

 <p>Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate</p>	TO:	PLANNING COMMITTEE
	DATE:	24th April 2024
	REPORT OF:	HEAD OF PLANNING
	AUTHOR:	Stephen Yeoell
	TELEPHONE:	01737 276869
	EMAIL:	Stephen.Yeoell@reigate-banstead.gov.uk
AGENDA ITEM:	8	WARD: Lower Kingswood, Tadworth and Walton

APPLICATION NUMBER:	24/00080/F	VALID:	13/02/2024
APPLICANT:	Devine Homes Plc	AGENT:	N/A
LOCATION:	LAND TO THE REAR OF 60-64 SHELVERS WAY, TADWORTH		
DESCRIPTION:	<p>Construction of a single detached 3 bedroom bungalow with a detached double garage to the rear with vehicle and pedestrian access taken from the permitted 4 unit residential scheme, on land at 62 & 64 Shelvers way, together with a repositioned detached double garage to serve plot 4 of the permitted scheme. As amended on 25/01/2024, 19/02/2024, 12/03/2024 and on 18/03/2024</p>		
<p>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.</p>			

This application is referred to Committee by Cllr Ashford due to the planning history and public interest.

SUMMARY

This is a full application is for the erection of one detached 3-bedroom dwelling in the form of a bungalow with detached garage and a repositioned detached double garage to serve plot 4 of the permitted scheme (appeal permission 21/02108/F). The application would therefore provide an additional dwelling as an extension to the development consented by the existing permission.

The dwelling would be accessed via the access road approved under permission 21/02108/F with the relocated garage from plot 4 allowing the extension of the access road to the rear of No. 60 Shelvers Way. A further application, 24/00395/S73, has been submitted relating to the initial permission (21/02108/F) which is currently under consideration. This seeks to vary the initial permission, approved at appeal, by altering the siting of some of the approved dwellings whilst also discharging some of the conditions associated with this permission. The changes under this application have limited implications on this application but are a material consideration nonetheless.

The resultant plot size would be commensurate with the approved scheme, other back garden developments within the locale and would be much larger than some surrounding examples.

The design and appearance of the property would be of a traditional nature and in keeping with the permitted scheme. The bungalow design would not reflect the two storey properties previously approved but is not dissimilar to surrounding examples nor out of character with the surrounding varied design found on Shelveys Way and surrounding roads. A hipped roof finish, bay windows and a traditional material palette are proposed which would result in a locally distinctive design well integrated with the surroundings.

The access would cause no highway safety concerns above or beyond the consented scheme and the new property would have two parking spaces together with access to a new garden. Plot 4 of the consented scheme would retain its approved level of parking but within an altered location. The parking provided would exceed the parking standards set out within policy TAP1 and Annexe 4 of the DMP. The County Highways Authority have confirmed no objection subject to recommended conditions.

The introduction of an additional dwelling and associated garage would represent a change in relationship with neighbouring dwellings, however it is not considered that there would be sufficient harm to their amenity to justify refusal. The proposed dwelling would be of a low height due to its bungalow design and sufficiently spaced away from the donor properties and other properties in Shelveys Way and Fleetwood Close so as not to materially impact the amenity of those properties.

The Tree Officer is satisfied that the proposal would not result in a harmful impact on the protected trees to the rear of the site and raises no objection subject to a tree protection and landscaping condition.

Additional details with regards to issues such as drainage, landscaping, ecology and electric vehicle charging points can be secured by condition.

In view of the above the application is considered to be acceptable on design, character, neighbour amenity and highway/transport grounds, and is therefore recommended for approval subject to conditions.

RECOMMENDATION(S)

Planning permission is GRANTED subject to conditions.

Consultations:

Highway Authority: No objections subject to conditions relating to the provision of parking and electrical charging points for cars

Tree Officer: No objections subject to conditions relating to Tree Protection and Landscaping

Surrey Wildlife Trust: No objection subject to conditions requiring submission of additional details

Regulatory Support Services: No objection

Surrey County Council Archaeological Officer: No objections

Surrey County Councils Critical Drainage Engineer: No objections subject to condition requiring submission of additional detail

Tadworth and Walton Residents Association: object to the proposal, particularly the loss of trees

Representations:

Letters were sent to neighbouring properties on 22 January 2024, 31 January 2024 and 22 February 2024. 75 letters of representation from local residents have been received raising the following concerns:

Issue	Response
Drainage	See paragraph 6.41
Hazard to highway safety	See paragraphs 6.26-6.30
Inadequate parking	See paragraph 6.29
Inconvenience during construction	See paragraph 6.18
Increase in traffic and congestion	See paragraphs 6.18, 6.19 and 6.26-6.30
Loss of private view	See paragraph 6.43
No need for the development	See paragraph 6.1
Noise and disturbance	See paragraphs 6.18-6.19
Harm to wildlife habitat	See paragraphs 6.33-6.35
Harm to Conservation Area	See paragraph 6.45
Health fears	See paragraph 6.20
Loss of/harm to trees	See paragraphs 6.31-6.32
Property devalue (a non planning matter)	See paragraph 6.47

Out of character with surrounding area	See paragraphs 6.3 -6.11
Overbearing relationship	See paragraphs 6.12 -6.21
Overdevelopment	See paragraphs 6.3 -6.11
Overlooking and loss of privacy	See paragraphs 6.12 -6.21
Overshadowing	See paragraphs 6.12 -6.21
Flooding	See paragraph 6.41
Archaeology	See paragraph 6.44
Crime fears	See paragraph 6.20
Poor design	See paragraphs 6.3 -6.11

1.0 Site and Character Appraisal

- 1.1 The application site comprises the rear garden of 60 Shelveys Way, together with access from 62-64 Shelveys Way. These dwellings are currently set in a generous plot on the northern side of Shelveys Way. The site contains various mature trees many of which are protected by way of Tree Preservation Order ref: BAN114. The site is relatively flat throughout though does rise up a little toward the rear.
- 1.2 The surrounding area is characterised by residential dwellings varying in style and scale. The dwellings in this part of Shelveys Way much like the application site are set in generous plots, set back from the highway, well separated and have a generally spacious character. To the rear of the site is a small parcel of land and beyond this are dwellings fronting Fleetwood Close. These are terrace houses set in more modest sized plots. On the southern side of Shelveys Way are semi-detached houses that lie within elongated plots. Towards the eastern side of the site is Fleetwood Close which includes detached dwellings in small plots.

2.0 Added Value

- 2.1 Improvements secured at the pre-application stage: The applicant did not approach the Council for pre-application advice therefore the opportunity to secure improvements did not arise.
- 2.2 Improvements secured during the course of the application: Repositioning of the proposed dwelling within the new plot 1m to the west and minor alterations to the landscaping. Additional annotation was added to some plans. The redline was altered to accommodate the full extent of the access and alterations required. The applicant also provided some additional information relating to ecology.

- 2.3 Further improvements could be secured: Conditions regarding materials, levels, landscaping, tree protection, broadband, water, highways conditions, removal of permitted development rights, drainage, CEMP, ecological enhancement, boundary treatment, badgers, reptiles and garages would be added to a grant of permission.

