

 <b>Reigate &amp; Banstead</b> BOROUGH COUNCIL Banstead   Horley   Redhill   Reigate	<b>TO:</b>	PLANNING COMMITTEE
	<b>DATE:</b>	8 <sup>th</sup> February 2022
	<b>REPORT OF:</b>	HEAD OF PLANNING
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<b>AGENDA ITEM:</b>	9	<b>WARD:</b> Redhill East

<b>APPLICATION NUMBER:</b>	21/02420/F	<b>VALID:</b>	09 September 2021
<b>APPLICANT:</b>	Mr Mark Bright	<b>AGENT:</b>	-
<b>LOCATION:</b>	<b>MARKETFIELD COURT, 15 MARKETFIELD WAY, REDHILL</b>		
<b>DESCRIPTION:</b>	<b>Application for planning permission to provide a roof extension containing three 2 bedroom apartments</b>		
<b>DRAWING NUMBERS:</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.		

## SUMMARY

This is a full application for the erection of a rooftop extension to create 3 residential units on an existing, completed and occupied scheme (apart from the community space) for 50 units with community space and associated works.

The scheme would add some additional height and bulk to the existing block of flats but has been designed to be subservient and minimise the visual impacts upon the wider area. The extension would respect the general character of the existing block of flats using sympathetic materials and form.

The block lies within Redhill Town centre in an area with significant levels of development underway leading to a high density character around Marketfield Way. When complete, it would sit comfortably within the general scale and character of its surroundings.

The existing development has been completed with all residential units now let and this scheme is therefore considered as an independent development scheme rather than as part of the scheme for 50 units in terms of the requirement for affordable housing.

No off- street parking is provided, in common with the original scheme, but subject to conditions, regarding travel plans/packs, and cycle storage facilities no objections are raised to this issue in such a sustainable location.

## **RECOMMENDATION**

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

## **Consultations:**

Highway Authority: Have assessed the scheme on safety, capacity and policy grounds and recommend a condition relating to the provision of secure bicycle parking should permission be granted.

Reigate Ramblers: No foreseeable objections

Environment Agency: No objection

## **Representations:**

Letters were sent to neighbouring properties on 16 September 2021. No responses have been received.

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

- 1.1 The site comprises a detached 6 and 8 storey building that comprises 50 residential units and a community hall together with bicycle spaces, plant, internal refuse storage, a roof garden and associated landscaping. The building lies between the London - Brighton main line railway (to the east) and Marketfield way to the west, broadly opposite the new multi storey buildings and cinema being erected on the opposite side of the road in the centre of Redhill. The northern boundary abuts the Crest Nicholson Picturehouse development.
- 1.2 The character of this part of the town centre is undergoing rapid change with a large number of multi storey buildings in the immediate vicinity of the site comprising both residential, office buildings and leisure uses such as the nearby cinema currently under construction
- 1.3 The Station lies within a couple of minutes' walk of the site along with bus services and the main facilities of the town centre a little further. This forms a very sustainable location.

### **2.0 Added Value**

- 2.1 Improvements secured at the pre-application stage: None – there was no pre-application approach
- 2..2 Improvements secured during the course of the application: None the application is acceptable as existing
- 2.3 Further improvements could be secured: Conditions to secure cycle parking and noise mitigation.

### 3.0 Relevant Planning and Enforcement History

- |     |   |  |  |
|-----|---|--|--|
| 3.1 | 19/01365/S73  | Demolition of existing building to provide 50 residential units (including affordable housing) and a community hall, together with bicycle spaces, plant, internal refuse storage, roof-garden and associated landscaping  | Approved   |
| 3.2 | 17/02876/VS106  | Variation to the S106 to change tenure of the affordable housing units to low- cost private rented homes from 7 shared ownership units.  | Approved 29 April 2019                               |
| 3.3 | 17/02876/F  | Demolition of existing building to provide 50 residential units (including affordable housing) and a community hall, together with bicycle spaces, plant, internal refuse storage, roof-garden and associated landscaping. | Granted 18 May 2018 and subject to a S106 obligation |
| 3.4 | A range of applications seeking to discharge the conditions attached to the above applications. |  |  |

