

 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	27 April 2022
	REPORT OF:	HEAD OF PLANNING
	AUTHOR:	Lesley Westphal
	TELEPHONE :	01737 276769
	EMAIL:	Lesley.westphal@reigate-banstead.gov.uk
AGENDA ITEM:	7	WARD: Hooley Merstham & Netherne

APPLICATION NUMBER:	21/02769/F	VALID:	5/11/21
APPLICANT:	MS UK Property	AGENT:	Darling Associates
LOCATION:	131 BLETCHINGLEY ROAD, MERSTHAM REDHILL SURREY RH1 3QG		
DESCRIPTION:	Construction of 2 semi detached houses with parking and vehicle crossovers		
DRAWING NUMBERS:			

SUMMARY

The proposed development comprises the erection of one pair of semi detached houses on a piece of vacant land within the urban confines of Merstham. The application follows another for 4 flats which was refused and dismissed at appeal on grounds of harm to character and the amenities of neighbouring occupiers.

In respect of the design and impact of the scheme upon the character of the surrounding area it would now be designed with hipped roofs rather than gables as previously and generally in a manner and with such spatial characteristics as to blend sympathetically with the existing development in the area.

Whilst it has potential for overlooking of the property to the rear of the site, the use of obscure glazing would overcome any concerns in this respect. The scheme would, in order to protect neighbours amenities, result in one bedroom having a partially obscure glazed window but on balance this is considered to be acceptable, with two other usable bedrooms being available with adequate views out to their surroundings.

With regards the issues of loss of light and overbearing impacts, the proposed reduction in the width of the building, combined with the incorporation of hipped roofs rather than gables is, on balance, sufficient to ensure that the impacts in this regard would be acceptable and not warrant refusal.

Adequate facilities including parking, gardens, room sizes and layout would be achieved and the scheme would overall provide a satisfactory level of accommodation, that blends well with the surrounding area.

The site would lie within a sustainable location providing accommodation to contribute towards the Councils housing supply. It would in the process provide some employment during the construction period as well as new residents to contribute to the local economy.

RECOMMENDATION(S)

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

Consultations:

Highway Authority:

The proposed development has been considered by the County Highways Authority who having assessed the application on safety, capacity and policy grounds recommends conditions regarding the following matters in any permission granted:

- construction of the vehicular access
- Provision of on site parking
- Provision of fast charge sockets

Representations:

Letters were sent to neighbouring properties on 9 November 2021. 7 responses have been received, (3 objections, 3 support and one neutral) raising the following issues:

Issue	Number	Response
Harm to wildlife		See paragraph 6.23-6.24
Harm to neighbours amenities through Noise and disturbance, overlooking and loss of privacy, overshadowing and loss of private view		See paragraph 6.1-6.17
Out of character		See paragraph 6.3-6.6
over development		See paragraph 6.3-6.3
loss of property values		Not a material planning consideration
hazard to highway safety		See paragraph 6.18 – 6.21
loss of on street parking		See paragraph 6.18-6.21
flooding		See paragraph 6.22
In keeping with local architecture		See paragraph 6.3-6.6
Enhancement of existing wasted land		See Paragraph 6.3-6.6
Providing much needed accommodation		See summary
Inconvenience during construction		See paragraph 6.17
Welcomed economic impact resulting from new residents		See summary

1.0 Site and Character Appraisal

- 1.1 The site comprises a piece of former garden land at the side of 131 Bletchingley Road. It is flat and grassed with no features of particular interest.
- 1.2 To the rear lies the two storey property of 156 Malmstone Avenue, to the east the rear gardens of 158 Malmstone Avenue and 214 Gladstone Way, to the west the flank wall and garden of 131 Bletchingley Road and to the south the deep grass verge that adjoins Bletchingley Road
- 1.3 The surrounding area is residential in nature with predominantly terraced and semi detached 2 storey houses predominantly with brick elevations and pitched tiled roofs. A deep grass verge runs between the front gardens of houses on this side of Bletchingley Road and the highway.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: Reduction in the number of dwellings and improvements to the design reducing the scale and reducing the potential for overlooking of adjacent properties.
- 2.2 Improvements secured during the course of the application: None
- 2.3 Further improvements could be secured: Conditions to address issues regarding materials.

3.0 Relevant Planning and Enforcement History

- | | | | |
|-----|------------|---|-----------------------------------|
| 3.1 | 20/00769/F | Erection of two storey block of 4 flats | Refused for the following reasons |
|-----|------------|---|-----------------------------------|

1. The proposed development would, by virtue of its layout, siting, scale, bulk and massing of the building, lack of separation to the side and rear boundaries, result in an uncharacteristically dominant and cramped building within the street scene and an overdevelopment of the site which would be harmful to the character of the locality. This adverse effect would be exacerbated by the parking dominated frontage with lack of space for soft landscaping. The proposal is therefore contrary to Policies CS1 and CS4 of the adopted Reigate and Banstead Core Strategy, Policy DES1 of the Reigate and Banstead Development Management Plan 2019, the Reigate and Banstead (Supplementary Planning Guidance) Local Distinctiveness Design Guide and the National Planning Policy Framework 2019.
2. The development would be detrimental to the amenities of the adjoining residential properties by reason of overlooking and a loss of privacy to 156, Malmstone Avenue and an overbearing and dominant impact to both 156, Malmstone Avenue and 131, Bletchingley Road, contrary to policy DES1 of the

Reigate and Banstead Development Management Plan 2019 and advice contained within the Local Distinctiveness Design Guide SPG and the NPPF

3.2 Appeal lodged and dismissed with the Inspector concluding:

- Whilst the building would respect local character its massing would be accentuated by gable end roofs that contrast with the hipped roofs to the terrace.
- The western flank would be close to and dominate the entrance to 131 on its flank
- The splayed flank on the opposite boundary would appear odd in an area of rectangular housing
- The frontage would be mainly hard surfacing : ..all resulting in limited harm to the character of the area
- Significant level of overlooking to the house at the rear from first floor windows emphasised by the closer separation distance than found elsewhere nearby
- Overbearing impact for the residents at 154. The appeal decision is attached.

4.0 Proposal and Design Approach

- 4.1 This is a full application for the erection of a two storey pair of semi detached three bedroom houses. The houses would face onto the highway with the rear wall approximately level with the main rear wall of 131 Bletchingley Road. The houses would set in from the flank boundaries sufficiently to allow a single parking space alongside each house. The rear gardens would be on average 7.4 metres long.
- 4.2 The separation between the rear two rear wall of these houses and the rear of two storey wall of 154 Malmstone Ave would be between 14m's-16.5m's. This property has a single storey conservatory that projects into the rear garden.
- 4.3 Each house would have a vehicular crossover leading from the highway to the front garden and two off street spaces would be provided for each house. Sufficient space would be retained for a planted front garden to each house.
- 4.4 The design would be brick faced with pitched tiled roofs with hipped ends rather than the gables which were found to be harmful in the planning appeal. Each house would have a modest canopied entrance and three bedrooms - two facing onto the street and one facing to the rear of the site alongside a bathroom. At ground floor a separate kitchen and a single living dining room are proposed.
- 4.5 The design approach is summarised very simply as one that would align the houses with the main body of other houses in the adjacent terrace with houses constructed of brick with pitched roofs and hipped ends. Fenestration at the rear would be obscure glazed to avoid overlooking.

4.6 Parking would provide 2 space per unit accessed by means of crossovers over the existing verge utilising permeable plastic grid system which will be seeded with grass. Each dwelling to have storage for bins and bicycles.

4.7 Further details of the development are as follows:

Site area	0.03 hectares
Existing use	Formerly garden space
Proposed use	Two houses
Existing parking spaces	0
Proposed parking spaces	4
Parking standard	4
Net increase in dwellings	2

5.0 Policy Context

5.1 Designation

Urban area
Medium accessibility area (6)

5.2 The Reigate and Banstead Core Strategy:

CS1 Presumption in favour of sustainable development
CS10 Sustainable development
CS11 Sustainable construction
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
DES5 Delivering High Quality Homes
DES8 Construction Management
TP1 Access, Parking and servicing
CCF1 Climate change mitigation
NHE2 Protecting and Enhancing Bio diversity and area of Geological Importance

5.4 Other Material Considerations

Supplementary Planning Guidance

Surrey Design
Local Distinctiveness Design Guide
A Parking Strategy for Surrey
Parking Standards for Development

Other

Human Rights Act 1998

6.0 Assessment

6.1 The site lies within an urban, sustainable location and the Council have accepted the principle of the development of this site providing such development can comply with the relevant policies of the Development Plan, as discussed below. This position was accepted by the Inspector in the previous planning appeal

6.2 The main issues to consider are:

- Design and Impact upon local character
- Quality of accommodation
- Neighbour amenity
- Access and parking
- Flooding
- Ecology

Design and Impact upon character of the Area

6.3 DMP Policy DES1 is the most pertinent policy for consideration in this scheme. It requires in essence that new development fits sympathetically within existing development, acknowledging any special character that exists. This requires attention not only to the design and materials, but also to plot size, plot width, scale and mass of the building and elements such as landscaping.

6.4 The appearance of the proposed dwellings would be of a traditional form that would match the surrounding housing sympathetically. Whilst a pair of semi detached units rather than adjoining the neighbouring terrace, the general scale and form of development would nevertheless sit sympathetically within its surroundings.

6.4 The flank wall facing onto 131 Bletchingley Road would be separated from the flank wall of that house by approximately 3.5m's – a distance which in appearance terms would not appear cramped in relation to that dwelling. The separation from the easternmost boundary would be just under 3m's and wall would lie between 2.5 – 4.0 m's. Since that boundary is the rear garden boundary for a dwelling in Radstock Way, over 30m's distant this is also considered acceptable.

6.5 The separation of the proposed dwellings from the rear is greater than previously considered in the appeal, although at the shortest distance on marginally larger. However the concerns expressed by the Inspector about the gabled roofs have been addressed, there is a greater separation distance around the proposed houses and, as will be seen below, there is no overlooking issue with this scheme. Consequently, whilst an ideal back to back separation distance would be around 20m's that proposed here is considered acceptable. It would be significantly shorter than in some nearby properties

which have much longer gardens than would be sought as part of a new development, but there are many instances around this site, where for instance an end of terrace backs onto the flank wall of a terrace in an adjacent road, where this separation distance is found...indeed in some instances a smaller separation is seen

- 6.6 The scheme would result in two additional crossovers across the deep grass verge in front of the houses. Other houses have already carried out such works and the visual impacts could be mitigated by the use of a modular system that allows the grass to grow through the membrane used. Overall it is considered that the scheme would fit comfortably within the spatial and design character of the surrounding area.

Quality of Accommodation

- 6.7 DMP Policy DES5 requires all new residential development to provide high quality adaptable accommodation, providing good living conditions for future occupants.
- 6.7 In this instance the proposed layout and room sizes are acceptable with only one concern: that being the obscure glazed window to the rear facing bedroom two window. This window in both units would lie too close to the house at the rear to be fully clear glazed – leading to unacceptable level of overlooking and loss of privacy. It is accepted that the design of these windows would be fine – with conventional sized windows but with the lower portion obscure glazed and the upper portion clear glazed on both rear facing bedroom and bathroom windows. Whilst it is accepted that a bathroom window could be obscure glazed it is less clear that this is acceptable for a bedroom window. There is no other option for the two rear facing bedrooms without compromising neighbours privacy. On balance however it is considered that since these would be three bedroom houses, there would still be two bedrooms with clear glazing with the option given recent changes to home working arrangements that the rear bedroom could function as a study or such a room that does not necessarily depend so much upon clear glazing to provide an acceptable environment.
- 6.9 The rear gardens of the two houses would be overlooked from the first floor rear windows of 154 Malmstone Avenue at between 14-16.5 m's. Whilst not ideal, that level of overlooking is already available between the rear of 154 and the rear garden of 131 Bletchingley Road. Similar separation distances exist between the rear of 212 Radstock Ave and 158 Malmstone Avenue and dwellings on the opposite side of Malmstone Avenue and houses in Chilmark Gardens also experience similar separation levels.
- 6.10 Overall whilst acknowledging that the separation levels are not ideal, there are other examples in the near vicinity that leads officers to conclude that, on balance, this scheme would not be unacceptable on that basis.

Neighbours Amenities

- 6.11 DMP Policy DES1 seeks to protect the amenities of existing occupants from adverse impacts of new development through a range of issues such as overlooking, overshadowing, visual intrusion, noise etc.
- 6.12 The residents most affected by the scheme would be those at 131 whose side entrance faces onto the site and 154 Malmstone Avenue at the rear of the site.
- 6.13 Subject to a condition to ensure that the lower portions of the rear facing windows would be obscure glazed, no surrounding neighbour would suffer a loss of privacy or overlooking from the proposed scheme.
- 6.14 Sufficient off street parking would be provided such that there are not anticipated to be significantly harmful impacts to the neighbours amenities through the loss of on street parking. Some residents of Bletchingley Road have crossovers providing off street parking and it is clear that in the near vicinity many houses have off street parking. Overall it is not considered that the scheme would cause significant harm in this respect.
- 6.15 The proposed houses would lie sufficiently far from the flank of 131 Bletchingley Road such as to not cause an adverse impact such as considered harmful previously by the Inspector.
- 6.16 Some overshadowing would occur of the rear of 154 Malmstone Avenue but through the course of the day sufficient light and sunlight would reach this house and its garden that this impact would not be unacceptable and the Council's own daylight assessments would be passed. The proposal represents an improvement from the previous in this regard and with regards any overbearing impact by virtue of the increase space to the side boundaries and the use of a hipped, rather than gable-ended roof which will allow more visible space around the building. On balance, therefore whilst there would clearly be a change to the outlook and living conditions of the occupiers of 154 Malmstone Avenue, the impacts of the proposal would not be so harmful as to warrant refusal on this ground alone.
- 6.17 Concern has been raised about the inconvenience during construction but this is not a sufficient reason for which to refuse a scheme. Overall it is considered on balance that the impacts of the scheme whilst noticeable to these around the site, would not be unacceptable.

Access and parking

- 6.18 DMP Policy TAP1 requires that all development be required to provide safe and convenient access for all road users, not to cause highways safety concerns, not to unnecessarily impeded the free flow of traffic and to provide sufficient off street parking .
- 6.19 Each house would have two off street parking spaces accessed via Bletchingley Road. This would potentially result in the loss of two on street

spaces but there is considered to be sufficient on street parking in the general area that this would not cause such harm as to be unacceptable. Visually the crossovers would be acceptable and would reflect others nearby.

- 6.20 The scheme has been considered by the County highways Authority and is considered acceptable in terms of highways safety and the free flow of traffic.
- 6.21 Overall the scheme is considered acceptable in terms of its highways impacts.

Flooding

- 6.22 Concerns have been expressed by some residents about potential flooding and drainage issues. The site lies in Floodzone 1 which is land at the lowest risk of flooding and is not identified as experiencing surface water flooding. Consequently there is not considered to be a flooding risk associated with the scheme.

Ecology

- 6.23 DMP Policy NHE2 addresses the issue of protection of bio diversity and ecology requiring that all schemes be designed where possible to provide bio diversity enhancements and protection against losses.
- 6.24 This land appears to have been former garden land and if not certainly appears to have been maintained as such with the grass kept short and there being no appreciable landscaping on the site. The site does not lie in close proximity to a wildlife site. It is considered that a bio diversity enhancement could be achieved on this site by linking such enhancements to a landscaping scheme. Both these aspects could be dealt with by appropriate conditions. Accordingly therefore Policy NHHE2 could be complied with.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

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

Plan Type	Reference	Version	Date Received
Other Plan	UNNUMBERED		09.11.2021
Site Layout Plan	006	A	22.10.2021
Elevation Plan	004	A	22.10.2021
Proposed Plans	005	A	22.10.2021
Proposed Plans	008		05.11.2021
Block Plan	007		05.11.2021

Location Plan

UNNUMBERED

05.11.2021

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 above ground floor slab level shall commence on site until a scheme for the landscaping has been submitted to and approved in writing by the local planning authority. The Landscaping scheme shall include details of hard landscaping, boundary fencing of treatment, 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, the reinstatement of evergreen ornamental shrubbery set between the extended area and the Victorian building, numbers/densities of planting and an implementation programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to first occupation or use of the approved development or in accordance with a programme agreed in writing with the local planning authority

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 to comply with policies NHE3 and DES1 of the Reigate and Banstead Borough Development Management Plan 2019, British Standards including BS8545:2014 and British Standard 5837:2012.

4. The development shall not be occupied until unless and until each of the dwellings have been provided with a fast charge socket (current minimum requirement): 7kw Mode 3 with Type 2 connector – 230 v AC 32 amp single phase dedicated supply), and a further 20% of the available spaces to be provided with power supply to provide additional fast socket if required, in accordance with a scheme to be submitted to and approved in writing the LPA.

Reason: In recognition of Section 9 Promoting Sustainable Transport in the NPPF and in order to meet the objectives of the NPPF and to satisfy the provisions of Policy TAP1 of the Reigate and Banstead Development Management Plan 2019.

5. The proposed vehicular accesses to Bletchingley Road shall be constructed in accordance with the approved plans and thereafter shall be permanently retained.

Reason: In order that the scheme should not prejudice highways safety nor cause inconvenience to other highway users.

6. Spaces shall be laid out within the site in accordance with the approved plans for vehicles to be parked. Thereafter the parking area shall be retained and maintained for their designated purpose.

Reason: In order that the scheme should not prejudice highways safety nor cause inconvenience to other highway users.

7. Prior to any works above slab level, details shall be provided in writing to and be approved by the Local Planning authority of the proposed biodiversity enhancements and mitigation proposed to ensure a total net increase in biodiversity. The scheme shall be carried out in accordance with the approved details.

Reason: To accord with the provisions of Policy NHE2 of the Reigate and Banstead Development Management Plan 2019 and the National Planning Policy Framework.

8. Prior to any works above slab level, details shall be provided in writing to and be approved by the Local planning authority of the proposed external materials. The scheme shall be carried out in accordance with the approved details.

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

9. The first floor windows in the north elevation of the development hereby permitted shall be glazed with obscured glass and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed 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 Development Management Plan 2019 policy DES1.

10. The development hereby approved shall not be first occupied unless and until an Energy and Water Efficiency Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall detail how the development will:
 - a) Ensure that the potential water consumption by occupants of each new dwelling does not exceed 110 litres per person per day

- b) Achieve not less than a 19% improvement in the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as defined in Part L1A of the 2013 Building Regulations

The development shall be carried out in accordance with the approved details and any measures specific to an individual dwelling(s) shall be implemented, installed and operational prior to its occupation.

Reason: To ensure that the development supports the efficient use of resources and minimises carbon emissions with regard to Policy CS10 of the Reigate & Banstead Core Strategy 2014 and Policy CCF1 of the Reigate & Banstead Development Management Plan 2019.

11. All dwellings within the development hereby approved shall be provided with the necessary infrastructure to facilitate connection to a high speed broadband. Unless otherwise agreed in writing with the Local Planning Authority, this shall include as a minimum:

- A) A broadband connection accessed directly from the nearest exchange or cabinet
b) Cabling and associated installations which enable easy access for future repair, replacement or upgrading.

Reason: To ensure that the development promotes access to, and the expansion of, a high quality electronic communications network in accordance with Policy INF3 of the Reigate & Banstead Development Management Plan 2019.

12. 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 Policy DES1 of the Reigate and Banstead Borough Development Management Plan 2019.

13. Prior to the commencement of development a scheme for biodiversity enhancements shall be submitted to and approved in writing by the local planning authority.

Reason: In order to provide ecological benefits with regards Policy NHE2 of the Development Management Plan 2019.

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. Further information can be found on the Council website at : Climate Change Information .
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 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.

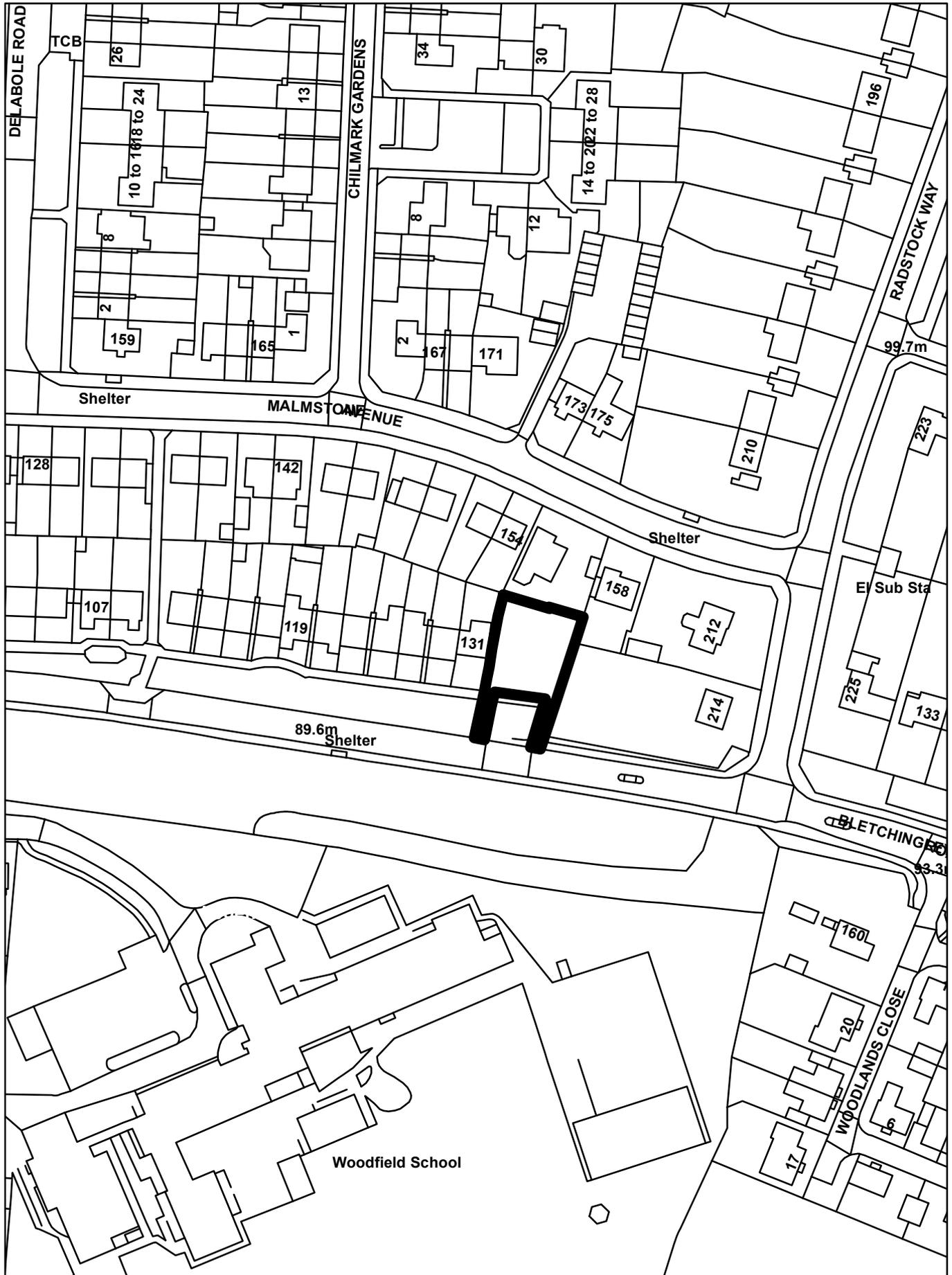
Further details of these noise and pollution measures can be obtained from the Council's Environmental Health Services Unit.

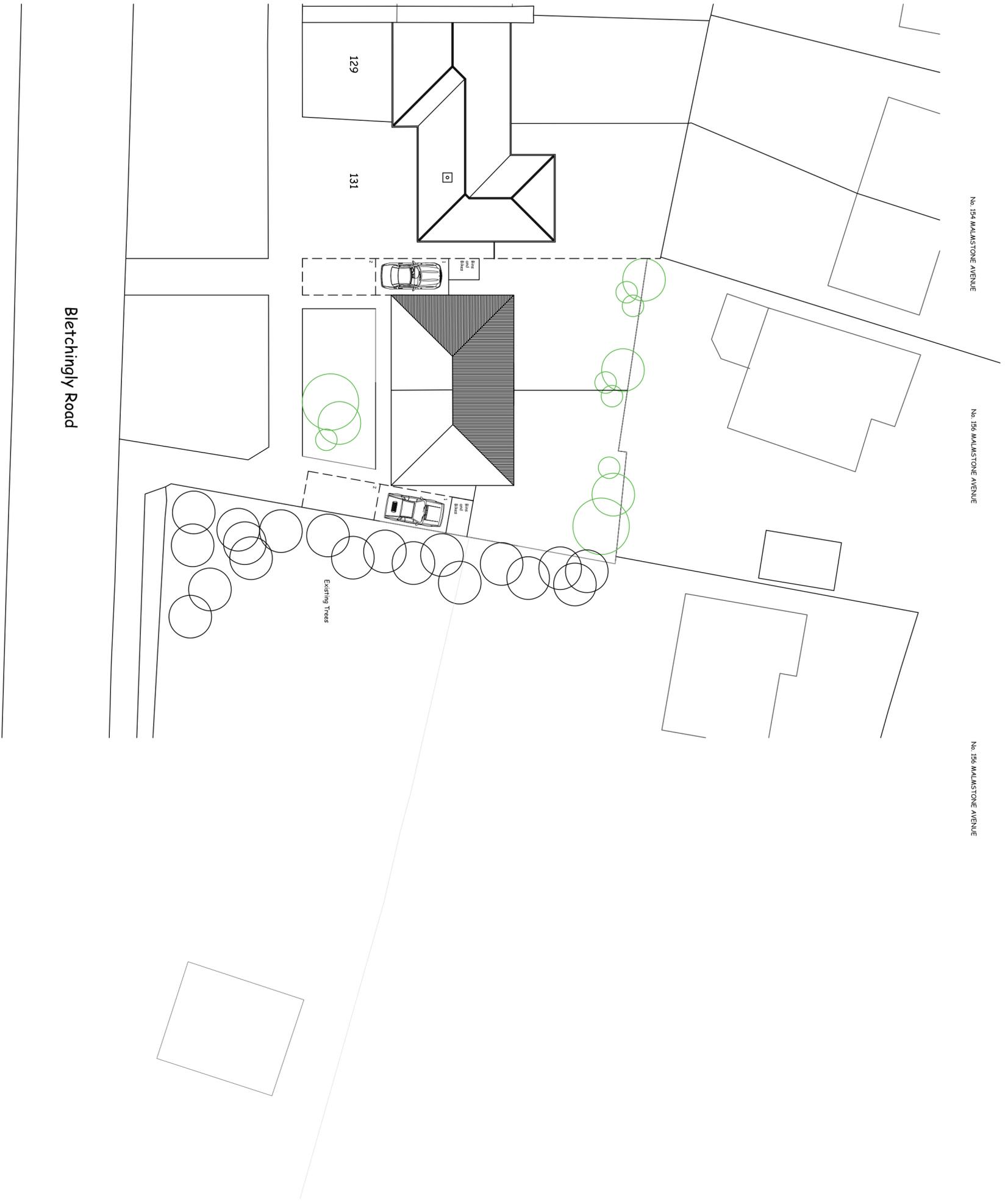
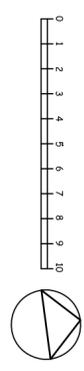
REASON FOR PERMISSION

The development hereby permitted has been assessed against development plan policies CS1 CS10 CS11 CS14 CS17 DES1 DES5 DES8 TP1 CCF1 NHE2 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.

21/02769/F - 131 Bletchingley Road, Merstham





A revisions
06.10.21

Darling Associates
The Studio
14 Farlington Close
Hoywards Heath
West Sussex RH11 6 3EH
P 01 444 458813
F 01 444 458813
E darlingassociates@btopenworld.com

**Land Adjacent
131 Bletchingly
Road Merstham**

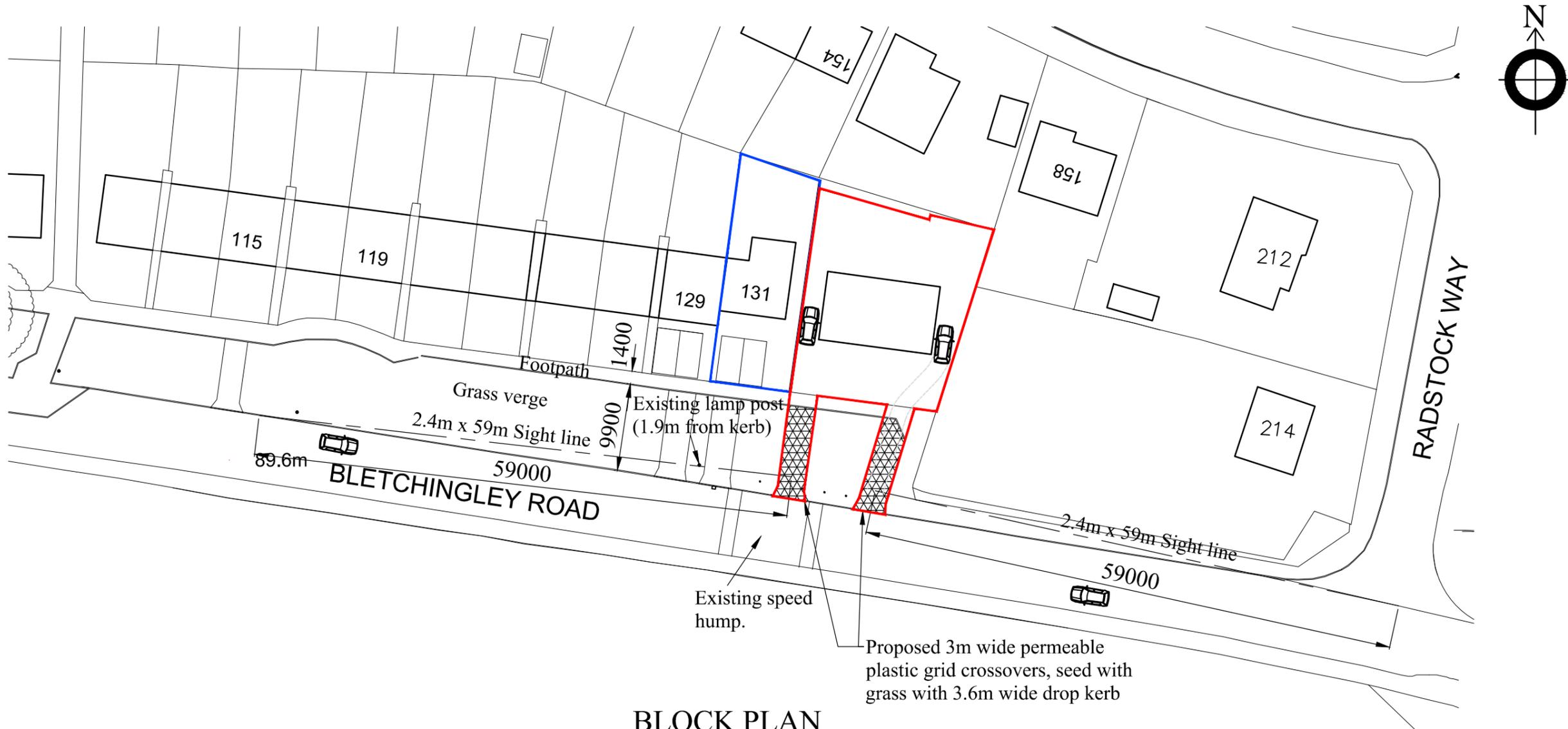
**Site Plan
Semi Detached**

Drawn	Date	Scale
GD	08.21	1:200A2

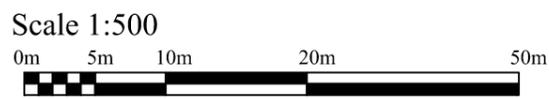
006A

Site Plan

Bletchingly Road



BLOCK PLAN



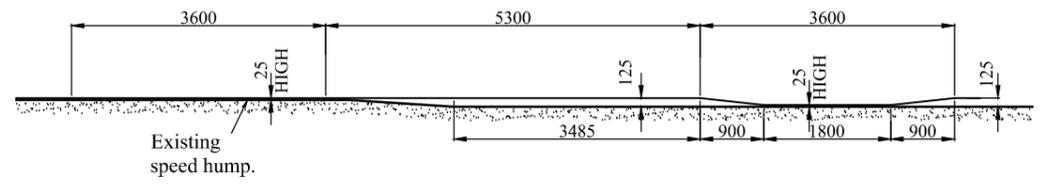
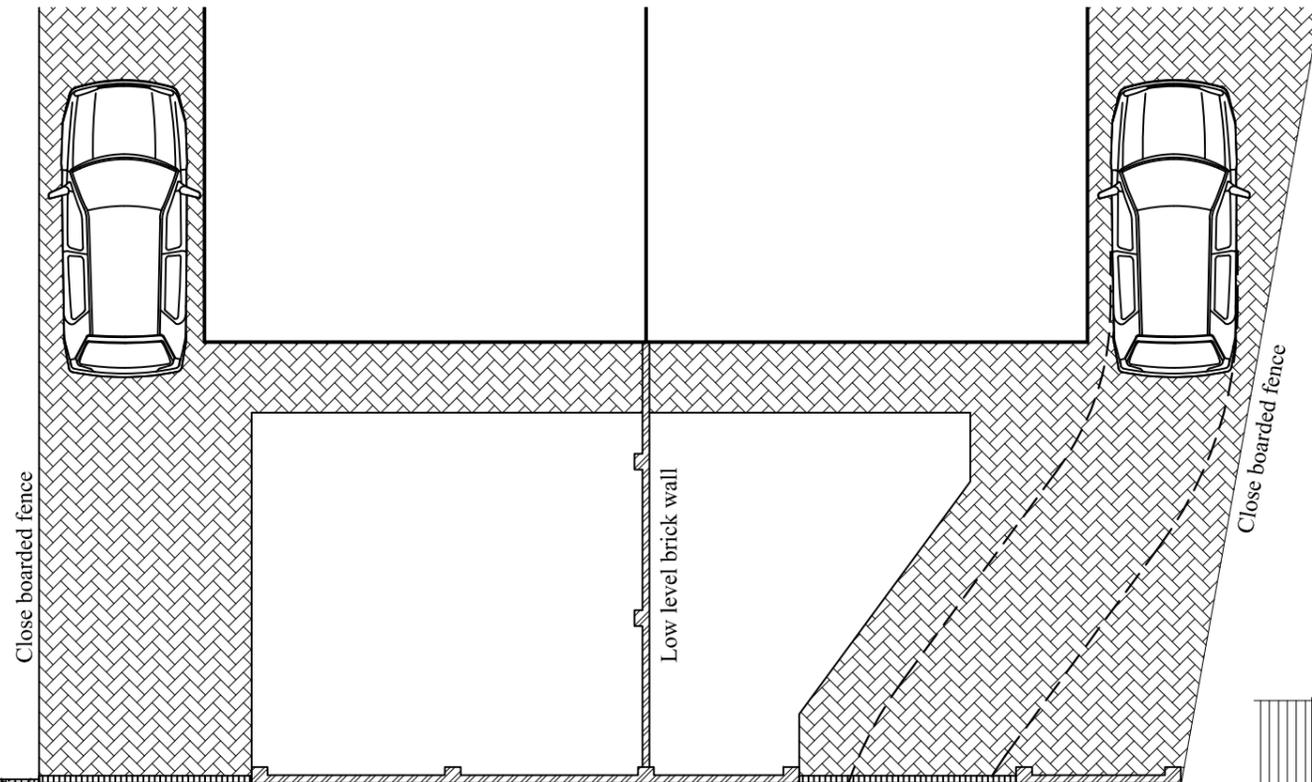
Darling Associates 
 The Studio
 14 Farlington Close
 Haywards Heath
 West Sussex RH16 3EH
 P 01444 458813
 F 01444 458813
 E darlingassociates@btopenworld.com

Land Adjacent to
 131 Bletchingley Road
 Merstham

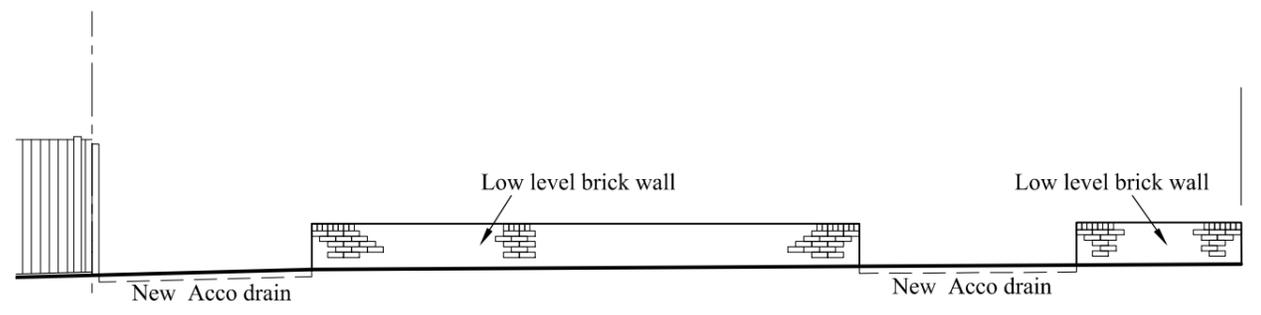
Block Plan

Drawn	Date	Scale
GC	08.01	1:500A3

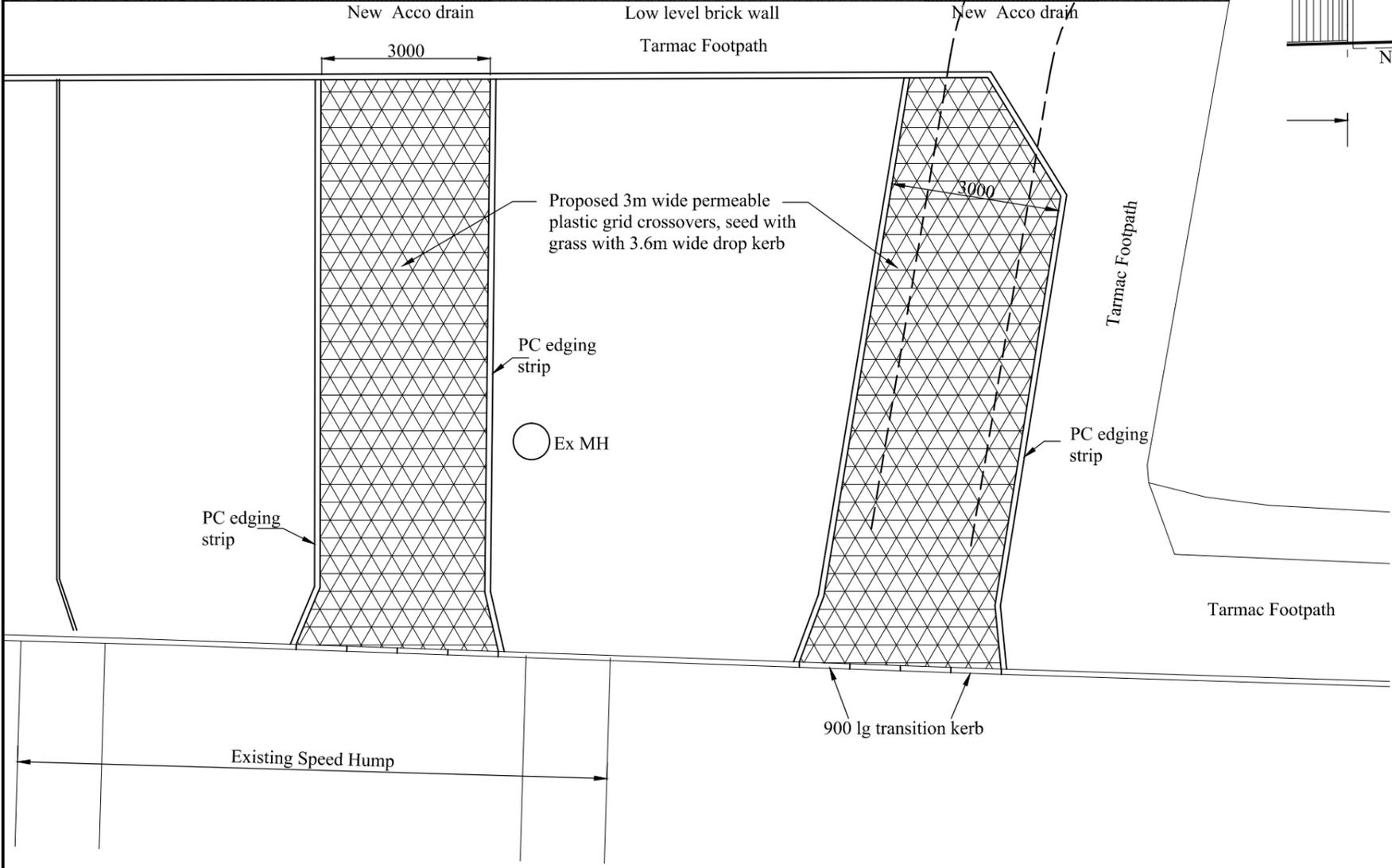
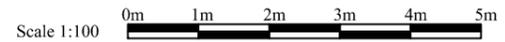
007



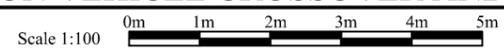
ELEVATION ON DROPPED KERB



ELEVATION ON BACK OF FOOTPATH



PLAN ON VEHICLE CROSSOVER AND DROPPED KERB



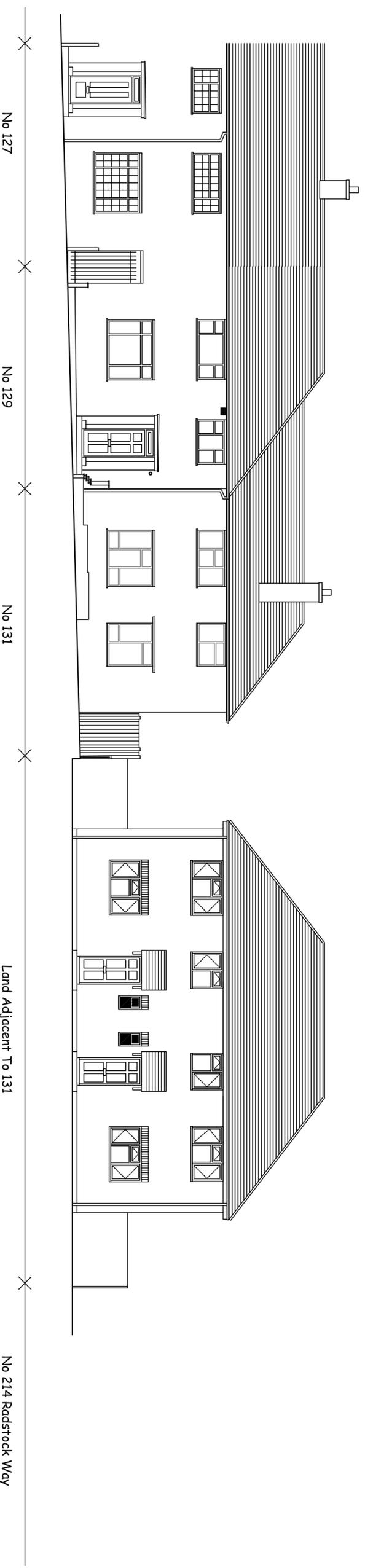
Darling Associates 
 The Studio
 14 Farlington Close
 Haywards Heath
 West Sussex RH16 3EH
 P 01444 458813
 F 01444 458813
 E darlingassociates@btopenworld.com

**Land Adjacent to
 131 Bletchingley Road
 Merstham**

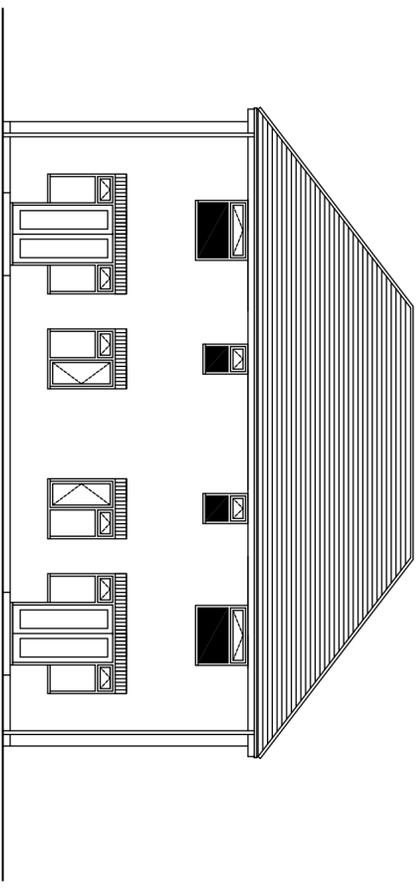
**Vehicle Crossover
 Details**

Drawn GC	Date 08.01	Scale 1:100 & 1:50 @A3
-------------	---------------	------------------------------

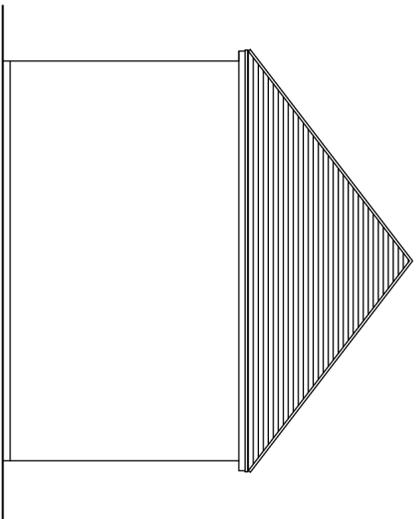
008



Front (South) Elevation



Rear (North) Elevation



Side Elevations

A revisions
06.10.21

Darling Associates



The Studio
14 Farlington Close
Hoywards Heath
West Sussex RH16 3EH
P 01 444 458813
F 01 444 458813
E darlingassociates@btopenworld.com

Land Adjacent
131 Bletchingly
Road Merstham

Elevations
Semi Detached

Drawn	Date	Scale
GD	08.21	1:100A2
004A		



Darling Associates 

The Studio
14 Farlington Close
Haywards Heath
West Sussex RH16 3EH
P 01444 458813
F 01444 458813

E darlingassociates@btopenworld.com

*Illustration of proposed new houses
adjacent to 131, Bletchingley Road
Merstham, Surrey*

©MB-P 05/11/2021