3.0 Relevant Planning and Enforcement History

21/02108/F	Demolition of 64 Shelveys Way and the erection of 3 x 4 bedroom dwellings and 1 x 3 bedroom dwelling. As amended on 08/02/2022, 23/05/2022 and on 22/06/2022.	Refused 29 th July 2022 Appeal Allowed 2 nd March 2023
22/02449/F	Demolition of 64 Shelveys Way and the erection of 3 x 4 bedroom dwellings with associated access, parking and amenity space.	Approved 16 th December 2022
24/00395/S73	Demolition of 64 Shelveys Way and the erection of 3 x 4 bedroom dwellings and 1 x 3 bedroom dwelling. Variation of condition 2 (plans), 9 (tree protection), 13 (bin storage), 14 (boundary treatment), 15 (landscape scheme) of permission 21/02108/F. Repositioning of plots 3 and 4 to enable space for access paths and bin storage to the side of plots 2 & 3	Pending Consideration

4.0 Proposal and Design Approach

- 4.1 The proposal is for the erection of one new detached dwelling together with detached garage associated landscaping and car parking within the rear garden of 60 Shelveys Way. The proposal also seeks a new position for the garage approved under appeal permission 21/02108/F and associated alterations. The new dwelling would be accessed via and extend the approved residential development site allowed under appeal permission 21/02108/F. The Council are currently considering a variation to the initial permission under application 24/00395/S73 as outlined above. The changes proposed under this S73 application look to discharge some of the relevant conditions and make minor alterations to the positioning of the approved dwellings. They do not make alterations which would have any significant impact on the proposal for one additional dwelling.

- 4.2 The proposed scheme has been amended to alter the position of the bungalow 1m to the west, provide some additional clarity on the plans, provide additional ecology detail and to provide an updated/corrected redline relating to this application.
- 4.3 The design of the property broadly reflects the properties approved under appeal permission 21/02108/F, with a traditional design and materials but as a bungalow instead of a two-storey dwelling. The property would include a hipped roof and bay windows. The proposed finishing materials would include a stock brick and plain roof tile.
- 4.4 The design would include soft landscaping around the extended access road and a level of spacing around properties commensurate with those already approved.
- 4.5 Parking has been provided for the property in the form of two spaces and a double detached garage.
- 4.6 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.
- 4.7 Evidence of the applicant's design approach is set out below:

Assessment	The immediate area surrounding the application site is predominantly residential and comprises a mix of detached and semi-detached houses. Land to the north of the site comprises residential development. Land to the east is also primarily residential with some Urban Open Space Land around Fleetwood Close, with Waterhouse Lane Local Centre 0.6 miles away across the A217. To the south comprises residential development fronting on to Shelveys Way. Further south lies Tadworth Primary School 0.4 miles away. Land to the west of the application site comprises residential development and a variety of local shops and facilities at the Shelveys Way Local centre Including Doctors' Surgery just 0.3 miles away.
Involvement	It is not stated that any community involvement or

	consultation has taken place.
Evaluation	The statement does not include any evidence of other development options being considered.
Design	The design of the proposed development has been informed by a character appraisal of the surrounding area, undertaken to understand the character and features of properties within the local area.

4.8 Further details of the development are as follows:

Site area	0.19 hectares
Proposed parking spaces	8 (4 for the proposed dwelling)
Parking standard	Accessibility –low accessibility. Required spaces would be 2 for the proposed dwelling
Net increase in dwellings	1

5.0 Policy Context

5.1 Designation

Urban Area

5.2 Reigate and Banstead Core Strategy

CS1(Sustainable Development)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS14 (Housing Needs),
CS15 (Affordable Housing),
CS17 (Travel Options and Accessibility)

5.3 Reigate & Banstead Development Management Plan 2019

DES1 (Design of New development)
DES2 (Residential garden land development)
DES4 (Housing Mix)
DES5 (Delivering High Quality Homes)
DES8 (Construction Management)
TAP1 (Access, Parking and Servicing)
CCF1 (Climate Change Mitigation)
CCF2 (Flood Risk)
INF3 (Electronic communication networks)
NHE2 (Protecting and enhancing biodiversity and areas of geological Importance)
NHE3 (Protecting trees, woodland area and natural habitats)

5.4 Other Material Considerations

National Planning Policy Framework

Supplementary Planning Guidance

Surrey Design 2002

Local Character & Distinctiveness
Design Guide SPD 2021

Climate Change and Sustainable
Construction SPD 2021

SCC Vehicle and Cycle Parking
Guidance 2018

Other

Human Rights Act 1998

Community

Infrastructure

Regulations 2010

6.0 **Assessment**

6.1 The application site is situated within the urban area where there is a presumption in favour of sustainable development and where the principle of such development is acceptable in land use terms. The area is comprised of residential development. There is therefore no objection to the principle of residential development in this location. Consideration of the application therefore rests on whether the application is acceptable with regards to various issues which are considered below.

The application follows on from previous permissions 22/02449/F and 21/02108/F (allowed at appeal). The proposal essentially looks to create one further new dwelling on the end of the access road which was approved under 21/02108/F. The plans show the dwellings approved under 21/02108/F which are a material consideration of this application. A further material consideration is also application 24/00395/S73 which is currently under consideration which seeks minor alterations to the appeal permission 21/02108/F. Nonetheless, whilst the application must be considered with this in mind, the proposal is for one new dwelling which must also be considered on its own merits.

6.2 The main issues to consider are:

- Design and Character
- Neighbour amenity
- Amenity of occupiers
- Highway and parking matters
- Trees and landscaping
- Affordable housing and Community Infrastructure Levy
- Sustainability and Climate Change
- Flooding and drainage
- Ecology
- Other matters

Design and Character

- 6.3 The application is for the erection of one detached 3-bedroom bungalow within the rear garden of 60 Shlevers Way. The proposal also includes the provision of associated landscaping, a detached garage and the moving of the garage to plot 4 of appeal permission 21/02108/F.
- 6.4 Policy DES1 of the Development Management Plan (DMP) requires new development to be of a high-quality design that makes a positive contribution to the character and appearance of its surroundings. It must, amongst other things, reinforce local distinctiveness, respect the characteristics of the local neighbourhood and visual appearance of the immediate streetscene, have due regard to the layout, density, plot sizes, building siting, scale, massing, height and roofscapes of the surrounding area, the relationship to neighbouring buildings and views into and out of the site.
- 6.5 DMP Policy DES2 which relates to development of residential garden land seeks to ensure that backland developments are of high-quality. The policy requires, amongst other things, that garden land developments should be designed to respect the scale, form and external materials of existing buildings in the locality and a height, mass and bulk to be in keeping with the existing street scene. DES2 requires that developments do not create an undue disruption in the street scene and that developments should ensure that a good standard of amenity is retained for existing and future occupants. The policy also encourages the retention of mature trees and hedges.
- 6.6 The principle of new dwellings to the rear of the existing long gardens along Shlevers Way and in particular this general location is clearly established and therefore such an addition is not objectionable in principle. Equally the access road was approved under previous permissions and the only change to this would be to allow for the new dwelling to be added onto the end of the run of properties approved. The established part of the access road has an extant permission and therefore is acceptable on this basis. The change would be to the eastmost of the approved layout where an existing garage would be removed and a new section of road installed leading to the proposed dwelling. The garage would be moved to the side of the approved plot 4 of appeal permission 21/02108/F and the access road would run beyond plot 4 and into the rear of No. 60. Here the proposed dwelling would be created within the rear garden of No. 60. The altered layout would result in an increase in hard landscaping, however some additional soft landscaping is shown to the south of the site and the increased level in this instance is not considered so problematic as to result in an overly hard layout such as to warrant refusal.
- 6.7 The design of the dwelling would be of a bungalow. The dwellings approved under 21/02108/F were two storey properties and as such the proposal would mark a change in the style of dwelling along the approved back garden development. In this instance such an addition to the area is not considered problematic. Shlevers Way includes some variation in design with numerous

bungalows as well as two storey dwellings found along the road. The variation is akin to the existing nature of the street scene. The design is otherwise reasonably reflective of those approved, being traditional in nature with pitched roof, plain tiles, facing brickwork and bay windows. The design and materiality would be in keeping with the predominant design of dwellings and local vernacular of materials. Equally, the dwelling would be set in a good size plot, commensurate with similar backland schemes in the area, with particular regard to the approved extant permission for 4 dwellings (21/02108/F). Equally, the dwelling at No. 60 would still retain a good size plot, commensurate with other examples in the locale.

- 6.8 The garages proposed would reflect the design allowed in the previous allowed scheme to which this proposal would be linked. This was approved at appeal and the inspector raised no objection to the design. The design is simple, hipped roof with materials to match the main dwelling. The garages would integrate well with the wider area in design terms.
- 6.9 Along the extended access road, space is shown for additional soft landscaping which would also extend along the newly created boundary with No. 60. Some of the existing planting would also be retained to the rear of the plot ensuring a soft appearance to the wider site.
- 6.10 The separation between the dwelling and the development allowed at appeal would be greater than those within the appeal permission given the relocated garage for plot 4. This ensures that the plot would not appear overly tight nor out of keeping with the character of the surrounding area.
- 6.11 The proposed dwelling and associated works are considered an acceptable reflection of development within this locale, taking account of the varying factors set out above. The bungalow would be set in a reasonably good sized plot, would be of a traditional design in keeping with the character of the area, would be served by its own garage and additional off street parking. It is considered therefore that the quantum of development and the design of the dwelling and associated works is appropriate on this site and that the proposal complies with both policies DES1 and DES2 in this regard.

Neighbour amenity

- 6.12 Any development should ensure that it would not give rise to a harmful impact on neighbouring properties in terms of overbearing, overshadowing, loss of sunlight/daylight or loss of privacy through overlooking. No. 60 presently has a long spacious plot and the new dwelling would therefore retain spacing of over 30m to this property and would equally retain greater spacing to the other properties fronting Shelveys Way. This is considered more than sufficient to ensure that no loss of light or outlook would arise nor an overbearing relationship. Whilst new windows would face this direction the proposal is for a bungalow and all would therefore be at ground floor level only. The separation

would be commensurate with those dwellings within appeal permission 21/02108/F.

- 6.13 The new garage would be closer to the rear boundary but would still retain approx. 22m separation to the host property. It would also be screened by some new planting and its nature would not give rise to concerns of overlooking. The separation is sufficient to ensure no significant concern in any other regard.
- 6.14 To the rear of the site, beyond an open parcel of land, are dwellings within Fleetwood Close. The proposed dwelling would have a separation distance of approximately 30m to the rear elevation of the proposed dwellings, with mature trees to be retained between the two sites. The moved garage of plot 4 from permission 21/02108/F (and 24/00395/S73) would also retain separation matching the dwellings of the extant permission. Given the level of separation and screening, the proposal is not considered to result in harmful impact upon the amenities of these dwellings.
- 6.15 Whilst not presently built, the approved dwellings under the extant permission should be considered. The impact of the proposal on these is a material consideration. The proposed dwelling would retain separation of 10.6m to the side of plot 4 under appeal permission 21/02108/F. This would be more than sufficient to ensure no harm to the side facing windows of this property and the siting ensures it would not be of harm to the front or rear of these properties. No harmful loss of light or outlook would arise, nor an overbearing relationship or harmful overlooking.
- 6.16 Turning then to the most impacted neighbours. Those found in Fleetwood Close, directly to the east of the site would be most impacted by the proposal. These properties rear gardens sit alongside that of No. 60 and therefore alongside the proposed development site. The rear windows of these properties would face towards the proposal. They have short gardens of between 8.3m and 10m from the existing fence separating them from the application site. The proposed bungalow would be a further 4.5m, as amended, from the boundary. Being a bungalow, the proposed dwelling would retain a low overall height of 5.6m and as such the 25 degree would easily pass over the roof of the proposed dwelling from the rear facing windows of these neighbours. The separation and bungalow design is considered sufficient to ensure that no harmful loss of light would arise, nor a loss of outlook which would warrant refusal. Equally the spacing from the boundary would ensure that no overbearing relationship would arise. One side facing window would face this direction, but given it is ground floor level, facing the boundary fencing, it is not considered that harmful overlooking would arise. It is considered that permitted development rights for loft conversion works should be removed from the dwelling should permission be granted so that if any future occupant wishes to extend the roof, further consideration could be given to neighbour amenity at this stage.
- 6.17 The proposal includes a garage to the southeast corner of the new plot near the fence along the dwelling to Fleetwood Close. The garage is taller (4.95m)

than permissible under permitted development and would be near the boundary (set in approx. 1m). However, as with the bungalow itself, the 25-degree test would easily be passed. The garage would have more of an impact on the gardens of these dwelling than the bungalow itself as a result of the tighter relationship, but it is not considered that the impact would be so harmful as to warrant refusal. Any loss of light or outlook would not be significant and the single storey nature of the garage would ensure it would not be unduly overbearing. Equally, the nature and the use of the garage would not cause any overlooking concerns.

- 6.18 Objection has been raised from neighbouring properties regarding a number of concerns including inconvenience during construction, noise and disturbance, pollution, crime and health fears. Some inconvenience may occur during the construction of the proposal; however, this is part and parcel of development and would not form a sustainable reason for refusal. Statutory nuisance legislation does however exist to control any significant harm that may occur.
- 6.19 The proposed development may result in some additional noise and disturbance; however, the development would be in residential use and this would not be significant enough to warrant refusal of the application. The Councils Noise consultant was consulted and the proposal and commented:
- ‘the increase in traffic from one dwelling is not going to be meaningful. Noise from the cars and light vehicles moving at low speed is not generally an issue unless physical traffic calming measures like road humps are in use.’
- 6.20 The proposal would result in the redevelopment of rear gardens, new boundary treatment is proposed, and the development is not considered to cause crime issues. No significant health or pollution issues are considered to arise as a result of the planning application given its nature. Given the scale of the proposed development and residential nature, the proposal is not considered to result in a harmful impact in regard to light pollution or nuisance from headlights. The separation distances to neighbouring dwellings is satisfactory so as to avoid a harmful impact in terms of outlook or an oppressive appearance.
- 6.21 Consequently, it is considered that the proposal would not cause significant or material harm to the amenity of neighbouring properties and therefore, the proposal complies in this regard with policy DES1.

Amenity of occupiers

- 6.22 Policy DES5 requires that all new residential development must provide high quality adaptable accommodation and provide good living conditions for future occupants. It further advises that new accommodation must meet the relevant nationally prescribed internal space standard (NDSS) for each individual unit unless the Council considers that an exception should be made.

- 6.23 The proposed residential unit would be a 3-bed, 6-person dwelling and have a gross internal floor area (GIA) of 121 square metres. This would meet the minimum NDSS requirement of 95sqm for such a dwelling. The bedrooms would equally be of sufficient size to meet the requirements of the NDSS and there would have adequate built-in storage. A sectional drawing through the building has not been provided, but based on the elevations, a 2.3m ceiling height for 75% of the floor area looks easily achievable. Each bedroom and the main living rooms would have sufficient window size to allow for acceptable levels of light and outlook.
- 6.24 The resultant plot size is considered to create an adequate level of amenity for future occupants with acceptable private outdoor amenity space greater than the dwellings within the extant permission and more than sufficient for a dwelling of this size with a rear garden of approx. 18m x 22m.
- 6.25 It is considered therefore that the proposal complies in this regard with Policy DES5.

Highway and Parking Matters

- 6.26 Policy TAP1 states that, all types of development across the borough is required to provide safe and convenient access for all road users, taking account of cumulative impacts, in a way which would not unnecessarily impede the free flow of traffic on the public highway, or compromise pedestrians or any other transport mode, including public transport and cycling.
- 6.27 Surrey County Highways, as the County Highway Authority has been consulted in respect of the scheme and have raised no objection subject to conditions relating to parking and electric vehicle charging points.
- 6.28 There is an extant permission on part of the site relating to the main access and the proposal does not seek to alter this except to the most easterly point. Where it is altered the new road would hold a commensurate width and scale to that previously approved. No material consideration should result in a differing conclusion being drawn. Tracking would also reflect that of the previous approval for four dwellings.
- 6.29 The site is located in an area which is assessed as having a low accessibility rating. In such areas, Annex 4 of the Council's Development Management Plan sets out the minimum parking standard of 2 spaces for a 3 bed dwelling. The proposed new dwelling would benefit from a two-bay car garage and two further parking spaces. The double garage would be 6.1m in width. The DMP notes 'garages will only be counted as car parking spaces if they are a minimum of 3.5m by 6m. The minimum standard of a 3.5m wide garage would allow for 0.75m either side for door opening and circulation. 2 cars (2m x 2) + 0.75m to each side wall (0.75m x 2) + a minimum of 1m circulation between the cars would require a minimum of 6.5m in width for a garage to be considered to provide 2 parking spaces. In this instance the garage is therefore counted as 1 additional space. The resultant parking spaces would still however exceed the

requirements of the additional dwelling as set out within Annex 4 of the DMP. The parking spaces serving plot 4 of the previous permission would be relocated but the same number and size would be provided. The proposal therefore meets the required standard.

- 6.30 In light of the above considerations the scheme is considered to comply with Policy TAP1 of the DMP 2019 with regard to highway safety, capacity and policy grounds and would therefore be acceptable.

Trees and Landscaping

- 6.31 The application site and some surrounding properties host a number of trees many of which are mature and many protected by a Tree Preservation Order. Some trees would be felled to make way for the proposed development, whilst others would be retained. Information in this regard was submitted with the application. The Tree Officer has reviewed this and commented:

'With regards to the impact this scheme will have on the trees, including those along the rear boundary, some of which are subject to TPO BAN114 and the off site trees which are part of RE539. Based on this layout the trees to be removed are low quality and not part of either Order and their removal will not have an impact upon the character of the area. To increase the local canopy cover a landscape condition is required.'

- 6.32 The Tree Officer has recommended a tree protection implementation condition is added to any permission in order to facilitate good tree management and protection. In addition, a landscaping condition is recommended to ensure that the hard and soft landscaping proposed is of a suitable standard and will enhance the character of the area. Subject to these conditions being complied with, it is considered that the proposal complies in this regard with policy NHE3.

Ecology

- 6.33 The site is not subject to any designation to indicate a particular importance for nature conservation interests, but it does contain many trees and shrubs, some of which would be lost as a result of the development. Policy NHE2 of the DMP expects in such locations without a particular designation that development proposals be designed, wherever possible, to achieve a net gain in biodiversity and retain and enhance other valued priority habitats and features of biodiversity importance.
- 6.34 Following consultation to Surrey Wildlife Trust and in light of the above and previous ecological information required by the appeal permission for the related scheme a Preliminary Ecological Appraisal and Badger Monitoring Report was submitted. The reports recommend a number of measures to be taken should the development go ahead.
- 6.35 Surrey Wildlife Trust have reviewed these reports and have raised no objection

to the scheme. However, they have recommended a number of conditions should permission be granted. These would include a Construction Environmental Management Plan, Ecological Enhancement Plan, and a badger and fox walkover survey. They also recommended consultation to the Tree Officer. As set out above, the Tree Officer has recommended a landscape condition. In conjunction with such a condition a condition relating to boundary treatments and the inclusion of wildlife friendly boundaries is also recommended. Therefore, subject to such conditions, it is considered that the proposal is acceptable in regard to its ecological impact.

Affordable Housing and Community Infrastructure Levy

- 6.36 Development Management Plan DES6 states that on developments providing 11 or more homes, 30% of the homes on site should provide affordable housing. This supersedes the Core Strategy policy CS15 in its entirety.
- 6.37 In view of this, the Council is not presently requiring financial contributions from applications such as this resulting in a net gain of 10 units or less.
- 6.38 The Community Infrastructure Levy (CIL) is a fixed charge which the Council has been collecting from some new developments since 1 April 2016. It will raise money to help pay for a wide range of infrastructure including schools, roads, public transport and community facilities which are needed to support new development. This development would be CIL liable although the exact amount would be determined and collected after the grant of planning permission.

Sustainability and Climate Change

- 6.39 Policy CCF1 of the Councils Development Management Plan 2019 seeks to ensure that all new development contributes to reducing carbon emissions and improving water efficiency. Following the recent changes to building regulations energy efficiency measures are now in excess of the 19% requirement. Therefore, it is not considered reasonable or necessary to include a condition requiring the 19% improvement. The water efficiency measures are still however required. Therefore, in the event that planning permission were to be granted, a condition requiring demonstration that it will meet the national water efficiency standard of 110litres/person/day would be attached.
- 6.40 A condition would also be recommended to ensure that each dwelling is fitted with access to fast broadband services in accordance with policy INF3 of the DMP should permission have been granted.

Flooding and Drainage

- 6.41 Numerous objections raised concerns with drainage and flooding in regard to this application. The site does not fall within flood zones 2 or 3 and only a very small section of the site falls within an area at risk of 1-in-1000 year event surface water flooding. Furthermore, it had been raining heavily on one of my visits to site and no significant levels of standing water were visible within the

rear gardens of the application site nor on Shelveys Way itself. Surrey County Council Critical Drainage Engineer also reviewed the scheme. In this instance they raised no objection subject to a condition requiring a surface water drainage scheme. Subject to such a condition, there is no objection in respect to potential issues with the new development on flooding and drainage. The proposal is considered to be in accordance with policy CCF2 of the DMP.

Other Matters

- 6.42 As set out above representations were received from a number of local residents. These raised a number of concerns with the proposal including in regard to a number of items not considered above. These are therefore considered here. Issues already covered have not been repeated.
- 6.43 Comments in regard to loss of private view are not considered to be reason to refuse such an application. The siting of the dwellings would be such that views would be minimal from Shelveys Way. Equally, the separation distances between dwellings are considered acceptable and there is no right to a view under planning policy or guidance. All surrounding dwellings would retain acceptable light and outlook in line with policy as set out above.
- 6.44 Issues relating to archaeology were raised by neighbours. The Surrey County Council Archaeologist however reviewed the proposal and raised no objection and saw no reason to require any conditions in this instance.
- 6.45 The application site does not fall within or in close proximity to a Conservation Area and therefore this is not a material consideration of this application.
- 6.46 Some of the concerns raised related to this applications relationship with the approved permission, largely questioning why one application was not submitted for the previous permission together with this proposal rather than as separate applications. Whilst ideally this would be dealt with as one application, the applicant is under no obligation to submit such an application and the Council can only consider applications which are submitted. The application is considered on its own merits as is therefore required. The previous permission however is a significant material consideration.
- 6.47 Property devaluation is not a material consideration of a planning application.

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.

Plan Type	Reference	Version	Date Received
Location Plan	21008-A-PL-070	B	19.02.2024
Block Plan	21008-A-PL-071	B	19.02.2024
Section Plan	21008-A-PL-075	B	19.02.2024
Street Scene	21008-A-PL-077	B	19.02.2024
Other Plan	211413/TR/03		19.02.2024
Other Plan	211413/TR/04		19.02.2024
Street Scene	21008-A-PL-076	B	19.02.2024
Proposed Plans	21008-A-PL-054	A	16.01.2024
Proposed Plans	21008-A-PL-079	A	16.01.2024
Site Layout Plan	21008-A-PL-072	C	12.03.2024
Site Layout Plan	21008-A-PL-073	C	12.03.2024

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

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

3. No development shall take place above slab level until written details of the materials to be used in the construction of the external surfaces, including fenestration and roof, have been submitted to and approved in writing by the Local Planning Authority, and on development shall be carried out in accordance with the approved details.

Reason: To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

4. No development shall take place until the developer obtains the Local Planning Authority's written approval of details of both existing and proposed ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 Policy DES1.

5. The development hereby approved shall not be occupied unless and until each of the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to

be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In recognition of Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework 2023 to accord with the National Planning Policy Framework 2023 and Reigate and Banstead Core Strategy 2014 Policy CS17 (Travel Options and Accessibility).

6. 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: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the NPPF and Reigate and Banstead Development Management Plan policy TAP1.

7. The development hereby permitted shall not commence until details of the design of a surface water and foul water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the NPPF and the accompanying PPG.

Reason: To ensure that the site is satisfactorily drained, the development does not increase flood risk on or off site, and in order to protect water and environmental quality with regard to Policy CS10 of the Core Strategy 2014, Policy CCF2 of the Development Management Plan 2019 and the NPPF.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions or roof enlargements permitted by Classes A, B, or AA of Part 1 of the Second Schedule of the 2015 Order (as amended) shall be constructed without the prior approval of the Local Planning Authority.

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

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

Reason: To ensure that the development does not affect the amenity of the neighbouring property by overlooking and to protect the visual amenities of the area in accordance with Reigate and Banstead Development Management Plan policy DES1.

10. The development hereby approved shall not commence until a Construction

and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP should include, but not be limited to details of the following relevant measures:

- a) Map showing the location of all ecological features
- b) Risk assessment of the potentially damaging construction activities
- c) Practical measures to avoid and reduce impacts during construction
- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protective fencing, exclusion barriers and warning signs.

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP unless the written consent of the Local Planning Authority is received for any variation.

Reason: To protect the neighbouring occupants from noise, disturbance and inconvenience with regard to Development Management Plan 2019 policies DES1 and DES8 and the National Planning Policy Framework 2019.

11. No development shall commence until an Ecological Enhancement Plan (EEP) has been submitted to and approved in writing by the local planning authority (LPA). The EEP should be based on impact avoidance, mitigation and enhancement measures specified in the Preliminary Ecological Appraisal and should include, but not be limited to the following:

- a) Description and evaluation of features to be provided
- b) Location plan of all ecological enhancement features being provided
- c) Ecological trends and constraints on site that might influence management
- d) Prescriptions for management actions
- e) Ongoing monitoring and remedial measures.

Reason: To provide enhancements to the biodiversity of the site in accordance with the provisions of the National Planning Policy Framework and Reigate and Banstead Development Management Plan 2019 policy NHE2.

12. The development shall proceed only in strict accordance with the precautionary method of working relating to reptiles outlined in Paragraph 4.20 of the submitted Preliminary Ecological Appraisal by Ecology Partnership, dated October 2023.

Reason: To ensure that any potential impact to reptiles is adequately mitigated in accordance with the provisions of the National Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

13. Prior to the start of development works, a survey of the site by an appropriately qualified and experienced ecologist should be undertaken within the proposed development boundary and a 30m buffer, to search for any new badger setts and confirm that any setts present remain inactive. The results of the survey, including a suitable course of action if any badger activity is detected, should be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that any potential impact to protected species is adequately mitigated in accordance with the provisions of the National Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

14. The development shall not be occupied until boundary treatment fencing has been erected in accordance with the approved plans. The boundary treatment fencing shall include wildlife friendly access and 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 Development Management Plan 2019 policy DES1 and NHE3.

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

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to first occupation 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 or any existing plants/hedging retained 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 Reigate and Banstead Borough Development Management Plan 2019 policies NHE3 and DES1, British Standards including BS8545:2014 and British Standard 5837:2012.

16. No development shall commence including groundworks preparation and demolition until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures are implemented in strict accordance with the approved details contained in the Arboricultural Method Statement and Tree Protection Plan compiled by DAA dated

October 2023.

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 NHE3 and DES1 of the Reigate and Banstead Development Management Plan 2019.

17. 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,

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.

18. The dwelling 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.

19. The garage relating to plot 4 of permission 21/02108/F shall be constructed prior to the first occupation of plot 4 of permission 21/02108/F (and any subsequent alterations or permissions relating to this permission) and shall be retained and maintained for its designated purpose in association with plot 4.

Reason: To ensure that the proposed development provides adequate parking provision in accordance with Policy TAP1 and Annex 4 of the Reigate & Banstead Development Management Plan 2019.

20. The proposed detached garage to serve the dwelling hereby approved shall be constructed prior to first occupation of the dwelling and shall be retained and maintained for its designated purpose.

Reason: To ensure that the proposed development provides adequate parking provision and in the interests of residential amenities in accordance with Policies DES1, TAP1 and Annex 4 of the Reigate & Banstead Development Management Plan 2019.

INFORMATIVES

1. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.
2. 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).
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 <https://firesprinklers.org.uk/>
4. 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.
5. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, to contact the Council's Neighbourhood Services team to confirm the number and specification of recycling and refuse bins that are required to be supplied by the developer. All developer enquires on recycling and refuse bin ordering, collections and discussing waste matters is via our department email address RC@reigate-banstead.gov.uk . Please also note our website area for developers https://www.reigate-banstead.gov.uk/info/20062/recycling_and_refuse/392/fees_for_recycling_and_refuse_services/3.
6. Building works involving work on an existing wall shared with another property; or new building on the boundary with a neighbouring property; or excavating near a neighbouring building, may fall within the scope of the Party Wall, etc. Act 1996 and may require that you serve a Statutory Notice on all affected owners. Further guidance is available from <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

7. 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
8. 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 condition. All works shall comply with the recommendations and guidelines contained within British Standard 5837.
9. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. The planting of trees and shrubs shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate substantial sized trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of Extra Heavy Standard size with initial planting heights of not less than 4m, with girth measurements at 1m above ground level in excess of 14/16cm.
10. 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.

11. The applicant is advised that Precautions should be taken during construction to ensure the protection of terrestrial mammals. The applicant should proceed in line with the Wild Mammals (Protection) Act 1996. It is advised that if holes must be closed to facilitate development an update walkover survey undertaken by a suitably qualified ecologist takes place to confirm that they are not in use by foxes.
12. The applicant should ensure that the proposed development will result in no net increase in external artificial lighting. To comply with the above referenced legislation, any external lighting installed should follow the recommendations in BCT & ILP (2023) Guidance Note 08/23. Bats and artificial lighting at night. Bat Conservation Trust, London & Institution of Lighting Professionals, Rugby.
13. The applicant should take action to ensure that vegetation clearance is timed to avoid the breeding bird season of early March to August inclusive.
14. To prevent its spread yellow archangel should be eradicated using qualified and experienced contractors and disposed of in accordance with the Environmental 4 Protection Act (Duty of Care) Regulations 1991. Further information on this species can be obtained from the GB Non-native Species Secretariat at 'www.nonnativespecies.org'.

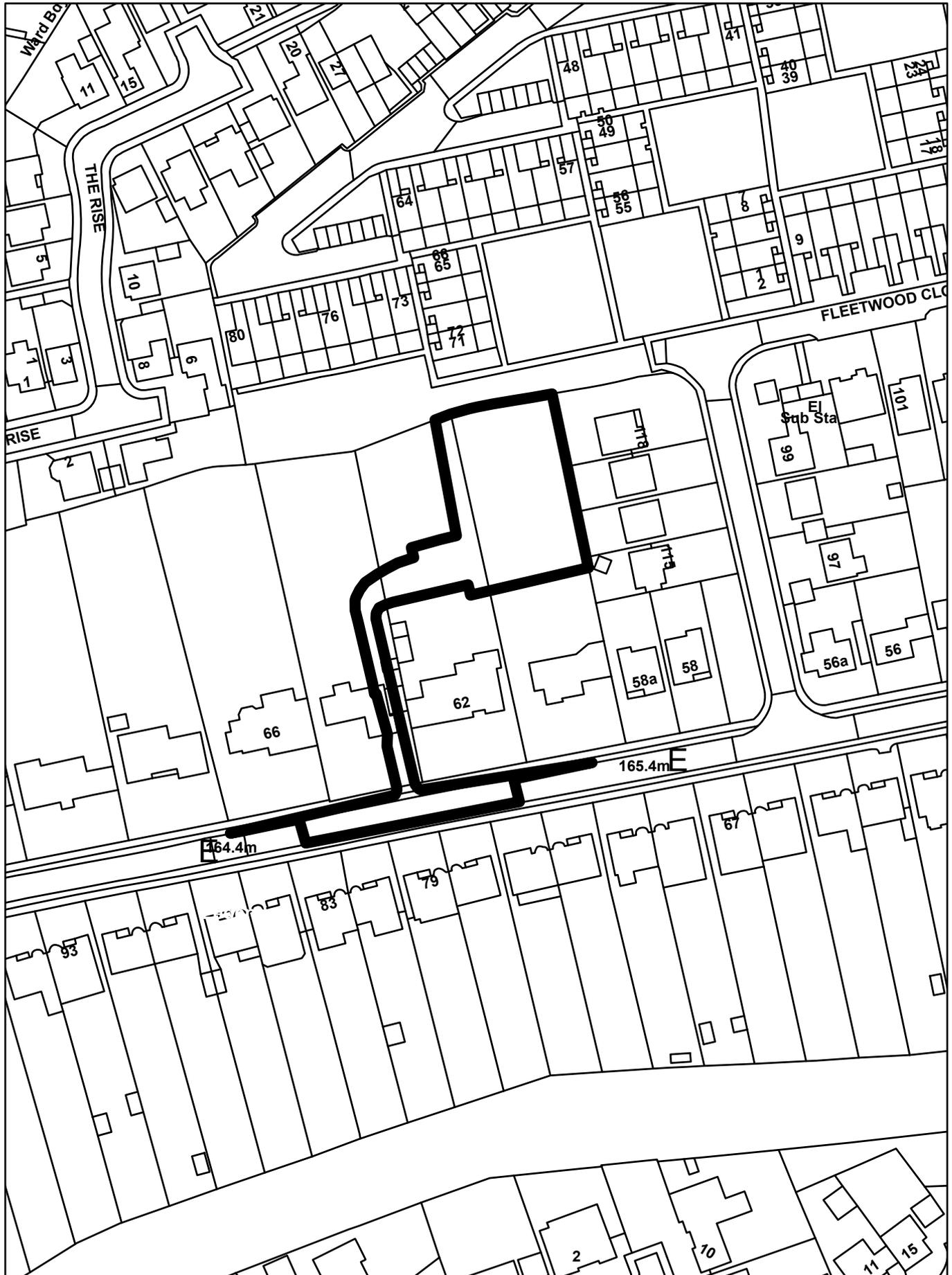
REASON FOR PERMISSION

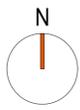
The development hereby permitted has been assessed against development plan policies DES1, DES2, DES4, DES5, DES8, TAP1, CCF1, CCF2, INF3, NHE2, NHE3 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan 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.

24/00080/F - Land To The Rear Of 60-64 Shelveys Way, Tadworth





ACCOMMODATION SCHEDULE		
Application Site Area = 1950 sq.m / 0.19 hectares / 0.48 acres		
PLOT / TYPE	QUANTITY	
Plot 8- 3 Bedroom Bungalow (120.5 sq.m / 1297 sq.ft)	1	
	TOTAL	1
Parking	4 spaces	

0 10m 20m

notes:

- This drawing is the copyright of vision architects limited
- DO NOT copy, alter or reproduced in any way or pass to a third party without written authority
- READ in conjunction with other Consultants documentation & drawings regarding this project
- DISCREPANCIES should be reported in writing to the project architect or engineer immediately

MODEL FILE REFERENCE - 21008-A-P-PL

© Copyright Reserved

C Note added in respect of Plot 4 garage
 B Red line boundary amended/Dwelling moved westwards
 A Planning Application Issue

2024.03.11 AJC dp
 2024.02.13 AJC dp
 2023.09.27 AJC dp

date by ch
 checked dp

scale: 1:200 @ A1

date: 2023.08

drawn: AJC

client: Devine Homes Plc

project: 60 to 64 Shelveys Way, Tadworth, KT20 5QF.

drawing: Proposed Site Layout-coloured

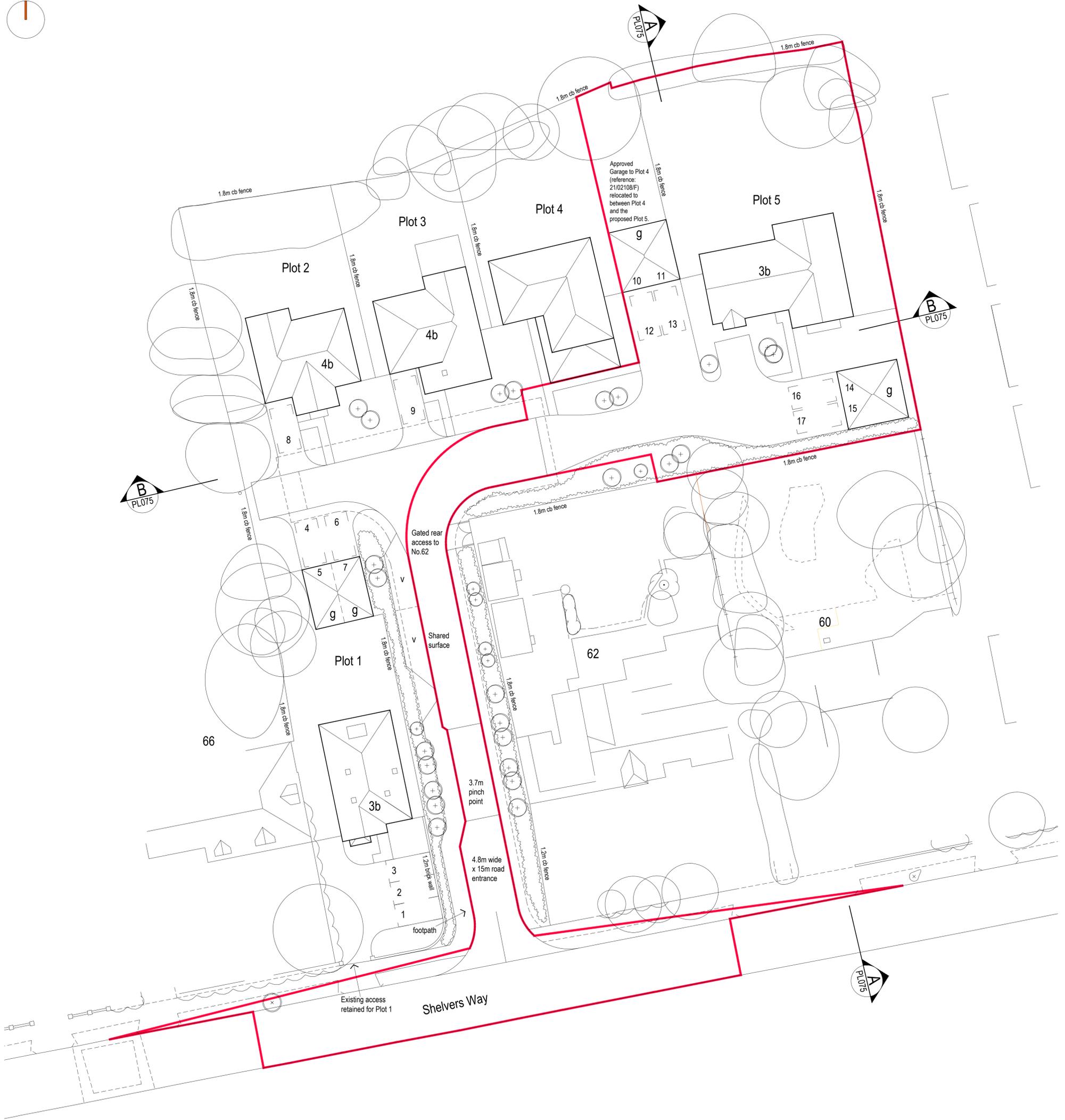
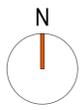
status: RIBA Stage 03 PLANNING

wessex house upper market street eastleigh hampshire SO50 9FD
 t: 01794 830660 w: www.vision-architects.co.uk

vision architects

drawing no.: 21008-A-PL-073

revision: C



ACCOMMODATION SCHEDULE	
Application Site Area = 1950 sq.m / 0.19 hectares / 0.48 acres	
PLOT / TYPE	QUANTITY
Plot 8- 3 Bedroom Bungalow (120.5 sq.m / 1297 sq.ft)	1
TOTAL	1
Parking	4 spaces



notes:

- This drawing is the copyright of vision architects limited
- DO NOT copy, alter or reproduced in any way or pass to a third party without written authority
- READ in conjunction with other Consultants documentation & drawings regarding this project
- DISCREPANCIES should be reported in writing to the project architect or engineer immediately

MODEL FILE REFERENCE - 21008-A-P-PL

© Copyright Reserved

C Note added in respect of Plot 4 garage 2024.03.11 AJC dp
 B Red line boundary amended/Dwelling moved westwards 2024.02.13 AJC dp
 A Planning Application Issue 2023.09.27 AJC dp
 rev. description date by ch checked dp

scale: 1:200 @ A1 client: Devine Homes Plc
 date: 2023.08 project: 60 to 64 Shelvers Way, Tadworth. KT20 5QF.
 drawn: AJC drawing: Proposed Site Layout
 status: RIBA Stage 03 PLANNING

wessex house upper market street eastleigh hampshire SO50 9FD
 t: 01794 830660 w: www.vision-architects.co.uk

vision
architects

drawing no.: 21008-A-PL-072 revision: C



SECTION BB



client: Devine Homes Plc
 project: 60 to 64 Shelveys Way, Tadworth, KT20 5QF.
 drawing: Street Section within Site (coloured)
 status: RIBA Stage 03- PLANNING

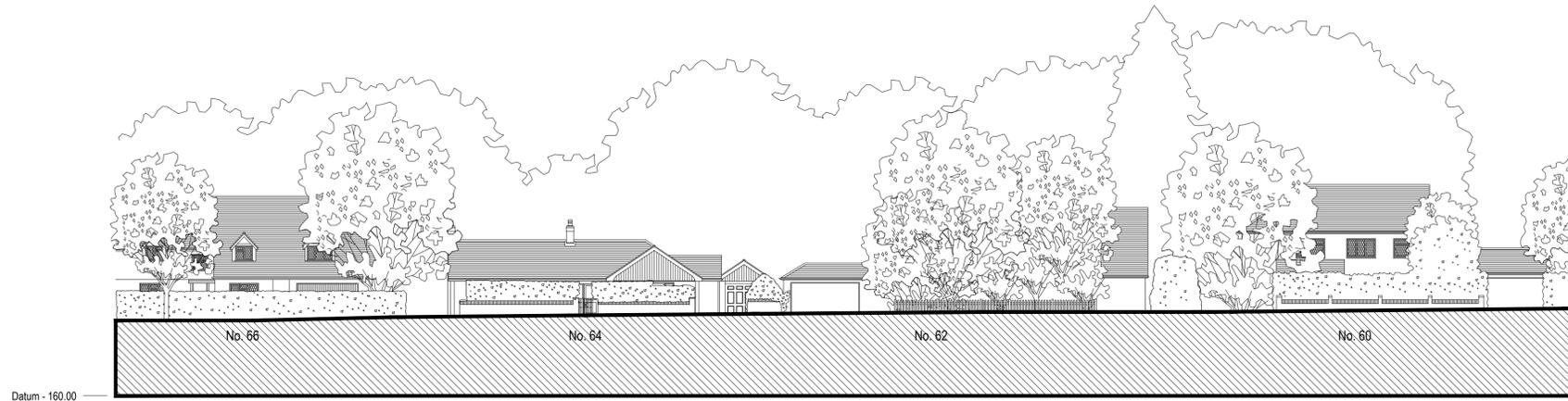
scale: 1:200 @ A3
 date: 2023.08
 drawn: A.J.C
 checked: dp

rev	description	date	by	ch.
B	Dwelling position amended	2024.02.13	A.J.C	dp
A	Planning Application Issue	2023.09.27	A.J.C	dp

notes

- This drawing is the copyright of vision architects limited
- DO NOT copy, alter or reproduce in any way or pass to a third party without written authority
- READ in conjunction with other Consultants documentation & drawings regarding this project
- DISCREPANCIES should be reported in writing to the project architect or engineer immediately

MODEL FILE REFERENCE: 21008-A-P-PL



EXISTING STREET SECTION



PROPOSED STREET SECTION

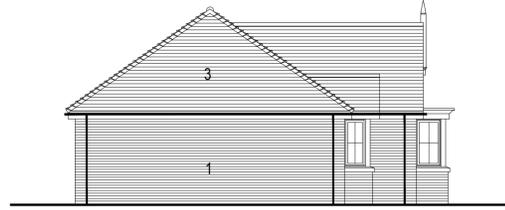
client: Devine Homes Plc
 project: 60 to 64 Shelvers Way, Tadworth, KT20 5QF.
 drawing: Existing and Proposed Street Sections
 status: RIBA Stage 03- PLANNING
 scale: 1:200 @ A1
 date: 2023.08
 drawn: A/JC
 checked: dp

rev.	description	date	by	ch
B	Anomaly on proposed street section corrected	2023.08.27	A/JC	dp
A	Planning Application Issue	2023.08.27	A/JC	dp

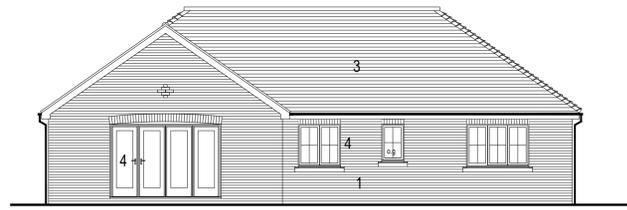
© Copyright Reserved
 This drawing is the copyright of Vision architects limited
 DO NOT copy, alter or reproduce in any way or pass to a third party without written authority
 READ in conjunction with other Consultants documentation & drawings regarding this project
 DISCREPANCIES should be reported in writing to the project architect or engineer immediately
 MODEL FILE REFERENCE: 21008-A-P-PL



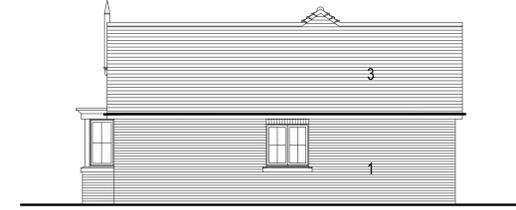
SOUTH ELEVATION



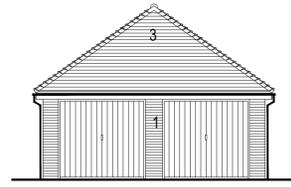
WEST ELEVATION



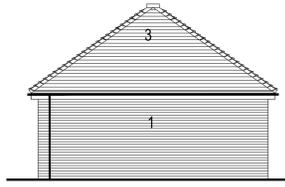
NORTH ELEVATION



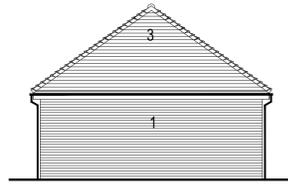
EAST ELEVATION



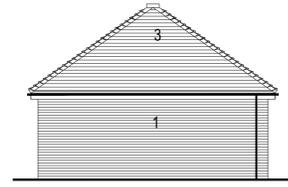
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



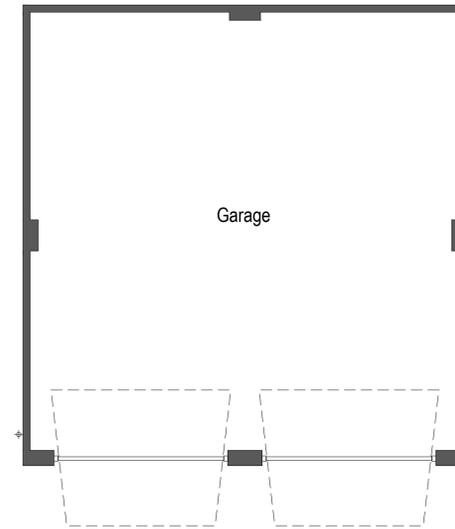
NORTH ELEVATION

GARAGE ELEVATIONS

KEY TO MATERIALS	
1	Facing brickwork
2	Render
3	Plain tiles
4	uPVC windows and doors
5	Single ply membrane
6	Plain tile hanging
7	Timber boarding



FLOOR PLAN



GARAGE PLAN