### 4.0 Proposal and Design Approach

- 4.1 This is a full application for the erection of 3 x 2- bedroom flats to be located on the roof of the existing apartment building. The existing building has a flat roof, design, the main part 8 stories high with a lower roof line adjacent which provides the roof terrace referred to in the description of the building. Solar panels are accommodated on the roof the subject of this application. The existing building has elevations finished with a mix of facing bricks to accentuate the individual blocks and with grey cladding on part of the upper level and the stair core.
- 4.2 The design approach of this small element of the completed scheme is to secure a design that complements the existing building using materials that will combine with those used on the existing building to provide a building with clean crisp lines. Accordingly, the three flats would form a modest flat roof addition to the existing building and be set back from the facing edge of the existing building such as to reduce the bulk and minimise the impact upon the streetscene. The addition would be finished in grey cladding to blend with the cladding used on the stair core and to minimise the visual impact of the extension with attention directed to the floors below finished in brickwork

4.3 Further details of the development are as follows:

Site area	0.19hectares
Parking standard	No parking
Number of affordable units	None
Net increase in dwellings	3 units
Infrastructure contribution	£0
Existing site density	263 dwellings per hectare
Proposed site density	278dph
Density of the surrounding area	Varied – 493dph – Picturehouse Development 263dph – Marketfield Way as built 382dph - Nobel House

**5.0 Policy Context**

5.1 Designation

Urban area  
Flood Zone 2  
Air Quality Management area  
Redhill Town Centre

5.2 Reigate & Banstead Core Strategy:

CS1 Presumption in Favour of Sustainable Development  
CS4 Valued Townscapes and Historic Environment  
CS10 Sustainable Development  
CS11 Sustainable Construction  
CS13 Housing Delivery  
CS14 Housing Needs of the Community  
CS17 Travel Options and Accessibility

5.3 Reigate and Banstead Development Management Plan 2019:

DES1 Design of new development  
DES4 Housing Mix  
DES5 Delivering High Quality Homes  
DES8 Construction Management  
TAP1 Access, Parking and Servicing  
CCF1 Climate Change Mitigation  
INF3 Electronic Communications Networks

#### 5.4 Other Material Considerations

Supplementary Planning Guidance	Surrey Design Local Distinctiveness Design Guide 2021
Other	Human Rights Act 1998

#### 6.0 **Assessment**

6.1 The site lies within Redhill Town centre, in a very sustainable location. The site is already in residential use and subject to the favourable assessment of issues below, the principle of development is considered acceptable.

6.2 The main issues to consider are:

- Design and Impact Upon Local Character
- Neighbour amenity
- Access and parking
- Affordable Housing
- Other Issues

#### Design and Impact Upon Character of the Area

6.3 Policy DES1 requires all new development to be of a high-quality design that makes a positive contribution to the character and appearance of its surroundings. This can be achieved with reference to considerations of matters such as bulk, mass, scale, appropriate materials, and avoiding adverse impacts upon future occupants and the amenity of existing occupants.

6.4 The applicant approached the Council for pre-application advice about a roof extension as part of wider proposed extension works whilst the scheme was still under construction. The advice received in respect of the roof extension (for 4 flats) suggested that:

- There could be some scope to add to the top floor but that the suggested scheme provided insufficient set back such that the mass and form was considered too bulky and dominant. A unit should be lost to enable a smaller floorspace and a greater setback which would reduce the impact upon the streetscene.

6.5 Following that advice the proposed extension has been reduced in size, and remains a single storey flat roof addition to the existing block which would be set back sufficiently from the facades of the existing building to minimise the visual impact of the addition when viewed in the wider streetscene. It is not an uncommon approach to either set back the top floor(s) of a taller block of offices/flats, or to use different materials to try to minimise the visual impacts of the height and examples of these approaches are found on the adjacent site

where the top floor has a lighter glazed appearance and has varying roof heights. The scheme on the application site indeed already has different roof heights which reduce the general impact and appearance of bulk and mass.

- 6.6 When considered in the context of the surrounding area, the proposed addition would not result in a building of unacceptable overall height or bulk and mass and the proposed materials would fit sympathetically into the character of this building. Overall it is considered that the design of this scheme would comply with the Development Plan and would fit sympathetically with the general scale and character of this part of Redhill town centre.

#### Neighbour Amenity

- 6.6 Policy DES1 requires that new development provides an appropriate environment for both future occupants and does not adversely impact upon occupants of existing nearby buildings. The proposed flats would not lie any closer to any nearby flats on adjacent blocks than the relationship that already exists between flats in this block and those others nearby. Those separation distances were found to be acceptable previously and to provide adequate separation as to protect the amenities of nearby and future residents. Accordingly, there is not considered to be a concern in this respect with this scheme and the scheme is considered to be policy compliant in this respect.

#### Access and Parking

- 6.7 Policy TAP1 encourages a sustainable approach to transport and the location of new development and applications will be looked upon favourably unless they would have an unacceptable impact on highways safety or the cumulative impacts on the road network.
- 6.8 The original scheme was accepted providing no off-street parking with the County Highways Officer noting that the site is in a sustainable location and that the surrounding streets have either double yellow or single yellow line parking restrictions. This means that it is not legally possible to park in a dangerous location. It was considered likely that the scheme would attract non car owning residents and reference was made to the use of car club vehicles. Accordingly, the scheme was approved subject to conditions requiring bicycle storage facilities, the submission of a finalised Travel Plan and that all residents be provided with Travel Packs to include details of all nearby facilities and of the nearest car club vehicles.
- 6.9 No objections have been received from the County Highways Officer and subject to appropriate conditions to secure the same facilities as for those residents of the original scheme, no objection is seen to the proposed scheme in this respect.

#### Affordable Housing:

- 6.10 Policy DES6 sets out the Councils affordable housing requirements: on developments of 11 or more units that 30% of homes on the site should be

affordable housing. The supporting text to this policy advises that developments that seek to avoid the requirements of this policy by failing to make most efficient use of land or by artificially subdividing land ownership into smaller developments sites will be required to increase density where appropriate or to meet the cumulative requirement for all the sites on one or more of the sites.

- 6.11 In this instance the site has not been obviously under developed, albeit there is still scope in officers view for these three additional units, and nor has the site been divided into different land ownerships in an effort to avoid any infrastructure contributions.
- 6.12 Rather, the approved scheme has been completed which is confirmed with a Building Regulations Completion Certificate. We are advised that all 50 units have been let and that discussions with Reigate and Banstead Council are advanced with a view to finding a tenant for the community space. This scheme is therefore considered to be a self-contained change to an existing development that should be assessed independently against Policy DES6. Accordingly, the provisions of Policy DES6 do not apply to this scheme.

Other Issues:

#### Infrastructure Contributions

- 6.13 Policy INF1 identifies the importance of the timely provision of infrastructure to support new development. In this instance due to the modest scale of the scheme CIL payments are the only contributions that would be required from this scheme and these are secured through a separate process.

#### Flooding:

- 6.14 Whilst the site lies within Flood Zone 2 the three proposed flats would not lie in any danger of flooding nor contribution to flood risks within the wider area. Issues of drainage would be dealt with as part of the Building Regulations process.

#### Noise:

- 6.15 The site lies in close proximity both to the busy Marketfield Way and to the main line railway, both generating potential noise for future residents. It is proposed that this be dealt with by means of the same condition that was applied to the main scheme when permission was granted.

#### Air Quality:

- 6.16 The site lies within an air quality management area which was previously, and subject to appropriate conditions, not considered sufficiently bad to justify a refusal of permission for a residential use on this site. Accordingly, it is proposed to attach the same condition to this permission regarding air quality

as was attached to the previous scheme for the main body of this block of apartments.

## CONDITIONS

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

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.

<b>Plan Type</b>	<b>Reference</b>	<b>Version</b>	<b>Date Received</b>
Prop'd rear/side Elevs	01276PL113		9.9.21
Prop'd Front/Side Elevs	01276 PL112		9.9.21
Prop'd 8 <sup>th</sup> Floor and Roof	01276 PL111		9.9.21
Ex Roof Plan	01276PL110		9.9.21
Ex Side/Rear Elevs	01276PL103		9.9.21
Ex Rear & Side Elevs	01276PL102		9.9.21
Location Plan	Unnumbered		9.9.21

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. The development hereby approved shall not be first occupied unless and until secure parking for bicycles within the development site has been provided in accordance with a scheme to be submitted to and approved in writing by the Local planning Authority for and thereafter the said facilities shall be provided retained and maintained to the satisfaction of the Local Planning authority.

Reason: In recognition of Section 9 Promoting Sustainable Transport in the NPPF 2021.

4. The scheme shall be carried out using the materials identified in the application form.

Reason: To ensure a satisfactory appearance upon completion in accordance with the provisions of Policy DES1 of the Reigate and Banstead Development Management Plan 2019.

5. The development hereby approved shall be carried out in accordance the approved Noise and Vibration Assessment produced by Sharps Redmore (dated 30 November 2017) and submitted as part of planning application reference 17/02876/F. The window systems installed to the residential units shall meet the specifications set out in paragraphs 4.9 and 4.10 (including the corresponding figure on paragraph 4.11) unless an alternative specification is agreed in writing with the Local Planning Authority.

Reason: To ensure that future occupants would not be exposed to unacceptable levels of noise and in order to achieve an adequate level of residential amenity with regard to policy CS10 of the Reigate and Banstead Core Strategy.

6. The development hereby approved shall be carried out in accordance with the approved Air Quality Assessment produced by AECOM dated 26 November 2017, (submitted with application reference 17/02876/F with particular regard to the use of a low NOx emission (<40 mg/kWhr) boiler/heating plant as specified in Section 4 and the recommendations in Appendix C with regard to Construction Phase Mitigation.

Reason: To ensure that the development would not give rise to unacceptable impacts on air quality or put future occupants at unacceptable risk of poor air quality with regard to policy CS10 of the Reigate and Banstead Core Strategy.

7. The development hereby approved shall be carried out in accordance with the Energy and Sustainability Statement by Building Services Design dated December 2017 (revision 03)(submitted with application reference 17/02876/F) .

The solar panels shall be installed in accordance with the approved plans and shall be installed and operational prior to the occupation of the first residential unit hereby approved.

Reason: In order to promote renewable energy and to ensure that the development would minimise carbon emissions with regard to Policy CS10 of the Reigate and Banstead Core Strategy.

## 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. Further information can be found on the Council website at : [Climate Change Information](#).

3. 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 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.

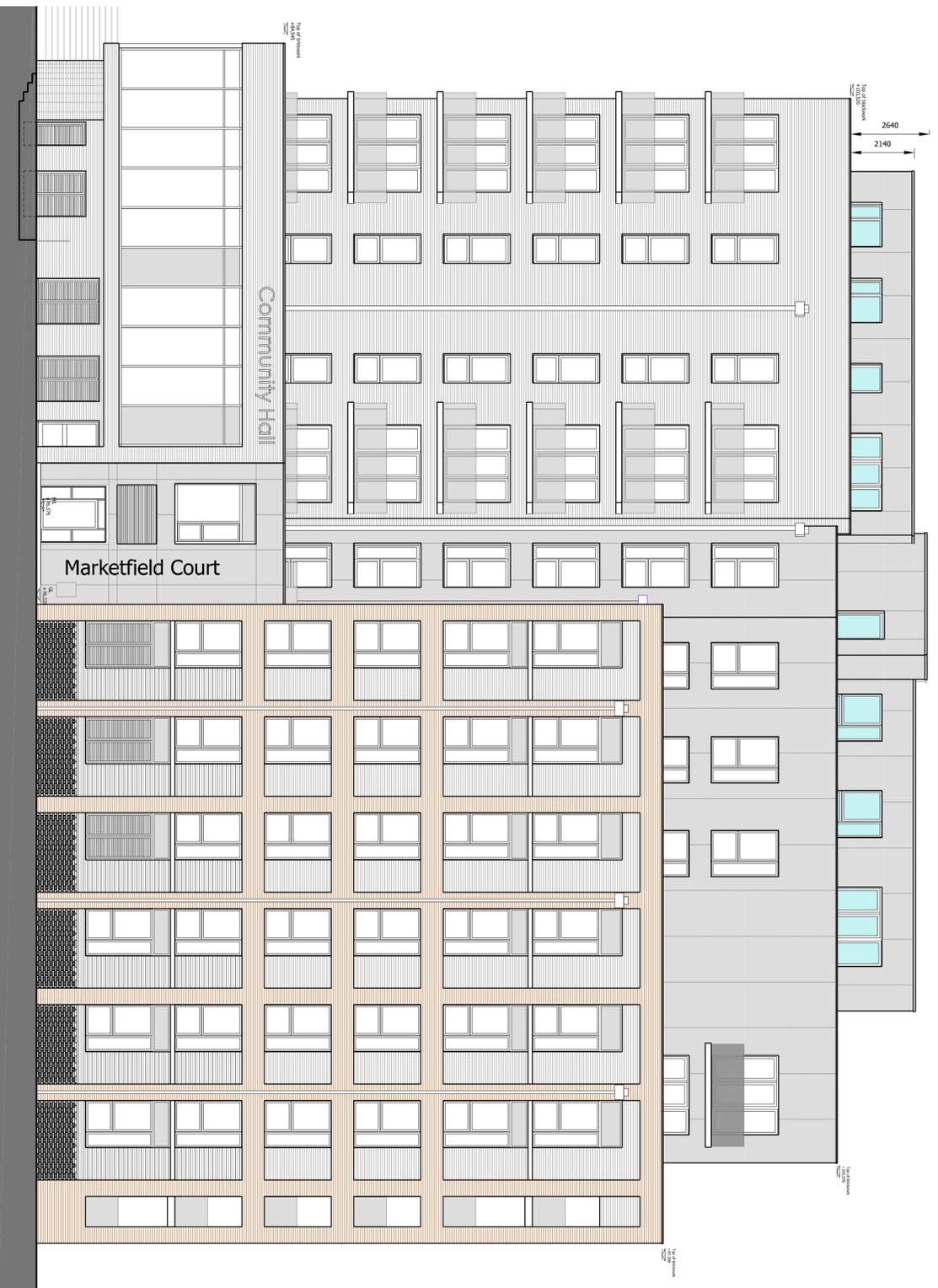
### **REASON FOR PERMISSION**

The development hereby permitted has been assessed against development plan policies CS1 CS4 CS10 CS11 CS13 CS17 DES1 DES4 DES5 TAP1 INF1 CCF1 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.

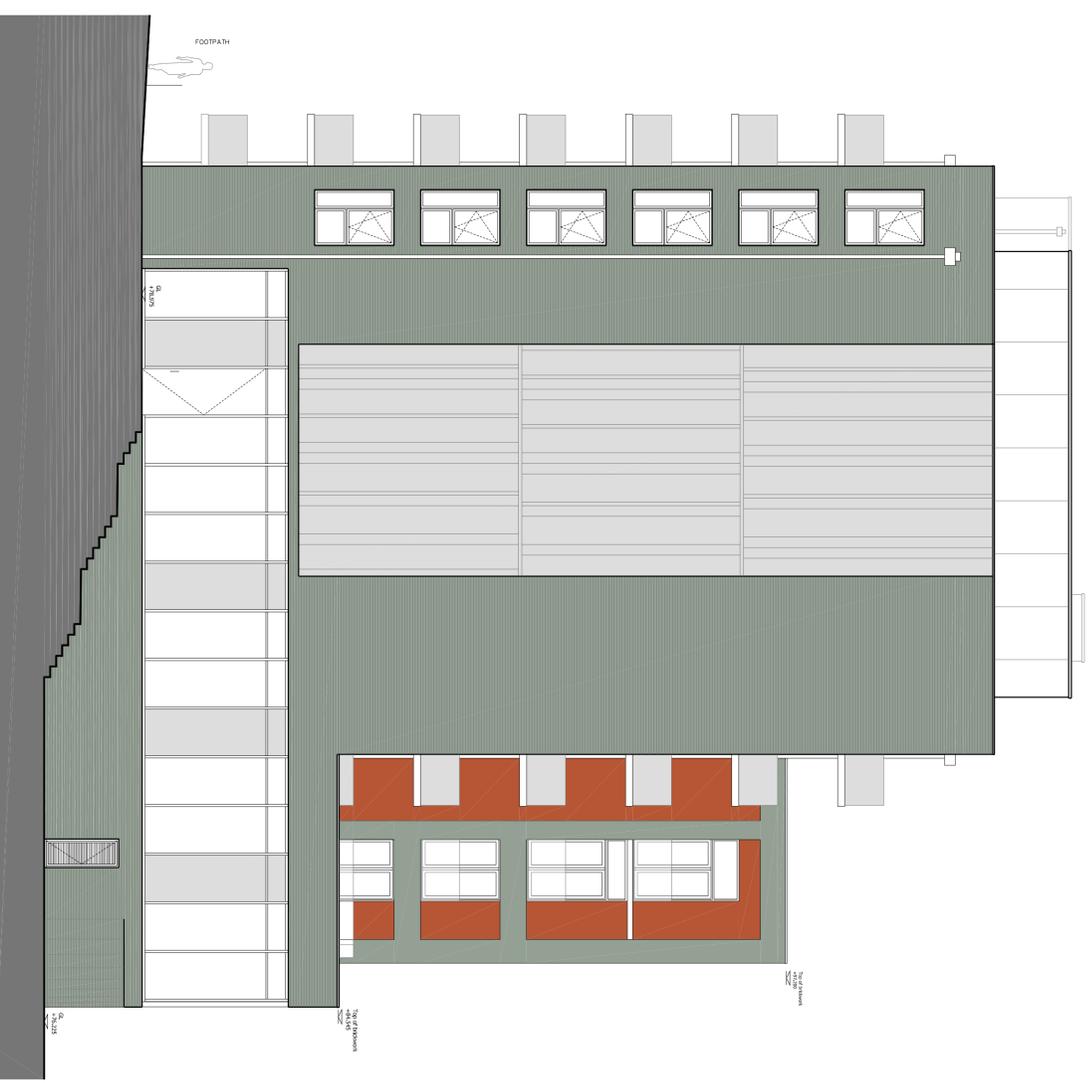
### **Proactive and Positive Statements**

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.





Proposed Front Elevation 1:100



Proposed Side Elevation 1:100

Rev.	Date	Description



[www.dmsarchitects.co.uk](http://www.dmsarchitects.co.uk)

St Paul's House, East Street,  
Farnham, Surrey, GU9 7TJ

Tel: 01252 246616 / 07812 504922

Client: Lodgerrest Developments Ltd DMS  
 Project: Marketfield Court  
 Drawing Title: Front + Side Elevations  
 Date: July 2021  
 Proposed Front + Side Elevations  
 Drawing Number: 01276/PL112  
 Revision:



Proposed Rear Elevation 1:100



Proposed Side Elevation 1:100

Rev.	Date	Description



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St Paul's House, East Street,  
Farnham, Surrey, GU9 7TJ

Tel: 01252 246616 / 07812 504922

Client: Lodgerest Developments Ltd DMS  
 Project: Marketfield Court  
 Marketfield Way  
 Redhill  
 Drawing Title: Proposed Rear + Side Elevations  
 Date: July 2021  
 Checked by:  
 Drawing Number: 01276/PL113  
 Revision: