complies with policy Ho9 in this regard.

Access, parking and highways

- 6.15 The proposal would utilise the existing site access onto Buckland Road (A25) with a reconfigured driveway and parking area within the site. Space for a total of 16 vehicles to be parked is shown on the plans. The access arrangements would be identical to the approved scheme and the provision of effectively 2 parking spaces per unit would exceed the standards advised in the 2005 Borough Local Plan (which is considered acceptable given the location of the site).
- 6.16 Compared to the lawful care home use, the number of movements associated with the 8 apartments is unlikely to be materially different so as to give rise to unacceptable impacts in terms of intensification of the access or congestion.
- 6.17 The application has been reviewed and assessed by the County Highway Authority which has raised no objection in terms of the likely net additional traffic generation, access arrangements and parking provision. A number of conditions are however recommended.
- 6.18 As the application is accessed from the A25, a busy main route into Reigate, it is important that the construction process, and in particular vehicle movements associated with it, are appropriately managed to avoid unacceptable disruption to the operation or safety of the A25. The applicant has provided a Construction Transport Management Plan (CTMP) within the application which includes details of timing and routing of construction vehicles to the site in order to avoid conflicts with peak times and minimise the need to go through Reigate Town Centre. Furthermore, the CTMP contains a site logistics plan which allows for space for 17 parking spaces for site operatives/contractors on site. This CTMP has been reviewed by the County Highway Authority and is considered to be adequate. A condition requiring compliance with the details and measures set out within the document is therefore recommended to avoid unacceptable highway or amenity impacts.

Affordable housing and CIL

- 6.19 The proposal would result in the creation of additional residential units and accordingly would be liable for the Community Infrastructure Levy. The exact amount of liability would be determined and collected after the grant of planning permission; however, based on the information provided by the applicant to date, CIL liability in this case is estimated to be approximately £200,000 (before indexation and subject to any reliefs which the applicant may seek).
- 6.20 Legislation (Regulation 122 of the CIL Regulations) and national policy requires that only contributions that are directly required as a consequence of development can be secured through planning obligations. Requests of this nature must be fully justified with evidence including costed spending plans to demonstrate what the money requested would be spent on. In this case, no such site specific contributions have been requested.
- 6.21 In terms of affordable housing, the previous scheme (15/02920/F) was subject to a legal agreement to secure affordable housing contributions. This is due to the fact that, whilst the scheme was under the 10 unit threshold introduced by the Government, it exceeded the associated 1,000sqm floorspace threshold. In this case, as above, the applicant has “value engineered” the scheme to reduce superfluous communal areas which enables a reduction in the floorspace to 997sqm, therefore below the Government’s threshold which is now included
- 6.22 On this basis, and mindful of the resolution of the Planning Committee in November 2016, greater weight is therefore given in these circumstances to the national policy position in the WMS than the Council’s adopted policy. For this reason, it is not considered justified to seek contributions towards affordable housing in this case and the absence of an agreed undertaking does not therefore warrant a reason for refusal in this case.

Other matters

- 6.23 The proposal would make a positive contribution towards meeting the housing needs and requirements of the borough, with associated social and economic benefits. This attracts a limited amount of additional weight in favour of the application. Representations received note a preference for 2-3 family homes over a flatted development; however, the principle of a flatted development on the site has already been established through 15/02920/F and is not considered to be objectionable – each case must be assessed on its own merits.
- 6.24 The site is within Flood Zone 1 according to the Environment Agency Flood Maps and is not therefore considered to be at particular risk of fluvial flooding. Given the number of units proposed, a SUDS strategy is not required by policy. Detailed issues of sewerage, etc would be addressed through Building Regulations and Building Control approvals.

- 6.25 The application was supported by a Sustainability and Energy Statement which identifies the measures and technologies to be employed in order to minimise carbon emissions from the development. A condition requiring compliance with the details in this statement is recommended in order to comply with policies CS10 and CS11 of the Core Strategy.
- 6.26 Whilst there is no local policy resisting the loss of care home accommodation, the proposal was nonetheless supported by a statement setting out the reasons for the decline and ultimate closure of the previous care home business, including increased standards and challenges with the configuration and layout of the existing building.

CONDITIONS

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

Plan Type	Reference	Version	Date Received
Location Plan	001045239		23.12.2015
Block Plan	S/01		23.12.2015
Floor Plan	S/02		23.12.2015
Floor Plan	S/03		23.12.2015
Elevation Plan	S/04		23.12.2015
Combined Plan	S/05		23.12.2015
Site Layout Plan	P/11	D	13.04.2016
Floor Plan	P/12	B	13.04.2016
Floor Plan	P/13	B	13.04.2016
Elevation Plan	P/14	B	13.04.2016
Elevation Plan	P/15	B	13.04.2016
Section Plan	P/16	B	13.04.2016
Other Plan	P/10	B	13.04.2016

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.

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

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 commence including demolition or any 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 with the LPA, supervisory regime for their implementation and 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.

4. 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 tiles and tile hanging shall be of Wealden handmade sandfaced plain clay tiles and the tile hanging shall be lighter in colour than the roof tile
 - b) All external joinery shall be of painted timber with architraved bargeboards with no box ends
 - c) All dormers shall have an ogee cornice
 - d) All windows shall be of white painted timber exposed box vertically sliding sash windows with architraved surrounds whilst the ground floor sashes in the masonry shall be set back behind the reveal at one brick depth, and glazing bars shall be of traditional profile
 - e) All fascias shall be no more than two bricks depth (15cm)
 - f) This permission does not purport to grant consent for the French windows shown on the approved drawings, revised details for which shall be submitted to and approved in writing by the Local Planning Authority prior to their installation within the building
 - g) This permission does not purport to grant consent for the external entrance door and canopy/porch in the front elevation shown on the approved drawings, revised details for which shall be submitted to and approved in writing by the Local Planning Authority prior to their installation within the building
 - h) This permission does not purport to grant consent for the juliet balconies shown on the approved drawings, revised details for which shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The ground floor balcony within the front elevation of the building shall be omitted.
 - i) All rainwatergoods shall be of painted cast metal or cast metal profile.
 - j) All timber framing shall be of painted timber.
 - k) The photovoltaic or solar panels within the crown roof shall be lower than the lowest ridge point at their highest point.

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 Pc13.

5. The development shall be carried out in strict accordance with the site ground levels and finished floor levels specified on the approved drawings and there shall be no variation without the prior written consent of the Local Planning Authority.

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.

6. All hard and soft landscaping shall be completed in full accordance with the scheme as detailed on the approved Planting Plan 742-L-02 by Petrow Harley prior to occupation or within the first planting season following completion of the development.

Notwithstanding the approved plans, the driveway and parking areas shall be of pea shingle gravel, fixed where required.

All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837: Trees in relation to construction.

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, and 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 the Conservation Area in order to comply with policies Pc4, Pc13 and Ho9 of the Reigate and Banstead Borough Local Plan 2005.

7. Notwithstanding the approved drawings and landscaping scheme, no pruning, removal or other works to the retained trees, hedges and shrubbery located between the front boundary fence and the footway of Buckland Road shall be carried out during the development without the prior written approval of the Local Planning Authority.

Thereafter, the aforementioned frontage planting shall be retained on an ongoing basis and any losses through death or disease shall be remedied with replacement matching planting, to current landscape standards, within 1 year to maintain this feature.

Reason:

To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and the Conservation Area in order to comply with policies Pc4, Pc13 and Ho9 of the Reigate and Banstead Borough Local Plan 2005.

8. The development shall be carried out in strict accordance with the Construction Transport Management Plan and associated Site Logistics Plan both by Stanton Construction.

Reason:

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

9. The development hereby approved shall not be first occupied unless and until facilities for the secure parking of a minimum of 8 bicycles and for the storage of refuse and recycling bins have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of the appearance, scale and materials of any such structures/facilities.

Reason:

To ensure that a satisfactory external appearance is achieved of the development and in order that the development should facilitate sustainable modes of transport with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Pc13 and Reigate and Banstead Core Strategy policies CS4 and CS17.

10. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking /turning areas shall be retained and maintained for their designated purposes.

Reason:

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

11. 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. All new or replacement fencing shall be of vertically boarded timber with timber posts.

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, Pc4 and Pc13.

12. 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 a gate, fence, wall or other means of enclosure forward of the principal elevation of the building shall be erected, constructed or altered unless expressly authorised by this permission.

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, Pc4 and Pc13.

INFORMATIVES

1. The development hereby approved is liable to pay the Community Infrastructure Levy (CIL). Payment of CIL is mandatory. You are advised to familiarise yourself with CIL, its implications and your responsibilities. More information about CIL is available at www.reigate-banstead.gov.uk/cil.
2. If you have not already done so, you should submit an Assumption of Liability Form as soon as possible to notify the Council who will be responsible for paying CIL for the development. This will ensure that the CIL Liability Notice, and any subsequent correspondence associated with CIL, is issued to the correct party. Responsibility to pay CIL will default to the landowner unless another party has assumed liability. All relevant forms can be found on the Planning Portal website at: <http://www.planningportal.co.uk/planning/applications/howtoapply/whattosubmit/cil>
3. 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.
4. The applicant is advised that prior to the initial occupation of any individual dwelling or communal dwelling/flat hereby permitted, appropriate bins and recycling boxes should be provided for the use of the occupants of that dwelling. Refuse storage areas and collection points should meet the standards set out in the Council's Making Space for Waste in New Developments Guidance document http://www.reigate-banstead.gov.uk/downloads/file/2579/making_space_for_waste. You are advised to make contact with the Council's Refuse & Recycling department in preparing the plans for the refuse store required by the above conditions.
5. 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.

6. The use of a suitably qualified arboricultural consultant is essential to provide acceptable supervision and monitoring in respect of the arboricultural issues in respect of the above conditions. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
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 reminded that it is an offence to damage verge land within the highway. Any damage caused as a result of the development, or by construction activities associated with the development, should be repaired to a standard to be agreed with the Highway Authority. The Highway Authority will seek to recover any expenses incurred in repairing highway surfaces or verges as a result of development activity and prosecute persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
9. The applicant is advised that the Borough Council is the street naming and numbering authority and you will need to apply for addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings.

If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found http://www.reigate-banstead.gov.uk/info/20277/street_naming_and_numbering

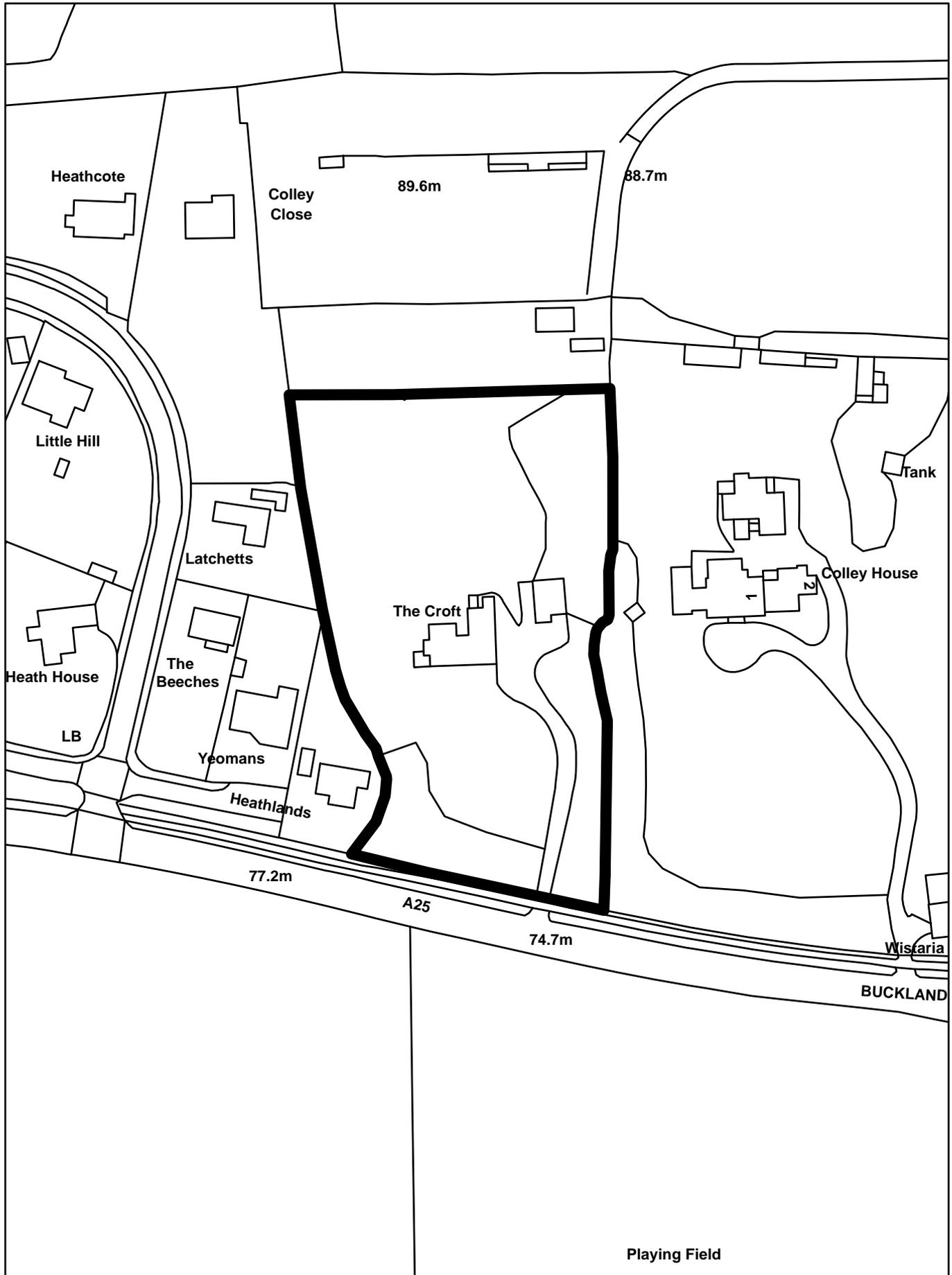
REASON FOR PERMISSION

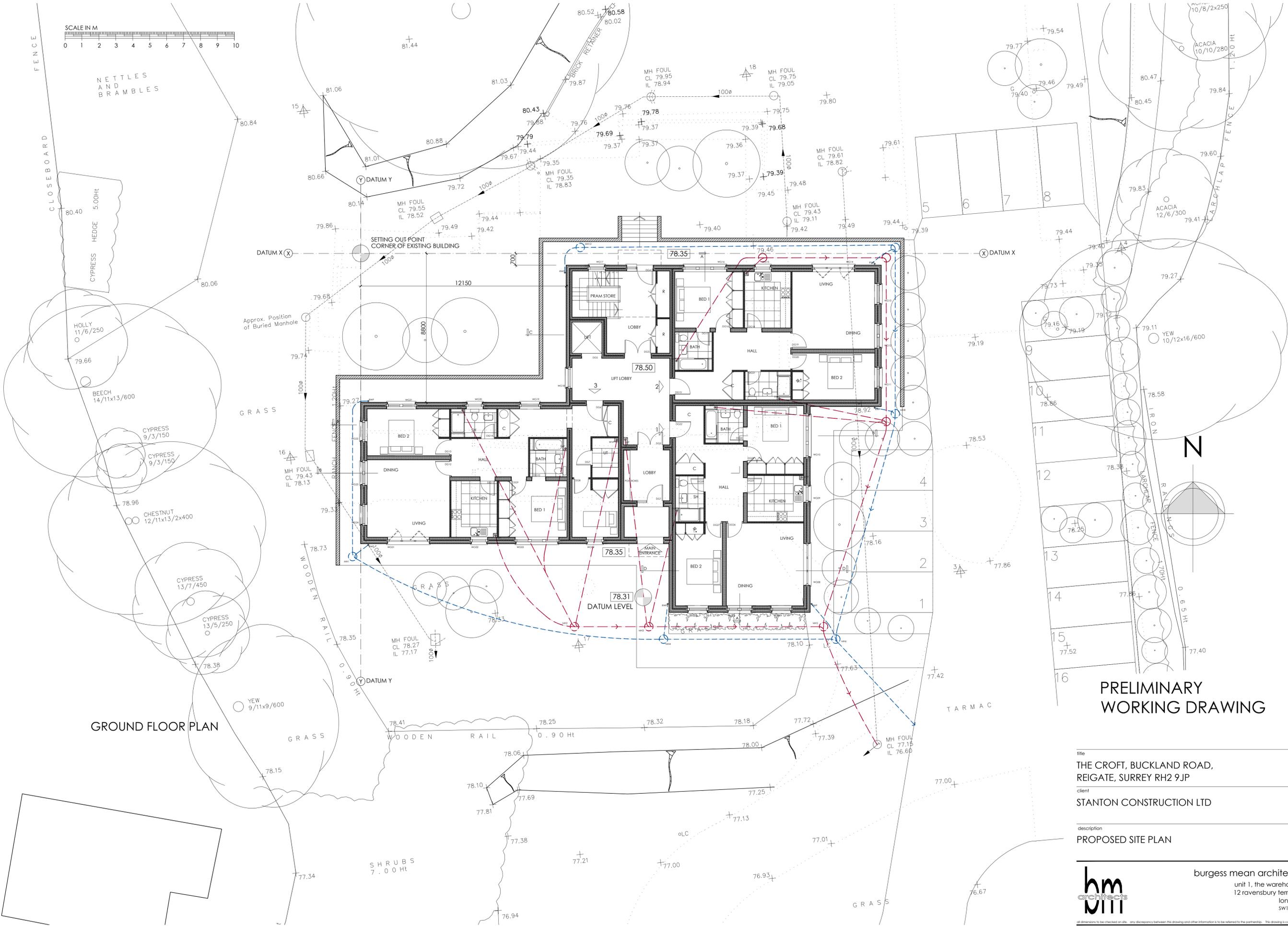
The development hereby permitted has been assessed against development plan policies Co1, Pc4, Pc10, Pc12, Pc13, Ho9, Mo5, Mo7, Mo13, CS1, CS3, CS4, CS10, CS11, CS12, CS13, CS14, CS15 and CS17 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

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.

18/01818/F - The Croft Residential Home, Buckland Road, Reigate





GROUND FLOOR PLAN

PRELIMINARY WORKING DRAWING

title
 THE CROFT, BUCKLAND ROAD,
 REIGATE, SURREY RH2 9JP
 client
 STANTON CONSTRUCTION LTD

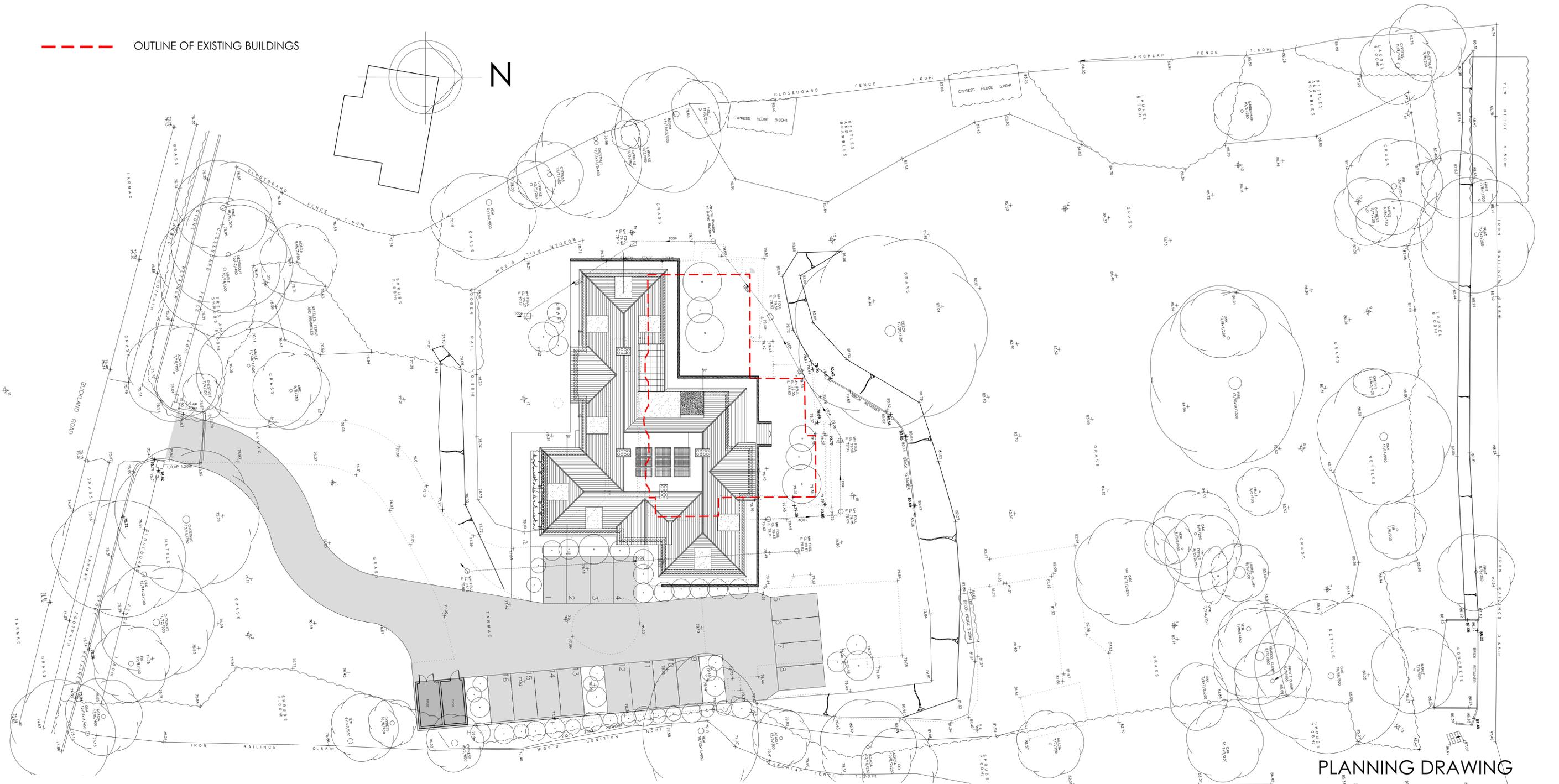
description
 PROPOSED SITE PLAN

bm architects
 burgess mean architects
 unit 1, the warehouse
 12 ravenbury terrace
 london
 SW18 4RL

f: 020 8944 8050 f: 020 8946 9506 e: bma@burgessmean.co.uk

date: OCTOBER 17
 drawn by: MS
 file name:
 checked:
 scale: 1:100
 project: 120601
 drawing: 01/001
 revision: (A1)

OUTLINE OF EXISTING BUILDINGS



PLANNING DRAWING

Rev F: 16/08/2018: Client name changed and common parts reduced in size to achieve GIA of 997.03 sqm.
 Rev E: 12/05/2017: Proposed development reduced to 8 N^o apartments and 16 N^o car parking spaces to suit clients comments.
 Rev D: 11/04/2016: Amended to suit Conservation Officer comments.
 Rev C: 05/04/2016: Amended to suit Planners comments (18 car parking spaces).
 Rev B: 05/04/2016: Amended to increased car park spaces.
 Rev A: 12/11/2015: Reduced to nine flat scheme.

title
THE CROFT, BUCKLAND ROAD, REIGATE, SURREY RH2 9JP

client
HEDDMARA LIMITED

description
**RESIDENTIAL DEVELOPMENT
 SITE PLAN AS PROPOSED**

bm architects
 burgess mean architects
 unit 1, the warehouse
 12 ravenbury terrace
 london
 SW18 4RL

all dimensions to be checked on site. any discrepancy between the drawing and other information is to be referred to the partner(s). this drawing is copyright.
 t: 020 8944 8050 f: 020 8946 9506 e: bma@burgessmean.co.uk



date: APRIL 2014
 drawn by: SA
 checked:
 scale: 1:200 (A1)
 project: 120601
 drawing: P/11
 revision: F



STREET SCENE



3D VIEWS

Rev D: 16/08/2018: Client name changed and common parts reduced in size to achieve GIA of 997.03 sqm.
 Rev C: 12/05/2017: Proposed development reduced to 8 N^o apartments to suit clients comments.
 Rev B: 11/04/2016: Amended to suit Conservation Officer comments.
 Rev A: 12/11/2015: Reduced to nine flat scheme.

title

THE CROFT, BUCKLAND ROAD
 REIGATE, SURREY RH2 9JP

client

HEDDMARA LIMITED

description

RESIDENTIAL DEVELOPMENT
 3D VIEWS + STREET SCENE



burgess mean architects
 unit 1, the warehouse
 12 ravenbury terrace
 london
 SW18 4RL

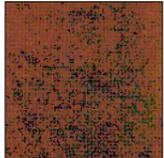
all dimensions to be checked on site, any discrepancy between this drawing and other information is to be referred to the partnership. This drawing is copyright.

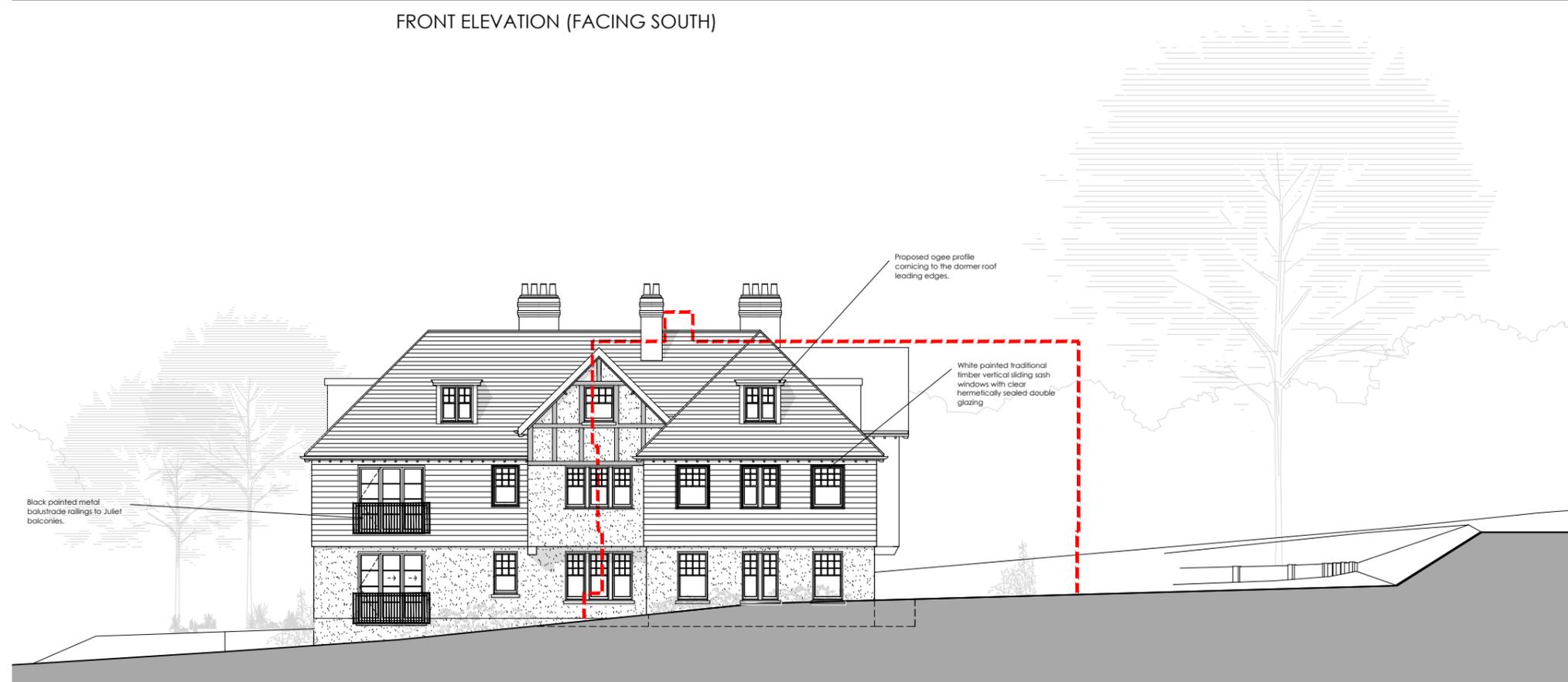
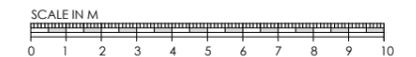
t: 020 8944 8050 f: 020 8946 9506 e: bma@burgessmean.co.uk

date:	FEB 2015	scale:	project:	drawing:	revision:
drawn by:	SA	NTS	120601	P/10	D
file name:		(A3)			
checked:					



FRONT ELEVATION (FACING SOUTH)

-  VERTICAL TILE HANGING
-  PAINTED RENDER
-  KEYMER TRADITIONAL - ANTIQUE ROOF TILE
-  KEYMER TRADITIONAL - WEALDEN RED VERTICAL HANGING TILE
-  IVORY PAINTED RENDER
-  OUTLINE OF EXISTING BUILDINGS



SIDE ELEVATION (FACING EAST)

PLANNING DRAWING

Rev E: 25/09/2018: Amended to suit planners comments.
 Rev D: 16/08/2018: Client name changed and common parts reduced in size to achieve GIA of 997.03 sqm.
 Rev C: 12/05/2017: Proposed development reduced to 8 N^o apartments to suit clients comments.
 Rev B: 11/04/2018: Amended to suit Conservation Officer comments.
 Rev A: 12/11/2015: Reduced to nine flat scheme.

Title
**THE CROFT, BUCKLAND ROAD,
 REIGATE, SURREY RH2 9JP**
 Client
HEDDMARA LIMITED

Description
**RESIDENTIAL DEVELOPMENT
 FRONT + SIDE ELEVATIONS AS PROPOSED**



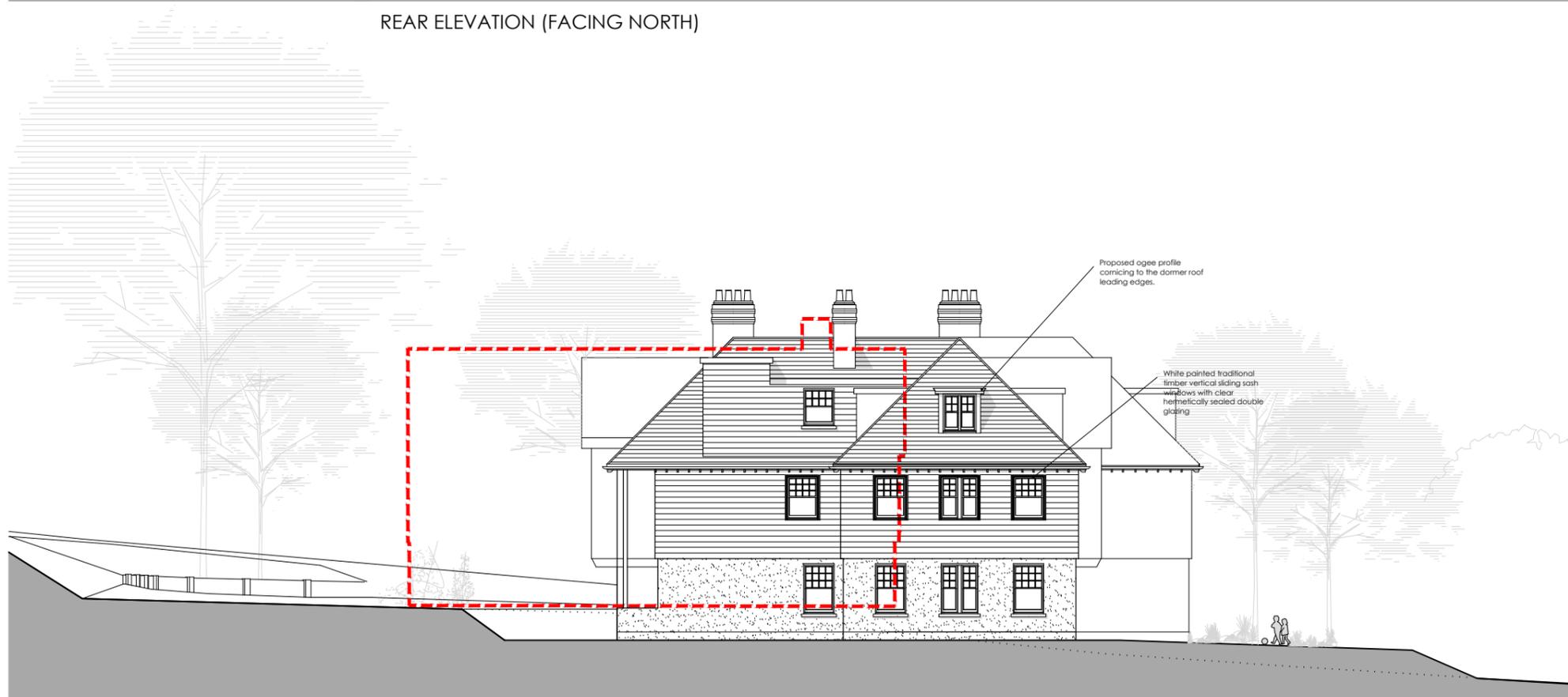
burgess mean architects
 unit 1, the warehouse
 12 ravenbury terrace
 london
 SW18 4RL

f: 020 8944 8050 f: 020 8946 9506 e: bma@burgessmean.co.uk

date: APRIL 2014
 drawn by: SA
 file name: | 1:100 | 120601 | P/14 | E
 checked:

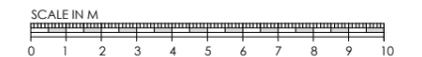


REAR ELEVATION (FACING NORTH)



SIDE ELEVATION (FACING WEST)

- VERTICAL TILE HANGING
- PAINTED RENDER
- KEYMER TRADITIONAL - ANTIQUE ROOF TILE
- KEYMER TRADITIONAL - WEALDEN RED VERTICAL HANGING TILE
- IVORY PAINTED RENDER
- OUTLINE OF EXISTING BUILDING



PLANNING DRAWING

Rev E: 25/09/2018: Amended to suit planners comments.
 Rev D: 16/08/2018: Client name changed and common parts reduced in size to achieve GIA of 997.03 sqm.
 Rev C: 12/05/2017: Proposed development reduced to 8 N^o apartments to suit clients comments.
 Rev B: 11/04/2018: Amended to suit Conservation Officer comments.
 Rev A: 12/11/2015: Reduced to nine flat scheme.

Title
**THE CROFT, BUCKLAND ROAD,
 REIGATE, SURREY RH2 9JP**
 Client
HEDDMARA LIMITED

Description
**RESIDENTIAL DEVELOPMENT
 REAR+ SIDE ELEVATIONS AS PROPOSED**

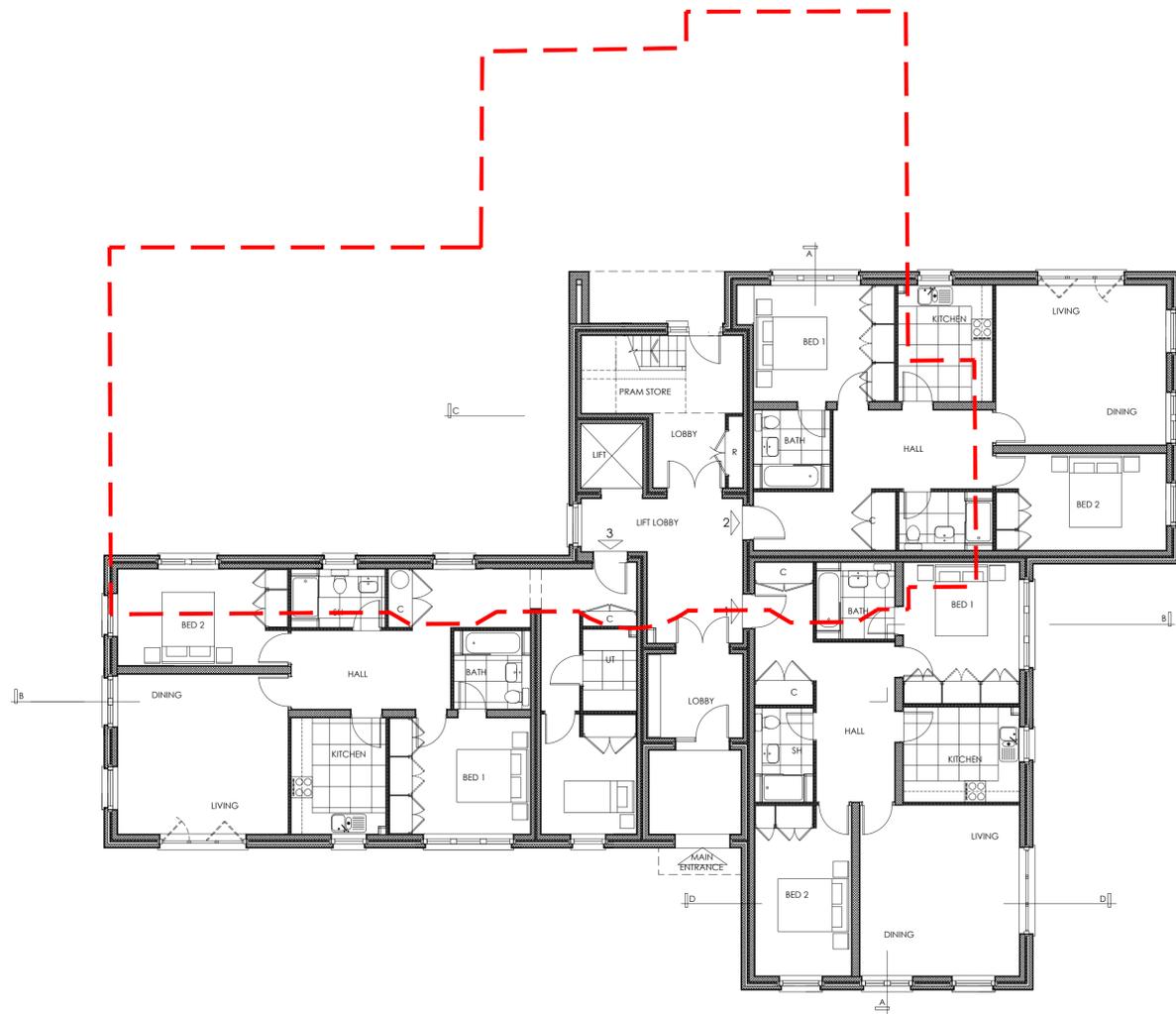


burgess mean architects
 unit 1, the warehouse
 12 ravenbury terrace
 london
 SW18 4RL

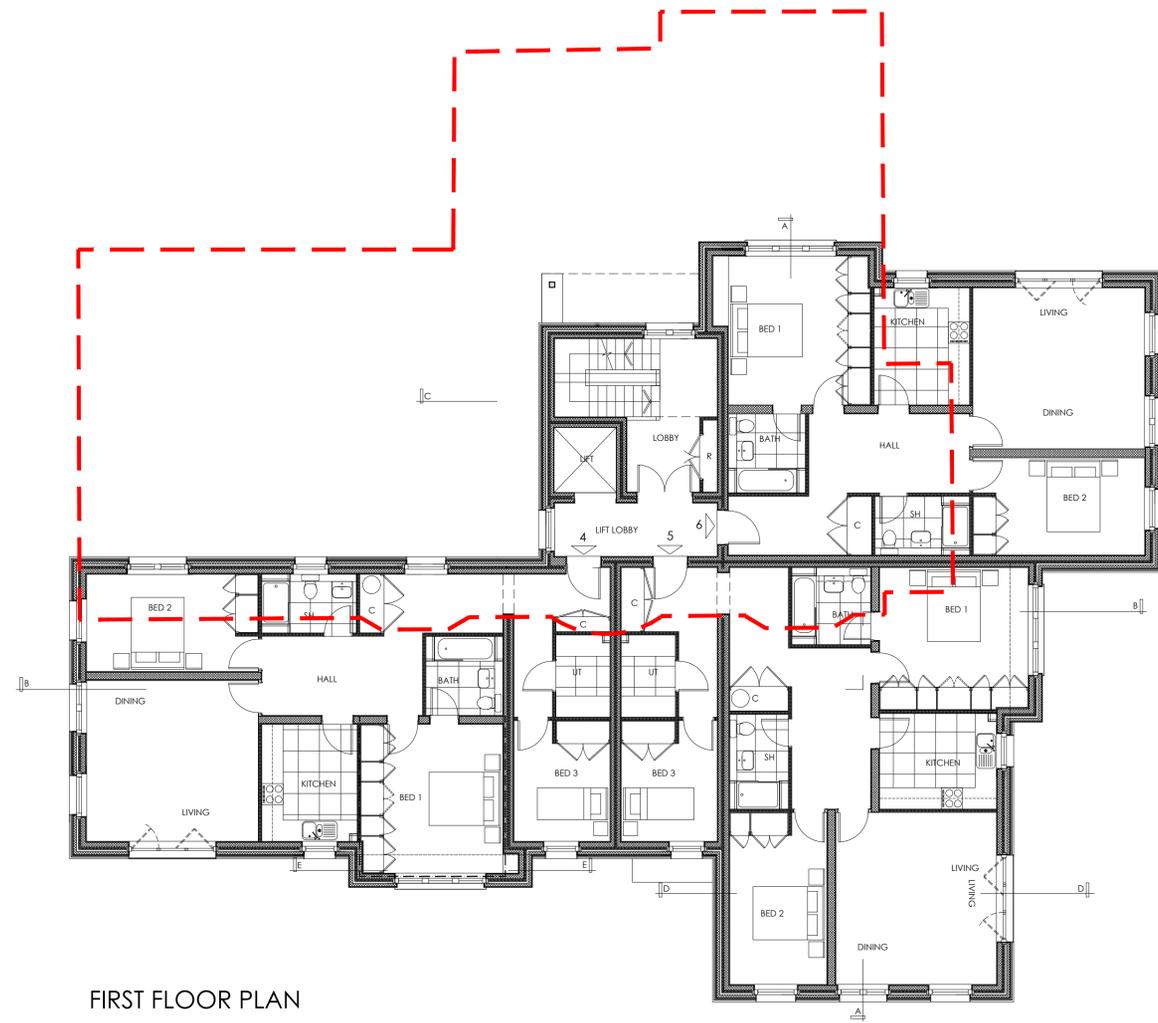
All dimensions to be checked on site. Any discrepancy between this drawing and other information is to be referred to the partnership. This drawing is copyright.

t: 020 8944 8050 f: 020 8946 9506 e: bma@burgessmean.co.uk

date: APRIL 2014
 drawn by: SA
 file name: | 1:100 | 120601 | P/15 | E
 checked:

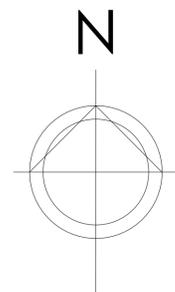


GROUND FLOOR PLAN



FIRST FLOOR PLAN

--- OUTLINE OF EXISTING BUILDING



PLANNING DRAWING

Rev D: 16/08/2018: Client name changed and common parts reduced in size to achieve GIA of 997.03 sqm.
 Rev C: 12/05/2017: Proposed development reduced to 8 N° apartments to suit clients comments.
 Rev B: 11/04/2016: Amended to suit Conservation Officer comments.
 Rev A: 12/11/2015: Reduced to nine flat scheme.

THE CROFT, BUCKLAND ROAD,
 REIGATE, SURREY RH2 9JP

client
 HEDDMARA LIMITED

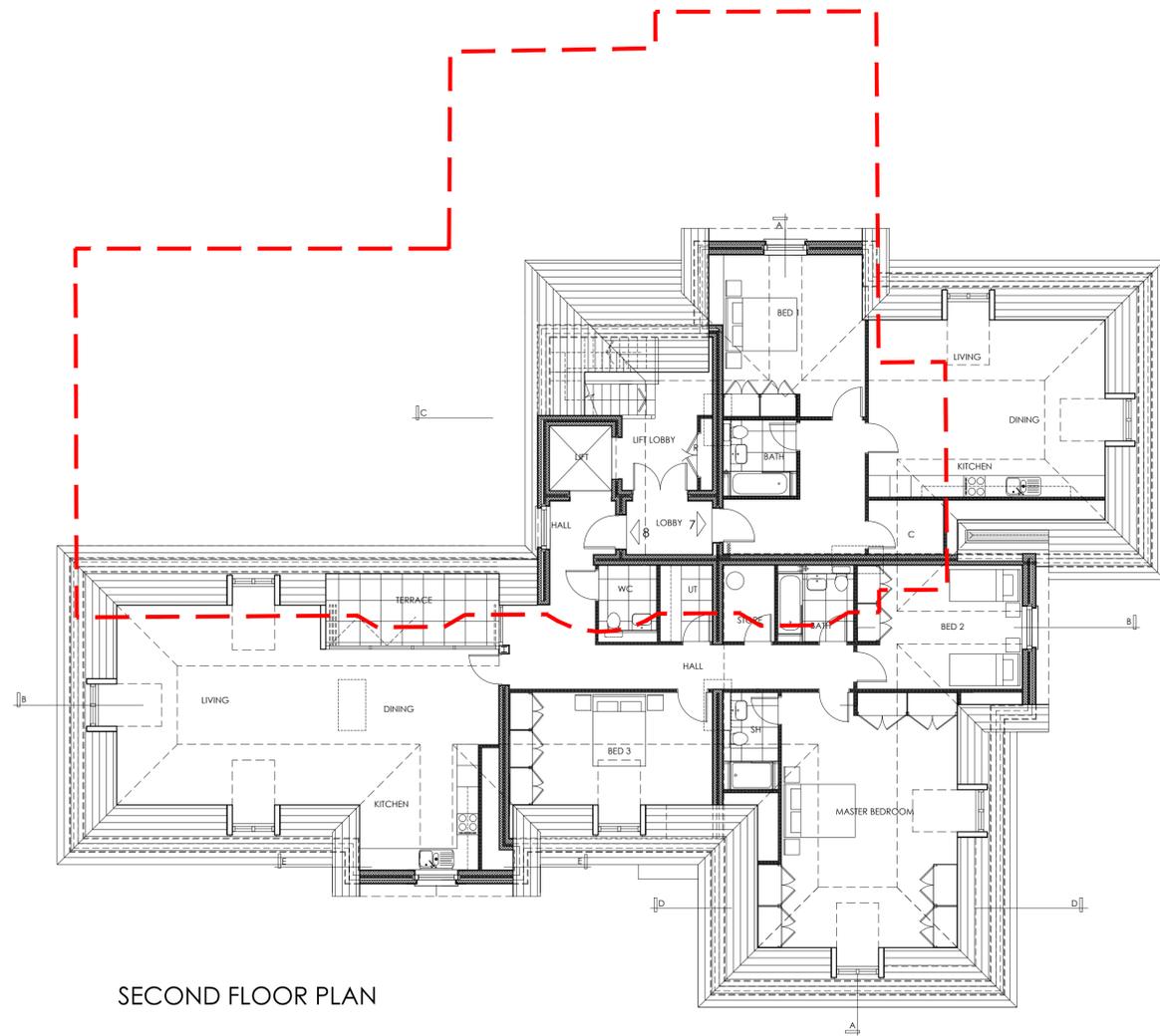
description
 RESIDENTIAL DEVELOPMENT
 GROUND + FIRST FLOOR PLANS AS PROPOSED



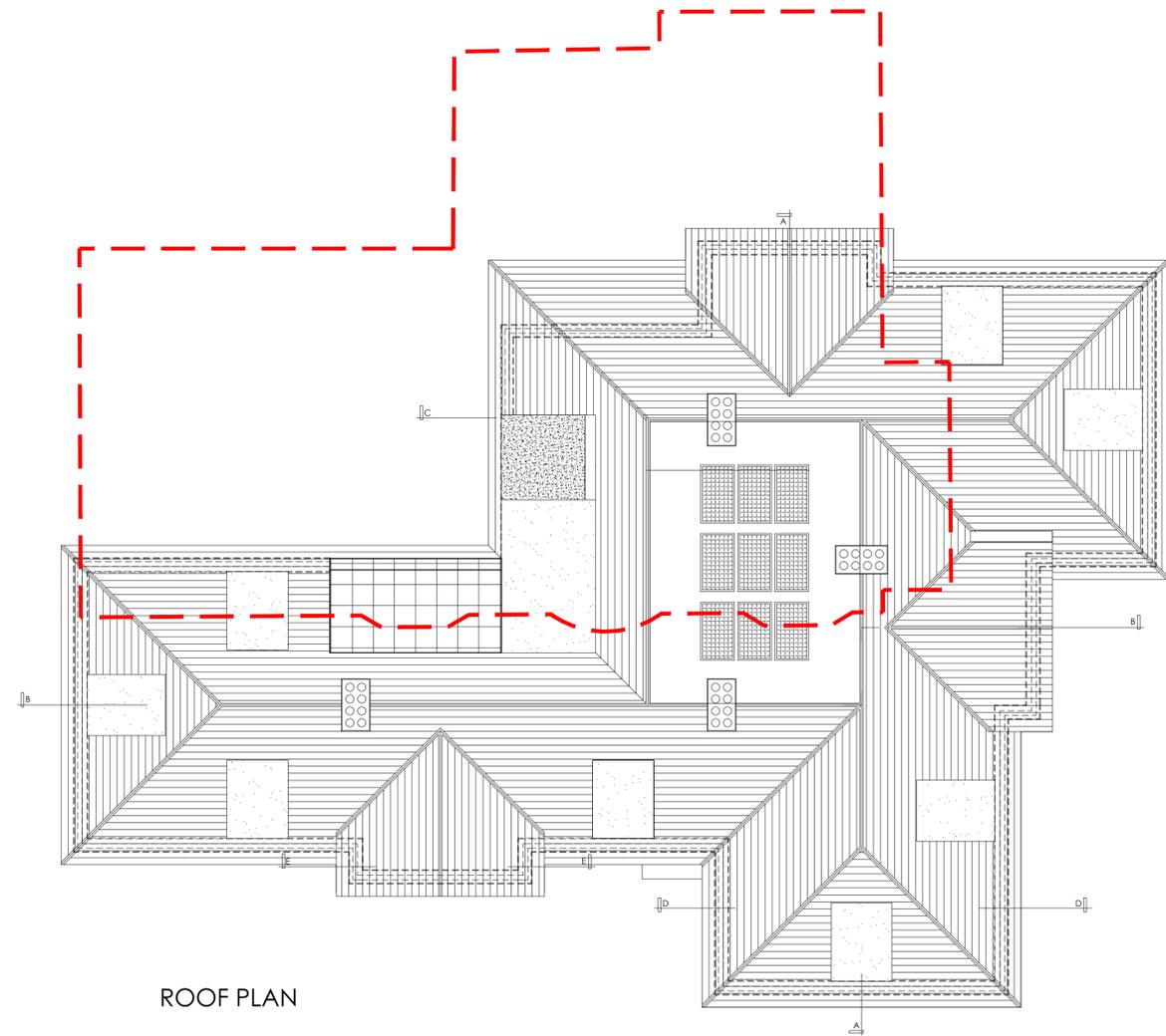
burgess mean architects
 unit 1, the warehouse
 12 ravenbury terrace
 london
 SW18 4RL

all dimensions to be checked on site. any discrepancy between this drawing and other information is to be referred to the partners. this drawing is copyright.
 t: 020 8944 8050 f: 020 8946 9506 e: bma@burgessmean.co.uk

date:	APRIL 2014	scale:	1:100	project:	120601	drawing:	P/12	revision:	D
drawn by:	SA	checked:	(A1)						

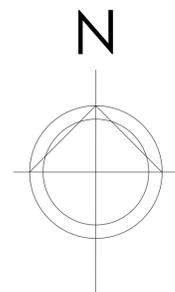


SECOND FLOOR PLAN



ROOF PLAN

--- OUTLINE OF EXISTING BUILDING



PLANNING DRAWING

Rev D: 16/08/2018: Client name changed and common parts reduced in size to achieve GIA of 997.03 sqm.
 Rev C: 12/05/2017: Proposed development reduced to 8 N° apartments to suit clients comments.
 Rev B: 11/04/2016: Amended to suit Conservation Officer comments.
 Rev A: 12/11/2015: Reduced to nine flat scheme.

title
 THE CROFT, BUCKLAND ROAD,
 REIGATE, SURREY RH2 9JP

client
 HEDDMARA LIMITED

description
 RESIDENTIAL DEVELOPMENT
 SECOND FLOOR + ROOF PLANS AS PROPOSED



burgess mean architects
 unit 1, the warehouse
 12 ravenbury terrace
 london
 SW18 4RL

f: 020 8944 8050 f: 020 8946 9506 e: bma@burgessmean.co.uk

date: APRIL 2014 scale: 1:100 project: 120601 drawing: P/13 revision: D
 drawn by: SA
 file name: (A1)
 checked: